AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
AUGUST 21, 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 2025-50 - 4167 Lakewood Road - Earl Smyth
   CE Officer David Urrutia
   Violation of Village Code of Ordinances
   Section 10-9: Maintenance of exterior of a structure in good repair. The wall facing Lakewood Road needs repair.
   Section 10-7: Property Maintenance ; generally.

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

2. Case 2025-51 - 4165 Lakewood Road - Lakewood Villas Prop Ass
   CE Officer David Urrutia
   Violation of Village Code of Ordinances
   Section 10-8: Property. All exterior property, accessory structures, pools, sidewalks, driveways, maintained.
   Section 34-1381: Nuisance. Nuisance materials stored outside and visible to neighbors.
   Section 34-225: Fencing. Missing or broken fence, wall or gate (No Pool).
   Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.

Citation Fine:	N/A
Admin Cost:	$279.10
Recommendation:	$200 per day, per violation
Compliance Date:	September 31st, 2025

3. Case 2025-52 - 4157 Lakewood Road - Rebecca J Caslmon
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 10-9: Building. Maintenance of the exterior of a structure in good repair.
Section 10-7: Property. Property maintenance; Generally.
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
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 34-1381: Nuisance. Nuisance materials stored outside and visible to neighbors.

Citation Fine:	N/A
Admin Cost:	$279.10
Recommendation:	$100 per day, per viloaion
Compliance Date:	September 21st, 2025

4. Case 2025-53 - 3475 2nd Avenue North - Davis Road Property LLC
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-895: Temporary land uses in zoning districts. The Temporary Use Permit has expired.
Section 10-30(e): Unimproved commercial property registration and fee.
Section 10-30(g): Maintenance requirements. Remove all gravel, trash & debris.
Section 10-30(h): Sod throughout the entire unimproved property area.

Citation Fine:	N/A
Admin Cost:	$317.69
Recommendation:	$250.00 per day
Compliance Date:	September 18th, 2025

5. Case No. 2025-56 - 3759 Lakewood Road E - ICA Contractors INC & Palm Beach Cleaning LLC
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove unpermitted rear structure and obtain an after-the-fact permit for the installation of doors, windows and electrical work.
Section 14-32: No residential rental permits. Obtain a rental permit for each unit.
Section 30-141: Overgrowth. Trim all overgrown trees/bushes/hedges/vegetation. This includes the vegetation encroaching into the abutting roadways.
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. Remove all black discoloration off the

mailboxes and all rust off the rear roofline. Remove all holiday lights and broken metal fence posts. Finish painting the pink and white sections of the exterior walls.

Citation Fine:	N/A
Admin Cost:	$297.35
Recommendation:	$100.00 per day, per violation
Compliance Date:	September 1st, 2025

6. Case 2025-57- 120 Riley Avenue - Xavier E. Delgado & Maybelys L. Noa
CE Officer Henry Stout
Violation of Village Code of Ordinances
Section 34-914: No cars or vehicles are allowed on grass (front lawn). If you need extra parking, park on the swale.

Citation Fine:	N/A
Admin Cost:	$266.47
Recommendation:	$100 per day, per violation
Compliance Date:	August 22nd, 2025

7. Case 2025-54 - 218 Lake Arbor Drive - Jensen Roy
CE Officer Henry Stout
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & 110.1): Installation of a new fence without obtaining the required building permit and failing to schedule the mandatory building inspection.

Citation Fine:	N/A
Admin Cost:	$265.77
Recommendation:	$100 Per day per violation
Compliance Date:	September 9th, 2025

8. Case 2025-47 - 4107 Sally Lane - BISMUTH PROPCO SERIES LLC
CE Officer Henry Stout
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & 110.1): Construction work performed without a valid building permit, including the installation of a new window above the garage, pacer installation, and the conversion of garage space into living space. Required inspections were not performed.

Citation Fine:	N/A
Admin Cost:	$300.77
Recommendation:	$200 Per day per violation
Compliance Date:	September 22nd, 2025

9. Case 2025-48 - 304 Poe Drive - Jorge Matute
CE Officer Henry Stout
Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Paver installation and roof replacement performed without the required building permits. Required inspections were not performed.

Citation Fine:	N/A
Admin Cost:	$265.77
Recommendation:	$100 Per day per violation
Compliance Date:	September 9th, 2025

10. Case 2025-58 - 18 Andros Avenue - Loiza Ricardo Arenas & Rodriguez Ada Adriana
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 34-914: Parking of vehicles or recreational vehicles (RVs) on the front lawn is not permitted. Parking is only allowed on the swale area.

Section 14-32: No residential rental permit is on file for the property.

Citation Fine:	$80.00
Admin Cost:	$266.47
Recommendation:	$150 Per day per violation
Compliance Date:	August 27th, 2025

11. Case No 2025-59 - 105 Granada Court - Laks Jason & Salinas Kathrine
CE Officer Henry Stout

Violation of the Village Code of Ordinances

Section 34-913: Parking prohibited vehicles in a residential area (semi-truck).

Citation Fine:	N/A
Admin Cost:	$266.47
Recommendation:	$100 per day, per violation
Compliance Date:	August 22nd, 2025

12. CIT Case 2024-55 - 2600 Donald Road - William Thomas Jr. and Violet Zanutti Est.
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

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

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

Section 10-9: Exterior structure. Buildings must be maintained in good repair. It includes cleaning and painting of the building.

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

Citation Fine:	N/A
Admin Cost:	$279.85
Recommendation:	$100.00 per day, per violation
Compliance Date:	September 18th, 2025

13. CIT Case 2025-60 - 4033 Lakewood Road - Laura Lee Chapman
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 34-914: Parking; all vehicles must be operable, registration & tag, no parking on grass-dirt.

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

Section 10-31(FBC 105.1 & 110.1): Issued permits and Inspections required.

Section 14-32: No Required Rental Permits for rented units.

Citation Fine:	N/A
Admin Cost:	$279.85
Recommendation:	$100.00 per violation, per day
Compliance Date:	September 18th, 2025

14. Case No. 2025-61 - 3763 Gulfstream Road - Luis D & Saturnina R Feliciano
CE Officer Joey Sanders

Violation of Village Code of Ordinances

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

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

Section 34-221: Landscape Maintenance. Remove all artificial turf and pavers and replace all sections of dead grass located in the swale and the front of the property.

Section 34-914: Vehicles. Remove all inoperative and/or unregistered vehicles.

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

Section 30-143: Trash and debris. Remove all trash and debris stored in the front of the property.

Section 10-9: Exterior property maintenance. Post "3763" house ID numbers on the other side of the mailbox.

Citation Fine:	N/A
Admin Cost:	$277.35
Recommendation:	$100.00 per day, per violation
Compliance Date:	September 1st, 2025

15. Case 2025-55 - 3615 Lake Worth Road - Speedy's New & Used Tires Plus LLC
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-914: Parking truck with expired license and registration.

Section 34-916: Parking commercial vehicles on commercial property: Panel Truck

Section 34-823: No Accessory uses - Parking and storage for used tires

Section 70-124 (b)(3): Use and occupancy certificates and inspections required

Section 70-125: No required application of use and certificate of occupancy

Section 70-94: Application; Local business tax receipt

Citation Fine:	N/A
Admin Cost:	$372.35

Recommendation:	$100.00 per day, per violation
Compliance Date:	August 28th, 2025

PETITION FOR REDUCTION OR ABATEMENT OF FINE

16. Case 2016-31 - 4107 Colle Drive - Ian A Sconhoft
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 78-69: Refusing, failing, or neglecting to make connections to the Village of Palm Springs wastewater system.

Initial Violation:	May 25th, 2016
Order Finding Violation:	September 13th, 2016
Compliance Deadline:	October 14th, 2016
Compliance Date:	November 10th, 2016
Fine Amount:	$5,400.00
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	$1,080.00
Compliance Date:	September 18th, 2025

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

17. CIT Case 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): Unsafe structures and equipment (Electrical).

Initial Violation:	July 3, 2025
Order Finding Violation:	July 17, 2025
Compliance Deadline:	July 31, 2025
Compliance Date:	September 18, 2025
Fine Amount:	N/A
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	$250.00 per day
Compliance Date:	September 18, 2025

Next Magistrate Hearing is Thursday, September 18th, 2025, at 10:00 A.M. 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

PALM SPRINGS POLICE DEPARTMENT

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

April 07, 2025

SMYTH EARL
4167 LAKEWOOD RD
PALM SPRINGS, FL 33411

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 4167 LAKEWOOD RD, Palm Springs, FL 33411.
PCN: 70424424280000010

This property is in violation of local ordinances.
Section Sec. 10-9. Building - Maintenance of Exterior of a structure in Good repair

Section Sec. 10-7. Property - Property Maintenance; Generally

Compliance Date: May 1st, 2025

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property. Please call Code Enforcement at (561) 584-8200 ext. 8521 or Code Officer listed below if you have any concerns or questions.

Respectfully,

David Urrutia
Palm Springs Planning and Zoning
Code Enforcement Officer
561 801 9162
561 584 8200 ext.8521
durrutia@vpsfl.org

SECOND NOTICE

PALM SPRINGS POLICE DEPARTMENT

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

July18th, 2025

SMYTH EARL
4167 LAKEWOOD RD
PALM SPRINGS, FL 33411

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 4167 LAKEWOOD RD, Palm Springs, FL 33411.
PCN: 70424424280000010

This property is in violation of local ordinances.
Section Sec. 10-9. Building - Maintenance of Exterior of a structure in good repair

Section Sec. 10-7. Property - Property Maintenance; Generally

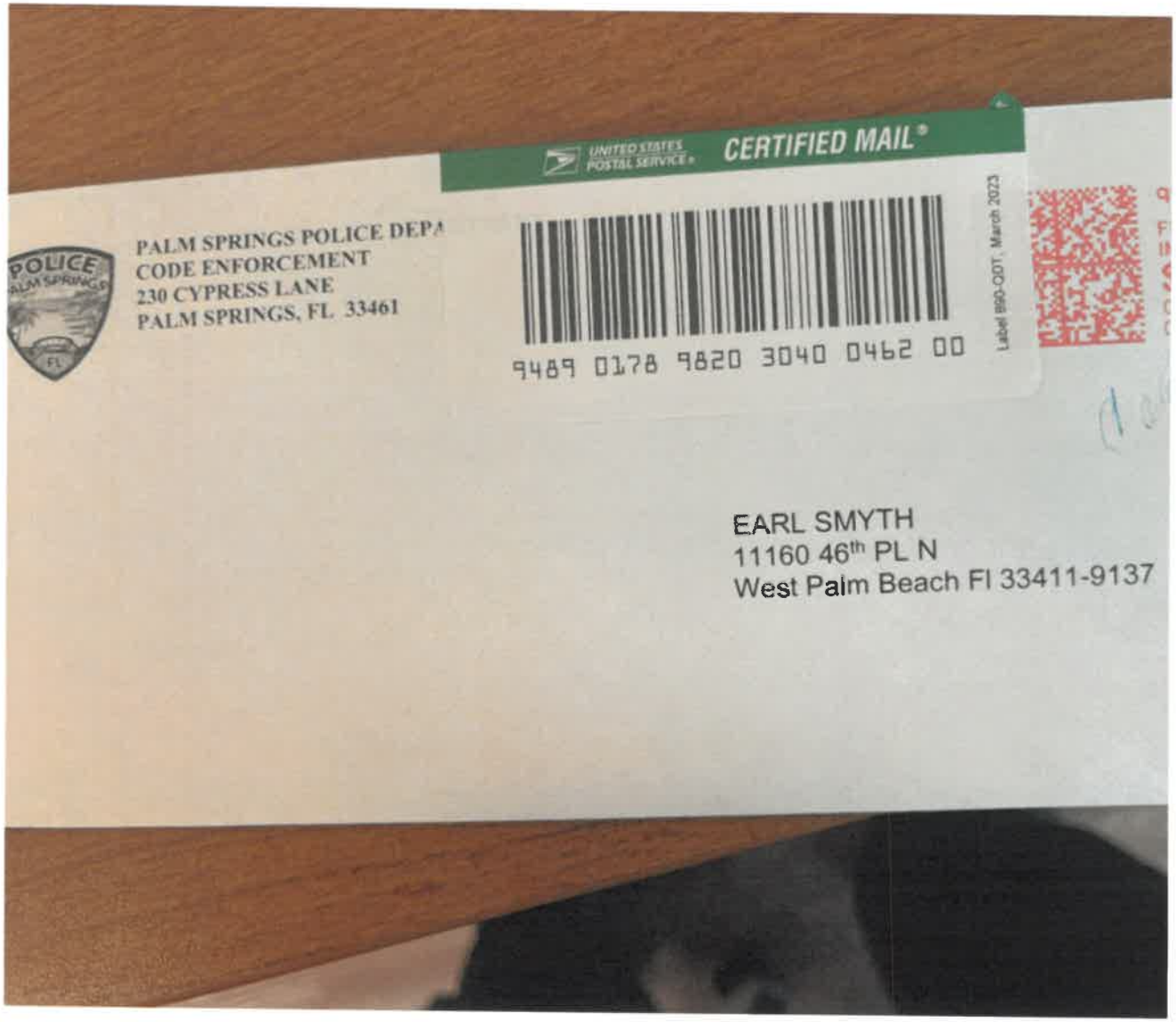
Compliance Date: August 1st, 2025

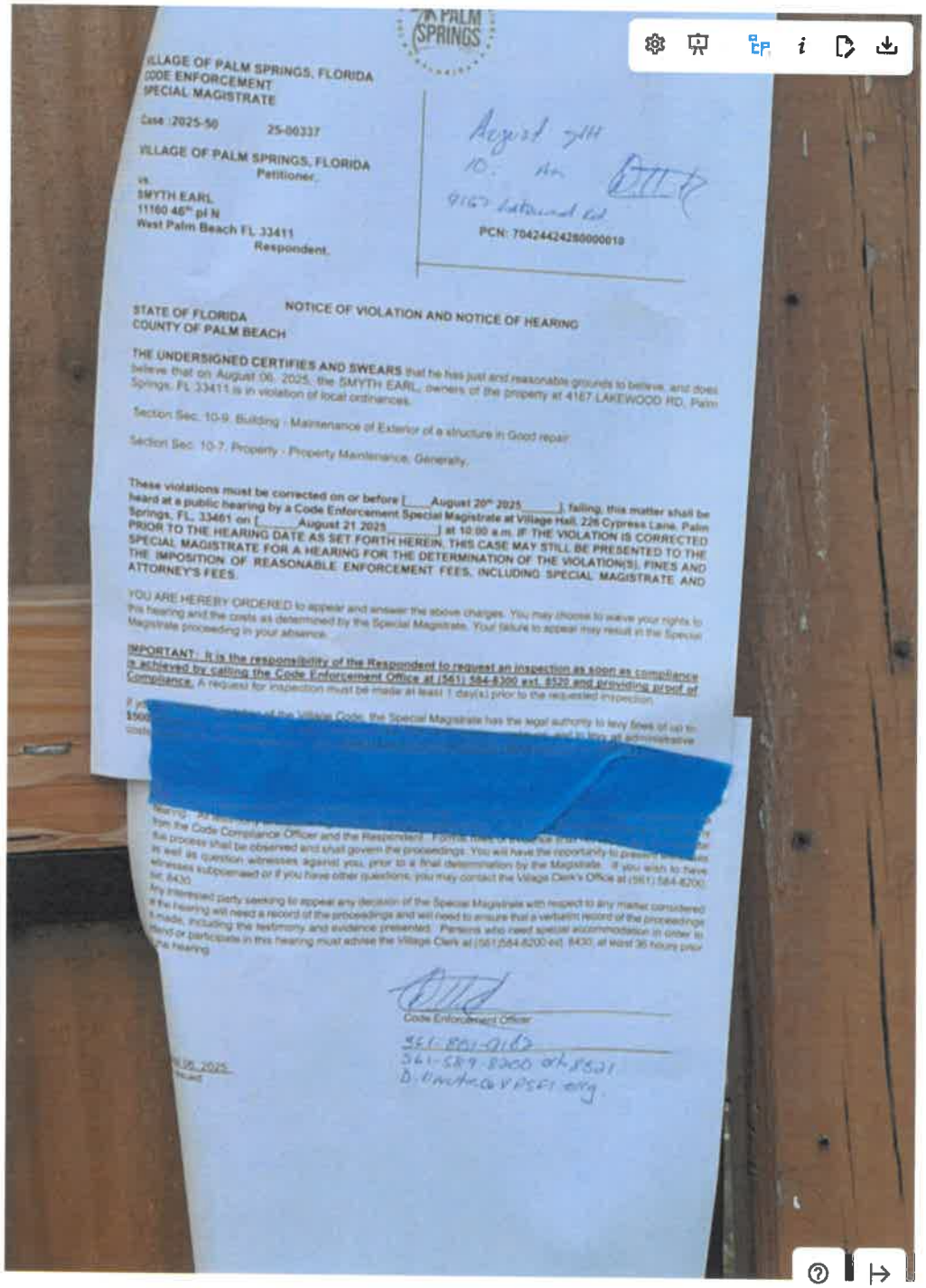
Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property. Please call Code Enforcement at (561) 584-8200 ext. 8521 or Code Officer listed below if you have any concerns or questions.

Respectfully,

David Urrutia
Palm Springs Planning and Zoning
Code Enforcement Officer
561 801 9162
561 584 8200 ext.8521
durrutia@vpsfl.org

PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461
EARL SMYTH
11160 46th PL N
West Palm Beach Fl 33411-91


UNITED STATES POSTAL SERVICE
CERTIFIED MAIL®
PALM SPRINGS POLICE DEPA
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461
9489 0178 9820 3040 0462 00
Label 800-OOT, March 2023
EARL SMYTH
11160 46th PL N
West Palm Beach Fl 33411-9137



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case :2025-50 25-00337

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
SMYTH EARL
11160 46th pl N
West Palm Beach FL 33411
Respondent.

August 7th
10: Am
9167 Lakewood Rd

PCN: 70424424280000010

STATE OF FLORIDA
COUNTY OF PALM BEACH

NOTICE OF VIOLATION AND NOTICE OF HEARING

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on August 06, 2025, the SMYTH EARL, owners of the property at 4167 LAKEWOOD RD, Palm Springs, FL 33411 is in violation of local ordinances.

Section Sec. 10-9. Building - Maintenance of Exterior of a structure in Good repair

Section Sec. 10-7. Property - Property Maintenance, Generally.

These violations must be corrected on or before [August 20th 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 [August 21 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.

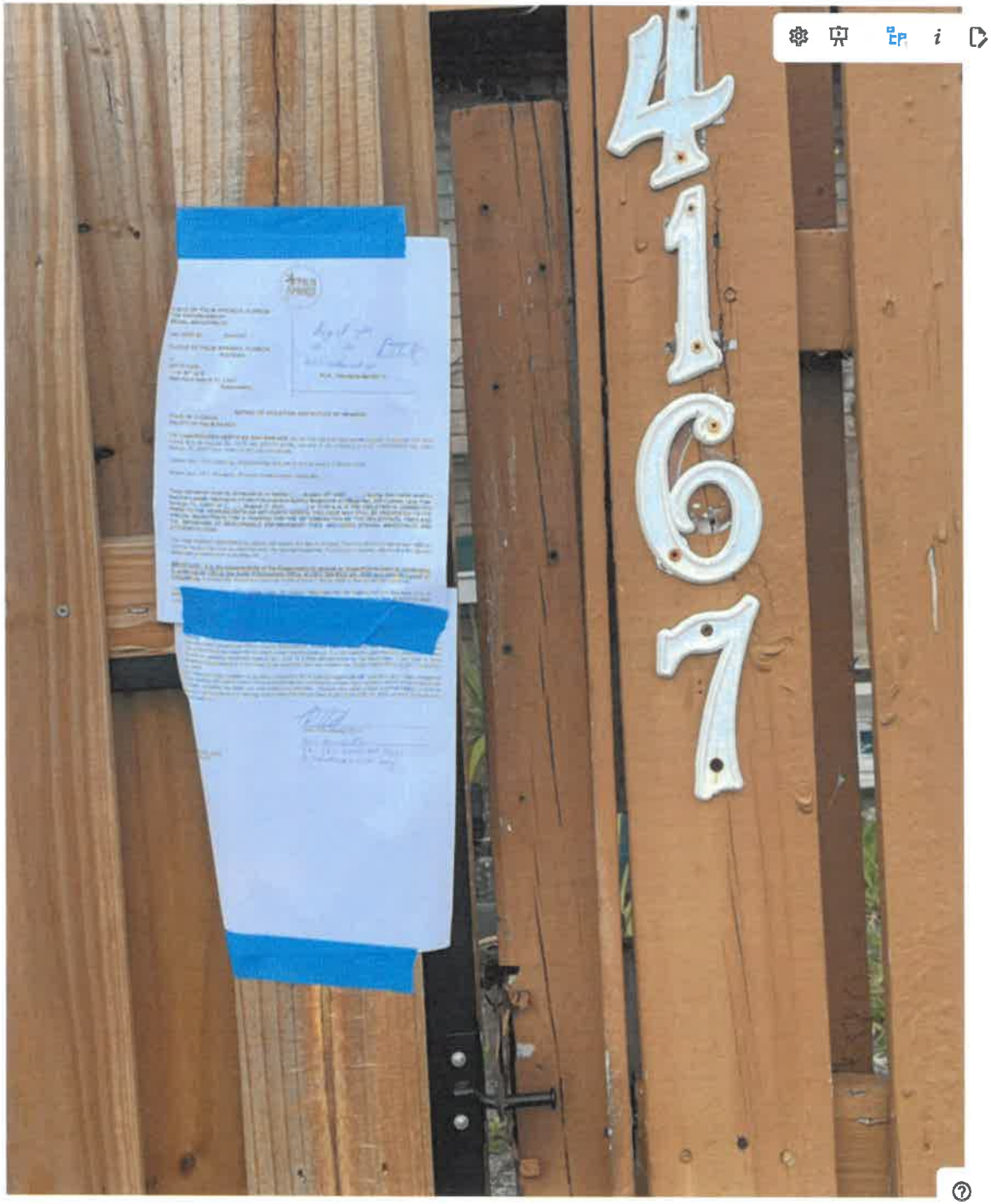
IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8300 ext. 8520 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

[redacted]

Code Enforcement Officer

561-801-9182
561-584-8200 ext. 8521
D.Mathews@PSFL.org

08, 2025
ued


4167

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case :2025-50 25-00337

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SMYTH EARL
11160 46th pl N
West Palm Beach FL 33411
Respondent.

Cert.

9489 0178 9820 3040 0462 00

PCN: 70424424280000010

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on August 06, 2025, the SMYTH EARL, owners of the property at 4167 LAKEWOOD RD, Palm Springs, FL 33411 is in violation of local ordinances.

Section Sec. 10-9. Building - Maintenance of Exterior of a structure in Good repair

Section Sec. 10-7. Property - Property Maintenance; Generally.

These violations must be corrected on or before [____August 20th 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 [_____August 21 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

561- 801 9162

561- 584-8200 ext. 8521

D. Urrutia @ VPSFL.org

August 06, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner

Case No. 2025-50
Case No. 25-00337

SMYTH EARL
4167 Lakewood Rd
Palm Springs Fl 33461

Respondent(s)

_____/

AFFIDAVIT OF SERVICE

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

On the 7th **Day of August** **2025 at 10:00**, I served the attached Notice of Request for Authorization of Foreclosure on the within named Respondent(s), **Earl Smyth at** 4167 Lakewood Road, Palm Springs, FL 33461 by:

_____	INDIVIDUAL SERVICE:	By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.
_____	SUBSTITUTE SERVICE:	By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: _____ and informing such person of their contents pursuant to F.S. 48.031.
XX	POSTED BY:	Securely affixing a copy to a conspicuous place at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

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

By: _____
Code Enforcement Officer

Date: August 7th 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

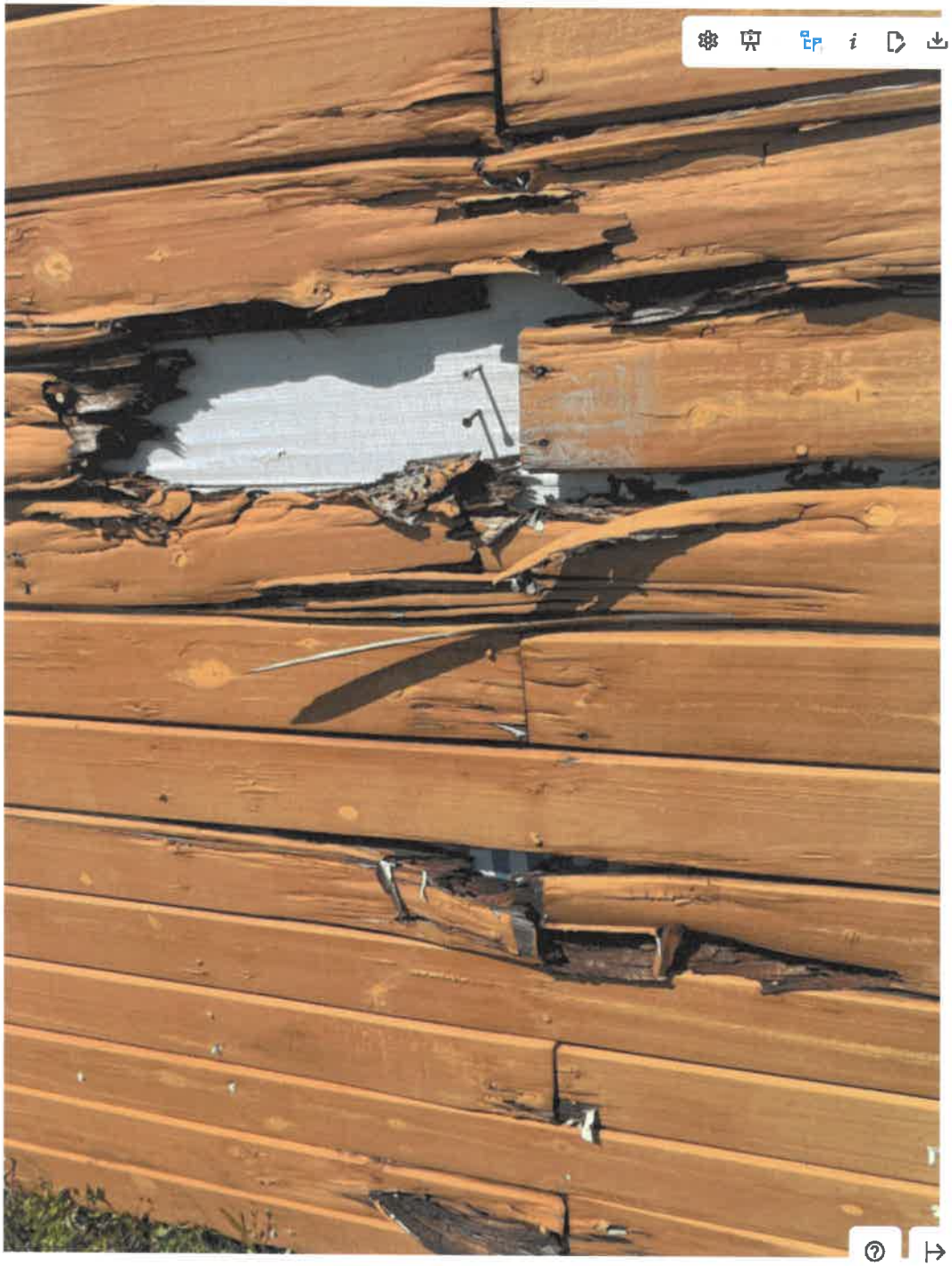
The foregoing instrument was acknowledged before me this 7 day of August, 2025 by David Urrutia, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

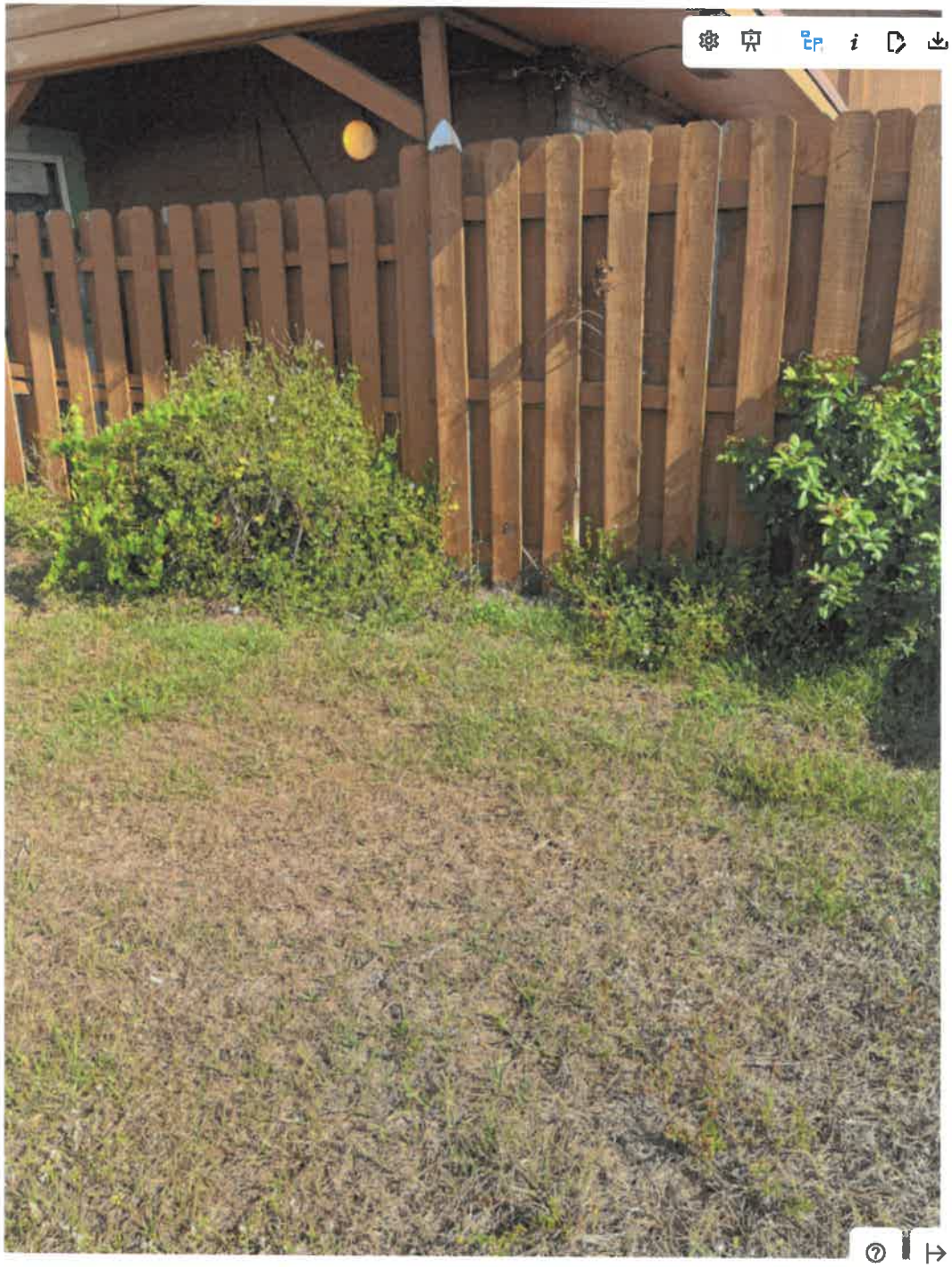
(SEAL)

NANCIANN M. CUENOT
Notary Public - State of Florida
Commission # HH 493254
My Comm. Expires Apr 25, 2028
Bonded through National Notary Assn.

_____
NOTARY PUBLIC, State of Florida

4167





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)

Sec. 10-7. - Property maintenance; generally.

(a) *Scope.* The provisions of this article shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property. The village hereby adopts the 2018 edition of the International Property Maintenance Code (IPMC) published by the International Code Council and incorporates the same by reference as if fully set forth herein, which shall be administered by a code enforcement inspector or officer or other person designated by the village manager.

(b) *Local amendments.* The 2018 edition of the IPMC is hereby amended as follows:

(1) Wherever the terms "International Building Code" or "International Existing Building Code" appear in this code, the term "Florida Building Code" shall be substituted for such terms.

(2) Wherever the term "International Fire Code" appear in this code, the term "National Fire Protection Act" or "NFPA" shall be substituted for such term.

(3) Section 101.1 Title is amended to insert "Village of Palm Springs".

(4) Section 102.7 Referenced Codes and Standards is amended to read as follows:

The codes and standards referenced in this code shall be the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34. Where there are differences between provisions of this code, the Florida Building Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34, the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code, and any other code or standard contained in Articles II of Chapter 10 and in Chapter 34 shall prevail.

(5) Section 103.5 Fees is deleted.

(6) Section 112.4 Failure to Comply is amended to insert the amounts of "$100" and "$5,000", respectively.

(7) Section 302.4 Weeds is amended to insert the height of "twelve (12) inches".

(8) Section 304.14 Insect Screens is amended to delete the words "during the period from [date] to [date]".

(9) Section 602.3 Heat Supply is amended to insert the dates of "November 1st to March 31st".

(10) Section 602.4 Occupiable Workspaces is amended to insert the dates of "November 1 st to March 31 st ".

(c)

CASE PRESENTATION
CASE No. CASE 2025-50

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 **4167 Lakewood rd.** 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 **EARL SMYTH**

5. pursuant to complaints and personal observation there are violations of ordinances

SECTION 10-9 BUILDING Maintenance of exterior of a structure in good repair
SECTION 10-7 PROPERTY Maintenance; Generally

6. On **MARCH 7th I** wrote a notice of violation for the discrepancies observed while conducting investigation.
7. After the initial ccv I met with the property owner on June 10th and discussed avenues to come into compliance. We had a meeting with his contractor that day building official Peter was present also myself and CEO Tom Gershman was also present during the walk through. Once the meeting concluded and the contractor was clear on the required fixes. He advised us that he would bring the plan to Mr. EARL and would follow up and keep in touch. I have not heard or seen any movement toward corrections ever since.
8. **On July 18th** the **second** notice was mailed regularly to the respondent's address of record. See attachments.I received several messages informing me of MR EARLs wellbeing. It is now August and a nov/noh has been sent to address of record on palm beach appraiser with a hearing date of August 21 2025.

9. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by September 30th, 2025. If not in compliance by September 30, 2025, a $100 per day per violation fine shall commence.

10. 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 **September 1, 2025.**

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

Case Administrative / Court Costs

4167 Lakewood rd		case 2025-50		
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 cost for case 2025-50			279.10

Property Detail

FRONT WEST

Location Address : 4167 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-28-000-0010
Subdivision : LAKEWOOD VILLAS
Official Records Book/Page : 09433 / 0939
Sale Date : 09/01/1996
Legal Description : LAKEWOOD VILLAS UNIT NO 1 AS IN OR3956P147

Owner Information

Owner(s)	Mailing Address
SMYTH EARL	11160 46TH PL N WEST PALM BEACH FL 33411 9137

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/01/1996	$15,000	09433 / 00939	WARRANTY DEED	SMYTH EARL
07/01/1996	$100	09359 / 01296	CERT OF TITLE	
04/01/1995	$100	08714 / 01987	QUIT CLAIM	
11/01/1988	$100	05882 / 01677	WARRANTY DEED	
07/07/1988	$65,000	05725 / 01461	CERT OF TITLE	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 988
Acres : .03
Property Use Code : 0110—TOWNHOUSE
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1

Exterior Wall 1	MSY: CB STUCCO
Year Built	1984
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	2
Half Baths	0
Roof Structure	WOOD TRUSS
Roof Cover	CONCRETE TILE
Interior Wall 1	DRYWALL
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-50

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

EARL SMYTH
4167 LAKEWOOD ROAD
PALMS SPRINGS, FL 33461

MAILING ADDRESS:
EARL SMYTH
11160 46TH PL N
WEST PALM BEACH FL 33411 9137
Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-9: Maintenance of exterior of a structure in good repair. The wall facing Lakewood Road needs repair.
Section 10-7: Property maintenance; generally.

Address:	4167 LAKEWOOD ROAD
Legal Description:	LAKEWOOD VILLAS UNIT NO 1 AS IN OR3956P147
PCN:	70-42-44-24-28-000-0010

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **21st** day of **August 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 10-9: Maintenance of exterior of a structure in good repair. The wall facing Lakewood Road needs repair.**
☐ **Section 10-7: Property maintenance; generally.**

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

☐ **Section 10-9: Maintenance of exterior of a structure in good repair. The wall facing Lakewood Road needs repair.**
☐ **Section 10-7: Property maintenance; generally.**

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **September 1st, 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. Respondent must comply with all code violations on or before **September 30th, 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 **September 1st, 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 cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public

Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

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

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

DONE AND ORDERED this 21st day of August 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:
11160 46th PL N
West Palm Beach, FL 33411 9137

PALM SPRINGS POLICE DEPARTMENT

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

July 18, 2025

LAKEWOOD VILLAS PROP ASSN
4165 LAKEWOOD RD
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 4165 LAKEWOOD Rd, Palm Springs, FL 33461.
PCN: 70424424280010000 **COMMON AREAS**

This property is in violation of local ordinances.
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 34-225. Fencing - Missing or broken fence, wall or gate (No Pool)

Section 30-141. Overgrowth - Excessive growth of weeds and vegetation

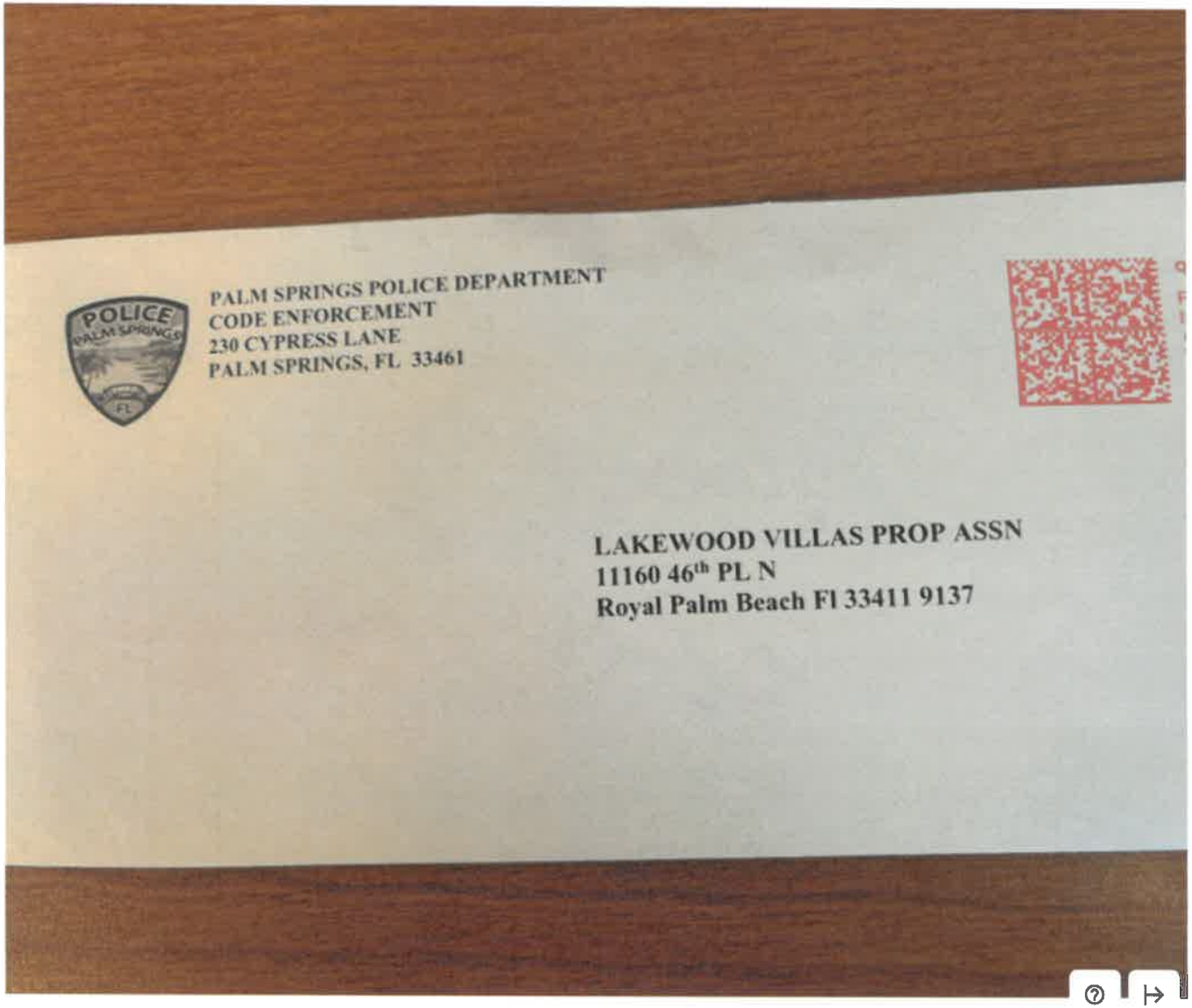
Compliance Date: August 1st

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
durrutia@vpsfl.org

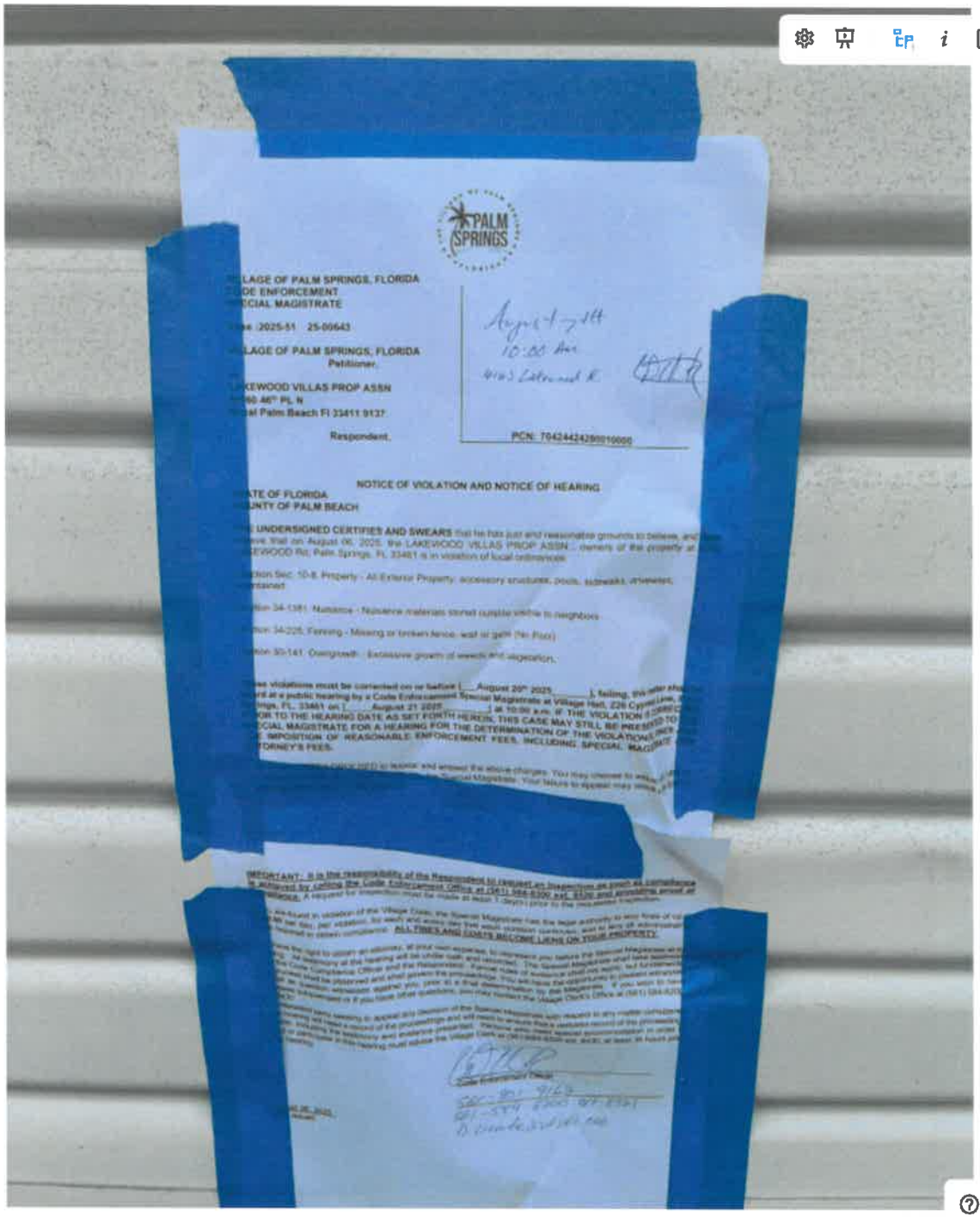
August 7th


POLICE
PALM SPRINGS
FL
PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461
LAKEWOOD VILLAS PROP ASSN
11160 46th PL N
Royal Palm Beach Fl 33411 9137

UNITED STATES POSTAL SERVICE
CERTIFIED MAIL®
POLICE
PALM SPRINGS POLICE DEPA
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461
9489 0178 9820 3040 0461 94
quadient
FIRST-CLASS MAIL
$008.86
ZIP 33480
LAKEWOOD VILLAS PROP ASSN
11160 46th PL N
Royal Palm Beach Fl 33411 9137

August 7-14

August 7 4th



LAGE OF PALM SPRINGS, FLORIDA
DE ENFORCEMENT
CIAL MAGISTRATE

se: 2025-51 25-00643

LAGE OF PALM SPRINGS, FLORIDA
Petitioner,

KEWOOD VILLAS PROP ASSN
60 46th PL N
al Palm Beach Fl 33411 9137
Respondent.

August 7th 4th
10:00 Am
4103 Lakewood R

PCN: 70424424280010000

NOTICE OF VIOLATION AND NOTICE OF HEARING

ATE OF FLORIDA
UNTY OF PALM BEACH

E UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and
eve, that on August 06, 2025, the LAKEWOOD VILLAS PROP ASSN., owners of the property at
KEWOOD Rd, Palm Springs, FL 33461 is in violation of local ordinances:

tion Sec. 10-8. Property - All Exterior Property: accessory structures, pools, sidewalks, driveways,
ssaries

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

tion 34-226. Fencing - Missing or broken fence, wall or gate (No Pool)

tion 30-141. Overgrowth - Excessive growth of weeds and vegetation.

ese violations must be corrected on or before [August 20th 2025], failing, this letter sha
ord at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane,
lings, FL, 33461 on [August 21 2025] at 10:00 a.m. IF THE VIOLATION IS CORREC
OR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO
CIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S) AND
E IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE
TORNEY'S FEES.

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) 584-6300 ext. 6700 and providing proof of
compliance. A request for inspection must be made at least 7 days prior to the requested inspection.

ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.

Code Enforcement Officer

+ − ↺ ↻ ⛶ ⟷

August 7th

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case :2025-51 25-00643

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
LAKEWOOD VILLAS PROP ASSN
11160 46th PL N
Royal Palm Beach Fl 33411 9137

Respondent.

9489 0178 9820 3040 0461 94

PCN: 70424424280010000

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on August 06, 2025, the LAKEWOOD VILLAS PROP ASSN , owners of the property at 4165 LAKEWOOD Rd, Palm Springs, FL 33461 is in violation of local ordinances.

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

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

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

Section 30-141. Overgrowth - Excessive growth of weeds and vegetation.

These violations must be corrected on or before [___August 20th 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 [_____August 21 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.

David Urrutia
Code Enforcement Officer

561 801 9162
561 584-8200 ext. 8521
D. Urrutia@vpsfl.org.

August 06, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner

Case No. 2025-51
Case No. 25-00643

Lakewood Villas Prop.Ass.
4165 Lakewood Rd
Palm Springs Fl 33461

Respondent(s)

_____/

AFFIDAVIT OF SERVICE

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

On the 7th **Day of August 2025 at 10:00**, I served the attached Notice of Request for Authorization of Foreclosure on the within named Respondent(s), **Lakewood Villas Prop.Ass. at** 4165 Lakewood Road, Palm Springs, FL 33461 by:

_____	INDIVIDUAL SERVICE:	By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.
_____	SUBSTITUTE SERVICE:	By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: _____ and informing such person of their contents pursuant to F.S. 48.031.
XX	POSTED BY:	Securely affixing a copy to a conspicuous place at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

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

By: _____
Code Enforcement Officer

Date: August 7th 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 7 day of August, 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)

NANCIANN M. CUENOT
Notary Public - State of Florida
Commission # HH 493254
My Comm. Expires Apr 25, 2028
Bonded through National Notary Assn.

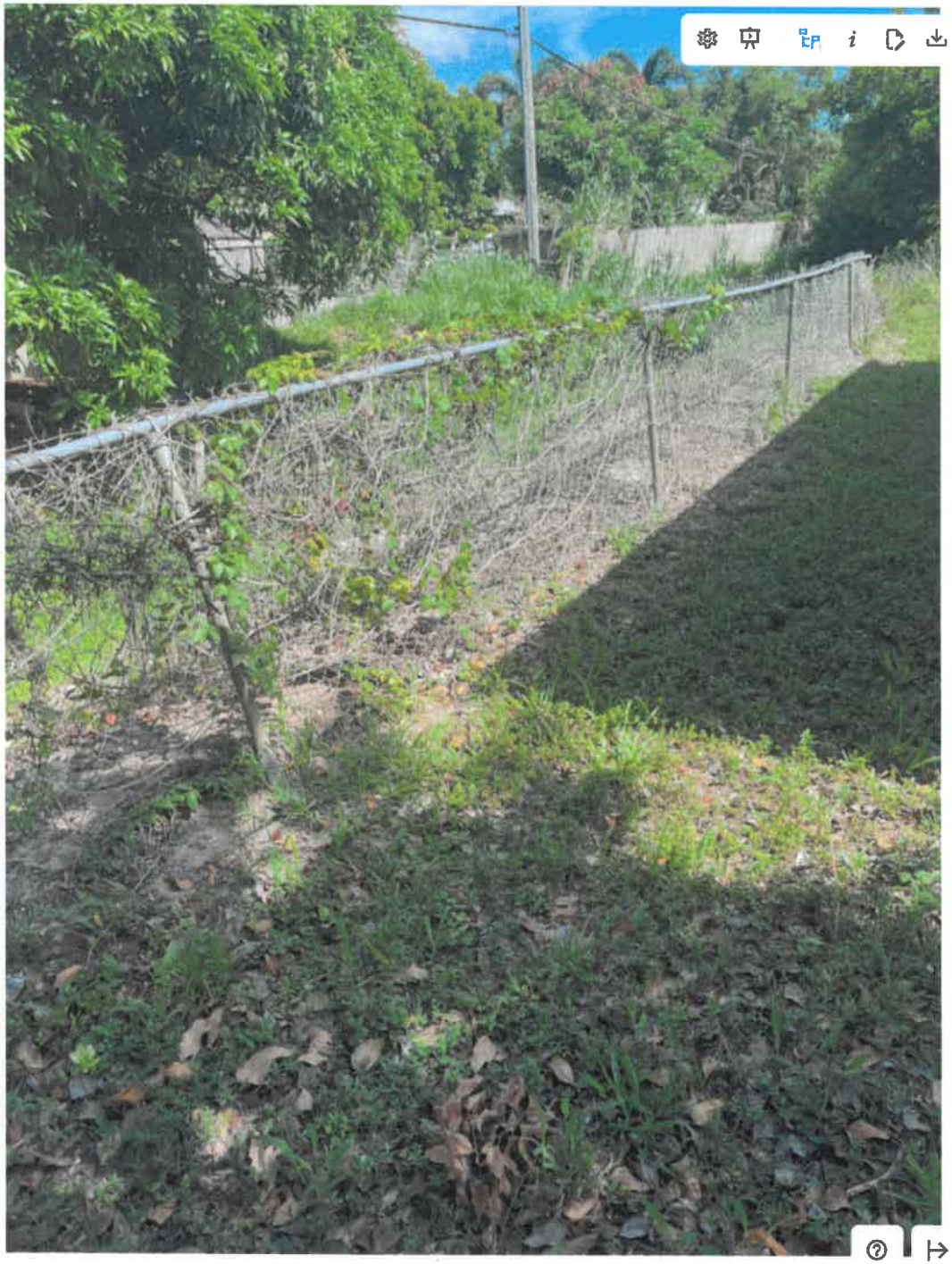
NANCIANN M CUENOT
NOTARY PUBLIC, State of Florida

Prop. Boundries

Overgrowth

Fence

overgrowth



Fence Missing

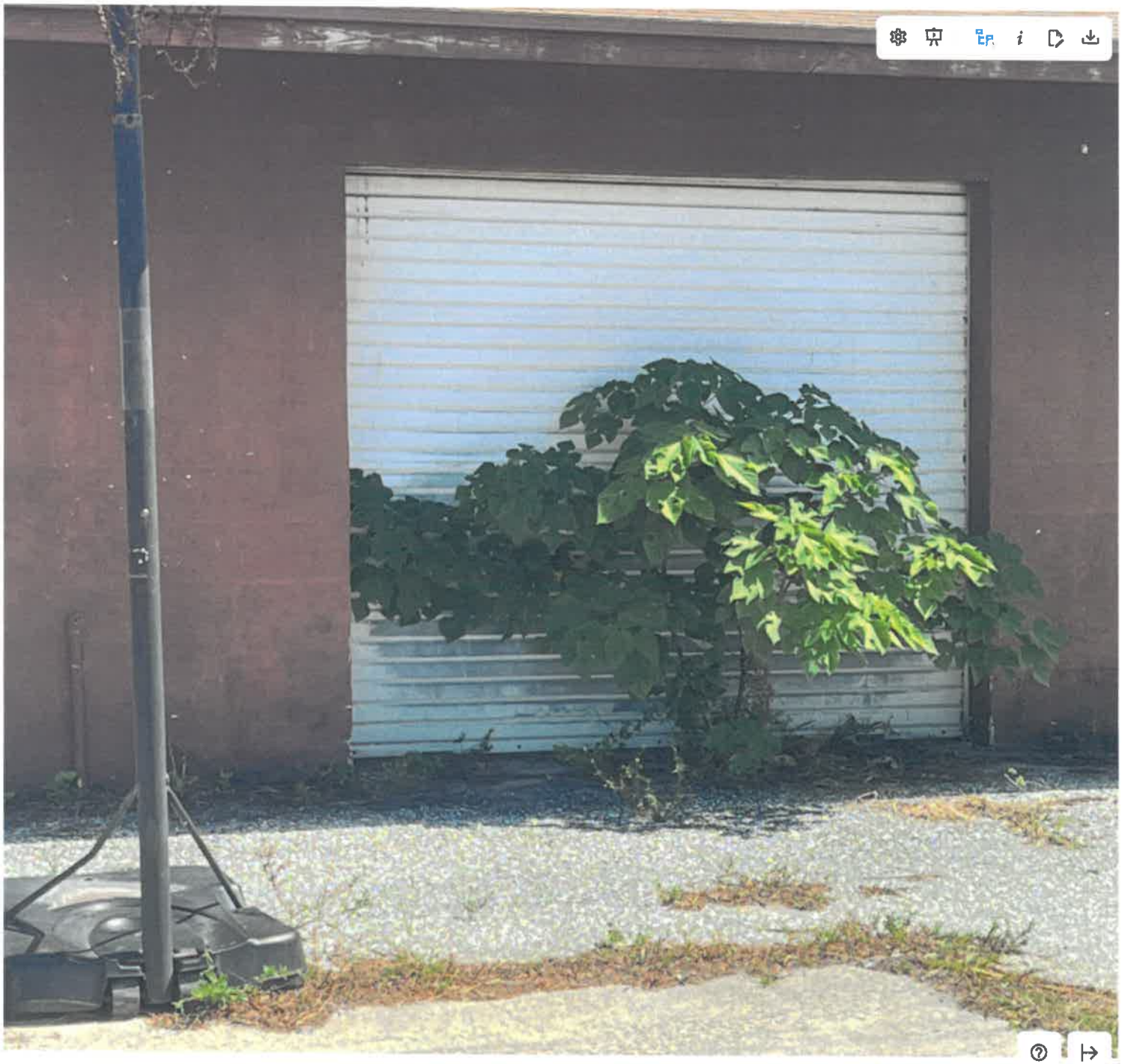
Fence

Building and overgrowth

Overgrowth

overgrowth

front of Building overgrowth



Rear of Building
overgrowth

Rear Corner fence meet over growth

Sec. 10-8. - Exterior property areas.

(a) *Sanitation.* All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which the occupant occupies or controls in a clean, neat, and sanitary condition.

(b) *Sidewalks and driveways.* All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Stairs shall comply with the requirements of subsection 10-10(g).

(c) *Weeds.* All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches, as set forth in chapter 30. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.

(d) *Accessory structures.* All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

(1) *Water clarity in swimming pools.* Water clarity shall be maintained. When standing at the pool's edge at the deep end, the deepest portion of the swimming pool floor shall be visible.

(Ord. No. 2006-47, § 2, 11-9-2006)

Sec. 34-1381. - 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. 34-225. - Fences, walls and other structures.

Fences, walls, and other structures included within buffer areas or landscaped areas shall be installed according to requirements of applicable building codes and other codes, if any, and shall be maintained in a proper manner so as to remain in compliance with such codes or shall be replaced.

(Code 1994, § 30-150)

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

(a) The growth of weeds over 12 inches in height, or that which is conducive to harboring vermin, reptiles or other wild animal life, upon any lot, piece or parcel of land within the limits of the village, is hereby declared to be a nuisance and a violation of this article.

(b) All lands in the village shall be kept free from debris, overgrowth, vegetation, including trees, or any other matter which by reason of height, proximity to neighboring structures, physical condition, disease such as, but not limited to, lethal yellowing of palms, or any other peculiar characteristics, might, in time of hurricane winds prevalent in the region, cause damage to life or property within the immediate area surrounding the region or which constitutes a hazard to health, safety or proper fire control. The existence of any debris, overgrowth, vegetation or other matter as shall create such a hazard is declared to be a nuisance.

(Code 1994, § 26-86)

CASE PRESENTATION
CASE No. CASE 2025-51

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 **4165 Lakewood rd.** 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 **Lakewood Villas Property Association**

5. pursuant to complaints and personal observation there are violations of ordinances

Section 10-8 All exterior property, accessory structure sidewalks, driveways maintained.
Section 34-1381 Nuisance materials stored outside visible to neighbors
Section 34-225 Fencing missing or broken fence, wall or gate
Section10-141 Overgrowth excessive growth of weeds and vegetation

6. On July 18th of 2025 I sent the association a letter stating the violation and the remedies that needed to be implied to correct violation. I gave them a due date of August 1st to communicate with me and to hopefully fix some of the violations. I did not hear from any parties so on the 7th of August nov/noh was mailed to the address of record for a hearing scheduled for August 21 of 2025

7. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by September 30th, 2025. If not in compliance by September 30, 2025, a $200 per day per violation fine shall commence.

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 no later than **September 1, 2025.**

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

Case Administrative / Court Costs

4165 Lakewood rd		case 2025-51		
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 cost for case 2025-51			279.10

Detail by Entity Name

Florida Not For Profit Corporation
LAKEWOOD VILLAS PROPERTY OWNER'S ASSOCIATION, INC.

Filing Information

Document Number	769245
FEI/EIN Number	65-0121991
Date Filed	07/07/1983
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/24/2010
Event Effective Date	NONE

Principal Address

% EARL SMYTH
11160 46TH PLACE N.
WEST PALM BEACH, FL 33411

Changed: 10/17/1988

Mailing Address

% EARL SMYTH
11160 46TH PLACE N.
WEST PALM BEACH, FL 33411

Changed: 10/17/1988

Registered Agent Name & Address

SMYTH, EARL
11160 46TH PLACE N.
SUITE 600
WEST PALM BEACH, FL 33411

Name Changed: 10/17/1988

Address Changed: 10/17/1988

Officer/Director Detail

Name & Address

Title PDST

SMYTH, EARL
11160 46TH PLACE NO.
WEST PALM BCH, FL 33411

Title VD

SMYTH, PEGGY L
11160 46TH PL. N
WEST PALM BEACH, FL 33411

Title VD

SMYTH, ERROL
3396 TYRINGHAM DR.
WEST PALM BEACH, FL 33406

Annual Reports

Report Year	Filed Date
2007	04/09/2007
2008	11/09/2008
2009	06/26/2009

Document Images

06/26/2009 -- ANNUAL REPORT	View image in PDF format
11/09/2008 -- REINSTATEMENT	View image in PDF format
04/09/2007 -- ANNUAL REPORT	View image in PDF format
04/10/2006 -- ANNUAL REPORT	View image in PDF format
02/23/2005 -- ANNUAL REPORT	View image in PDF format
01/30/2004 -- ANNUAL REPORT	View image in PDF format
02/24/2003 -- ANNUAL REPORT	View image in PDF format
06/03/2002 -- ANNUAL REPORT	View image in PDF format
03/23/2001 -- ANNUAL REPORT	View image in PDF format
05/30/2000 -- ANNUAL REPORT	View image in PDF format
05/01/1999 -- ANNUAL REPORT	View image in PDF format
04/20/1998 -- ANNUAL REPORT	View image in PDF format
05/13/1997 -- ANNUAL REPORT	View image in PDF format
05/29/1996 -- ANNUAL REPORT	View image in PDF format

Property Detail

Location Address : 4165 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-28-001-0000
Subdivision : LAKEWOOD VILLAS
Official Records Book/Page : /
Sale Date :
Legal Description : LAKEWOOD VILLAS COMMON AREA IN OR3976P876

Common Area

Owner Information

Owner(s)

LAKEWOOD VILLAS PROP ASSN

Mailing Address

11160 46TH PL N
ROYAL PALM BEACH FL 33411 9137

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : .89
Property Use Code : 0900—RESIDENTIAL COMMON AREA/ELEMENT
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

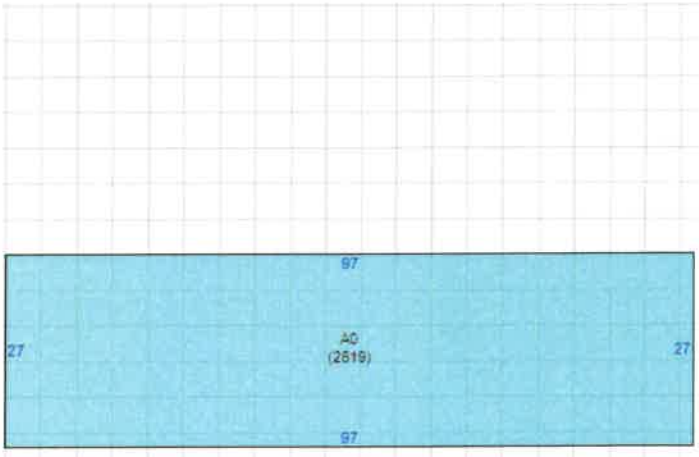
Structural Element for Building 1

Year Built	1984
WAREHOUSE STORAGE	2619

Subarea and Square Footage for Building 1

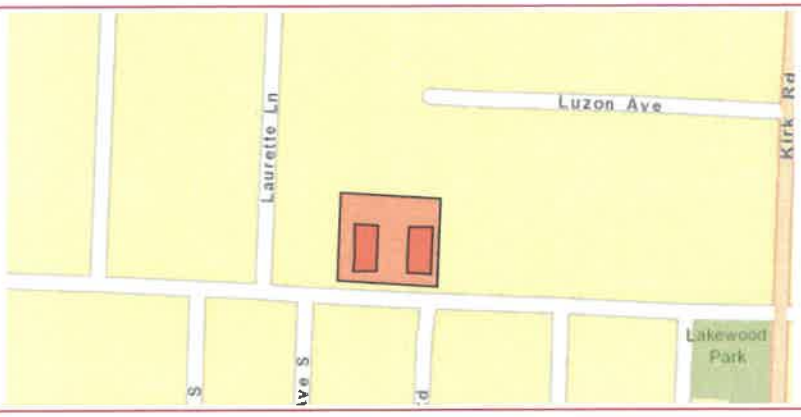
Code Description	square Footage
WAREHOUSE	2619
Total Square Footage	2619

Sketch for Building 1



Property Detail

Parcel Control Number:	70-42-44-24-28-001-0000	Location Address:	4165 LAKEWOOD RD
Owners:	LAKEWOOD VILLAS PROP ASSN	Municipality:	PALM SPRINGS
Mailing Address:	11160 46TH PL N, , ROYAL PALM BEACH FL 33411 9137		
Last Sale:	Not available	Book/Page#: /	Price:
Property Use Code:	0900 - RESIDENTIAL COMMON AREA/ELEMENT	Zoning:	RM - RESIDENTIAL MULTI-FAMILY
Legal Description:	LAKEWOOD VILLAS COMMON AREA IN OR3976P876	Total SF: 0	Acres .89



2024 Values

Improvement Value	$0
Land Value	$0
Total Market Value	$0
Assessed Value	$0
Exemption Amount	$0
Taxable Value	$0

All values are as of January 1st each year.

2024 Taxes

Ad Valorem	$0
Non Ad Valorem	$0
Total Tax	$0

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)

Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
WAREHOUSE	2619
Total Square Footage : 4089	

Extra Features

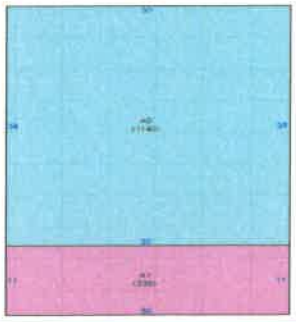
Description	Year Built	Unit
Paving- Asphalt	1984	290
Paving- Asphalt	2015	9540

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

Structural Details (Building 1)

	Description	
1	Year Built	1984
2	WAREHOUSE STORAGE	2619

Building Footprint (Building 2)



Subarea and Square Footage (Building 2)

Description	Area Sq. Footage
WAREHOUSE	1140
WHSE OFFICE	330
Total Square Footage : 4089	

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1984	290
Paving- Asphalt	2015	9540

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

Structural Details (Building 2)

	Description	
1	Year Built	1984
2	WAREHOUSE STORAGE	1470

Owner : LAKEWOOD VILLAS PROP ASSN PCN: 70424424280010000 1 of 2

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-51

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

LAKEWOOD VILLAS PROP ASSN
4165 LAKEWOOD ROAD
PALMS SPRINGS, FL 33461

MAILING ADDRESS:
LAKEWOOD VILLAS PROP ASSN
11160 46TH PL N
WEST PALM BEACH FL 33411 9137
Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-8: Property. All exterior property, accessory structures, pools, sidewalks, driveways, maintained.
Section 34-1381: Nuisance. Nuisance materials stored outside and visible to neighbors.
Section 34-225: Fencing. Missing or broken fence, wall or gate (No Pool).
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.

Address:	4165 LAKEWOOD ROAD
Legal Description:	LAKEWOOD VILLAS COMMON AREA IN OR3976P876
PCN:	70-42-44-24-28-001-0000

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 **21st** day of **August 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: Property. All exterior property, accessory structures, pools, sidewalks, driveways, maintained.
☐ Section 34-1381: Nuisance. Nuisance materials stored outside and visible to neighbors.
☐ Section 34-225: Fencing. Missing or broken fence, wall or gate (No Pool).
☐ Section 10-7: Property maintenance; generally.

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

☐ Section 10-8: Property. All exterior property, accessory structures, pools, sidewalks, driveways, maintained.
☐ Section 34-1381: Nuisance. Nuisance materials stored outside and visible to neighbors.
☐ Section 34-225: Fencing. Missing or broken fence, wall or gate (No Pool).
☐ Section 10-7: Property maintenance; generally.

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **September 1st, 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. Respondent must comply with all code violations on or before **September 30th, 2025**. If Respondent fails to comply within the time given, a fine of **$200.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **September 1st, 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 cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

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

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

DONE AND ORDERED this 21st day of August 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:
11160 46th PL N
West Palm Beach, FL 33411 9137

March 21. 2025

PALM SPRINGS POLICE DEPARTMENT

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

April 07, 2025

CASLMON REBECCA J
4157 LAKEWOOD RD
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 4157 LAKEWOOD RD, Palm Springs, FL 33461.
PCN: 70424424280000050

This property is in violation of local ordinances.
Section Sec. 10-9. Building - Maintenance of Exterior of a structure in good repair

Section Sec. 10-7. Property - Property Maintenance; Generally

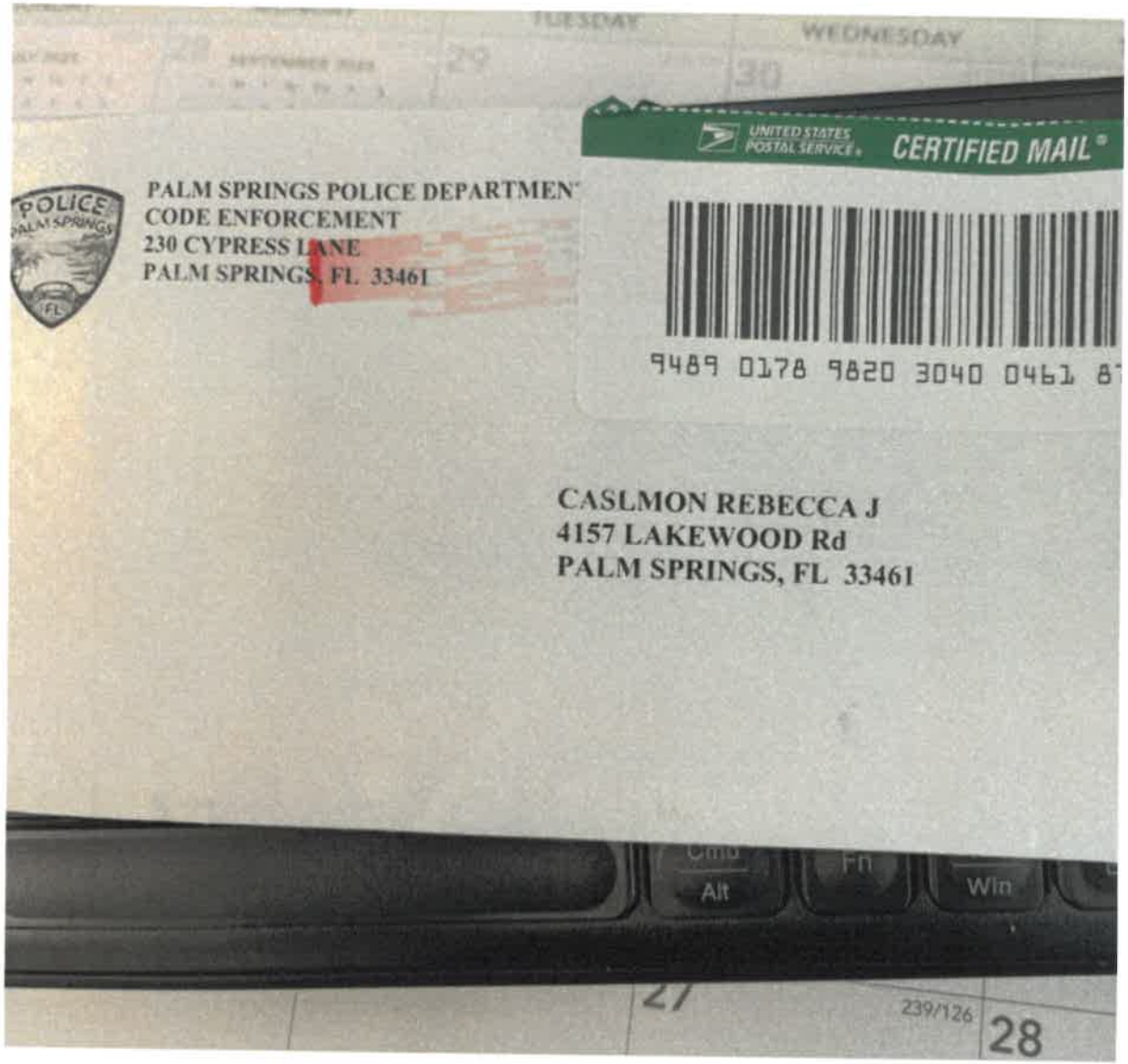
Compliance Date: May 1st of 2025

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property. Please call Code Enforcement at (561) 584-8200 ext. 8521 or Code Officer listed below if you have any concerns or questions.

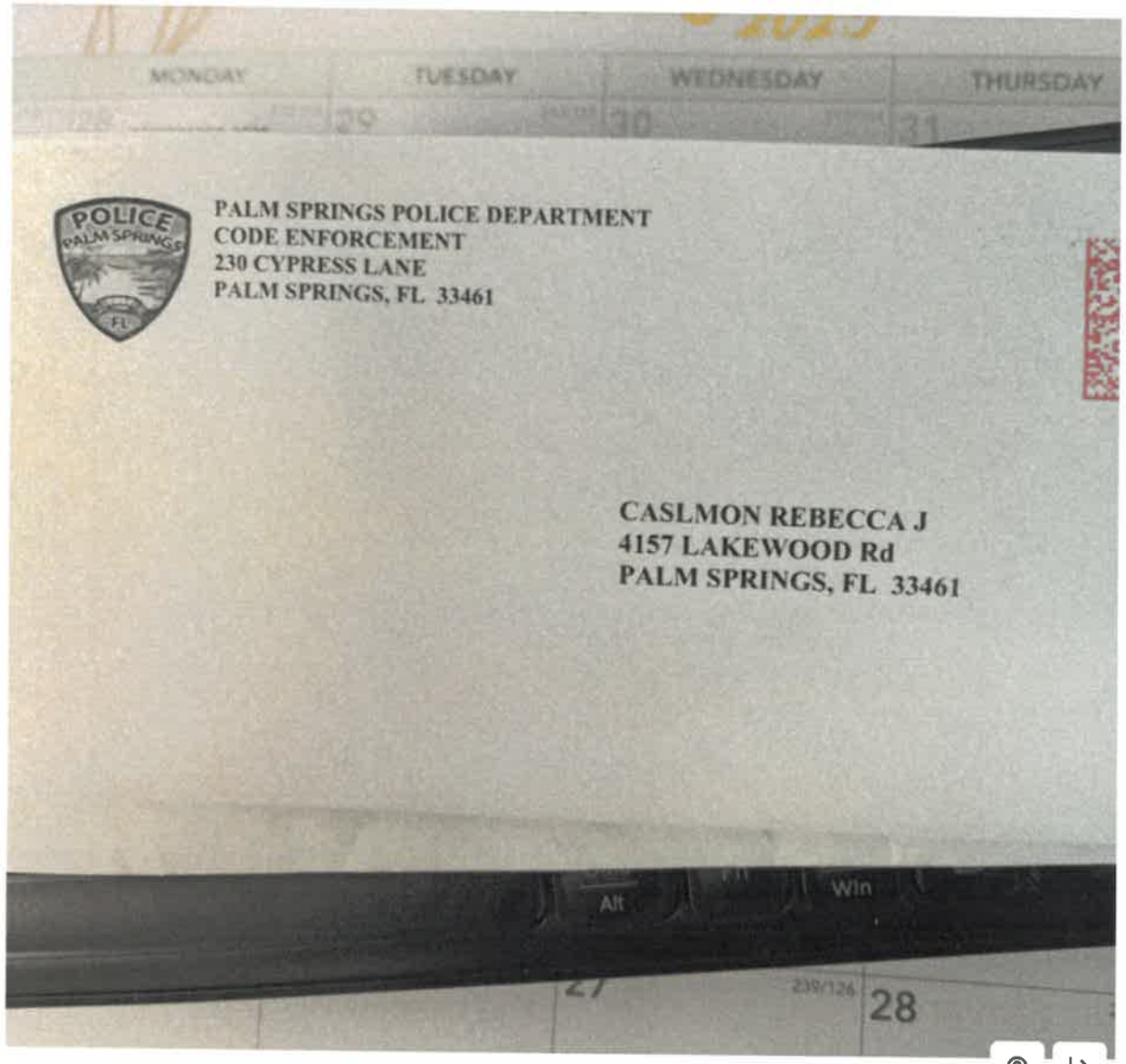
Respectfully,

David Urrutia
Palm Springs Planning and zoning
Code Enforcement Officer
561 801 9162
561 584 8200 ext.8521
durrutia@vpsfl.org

August - 44

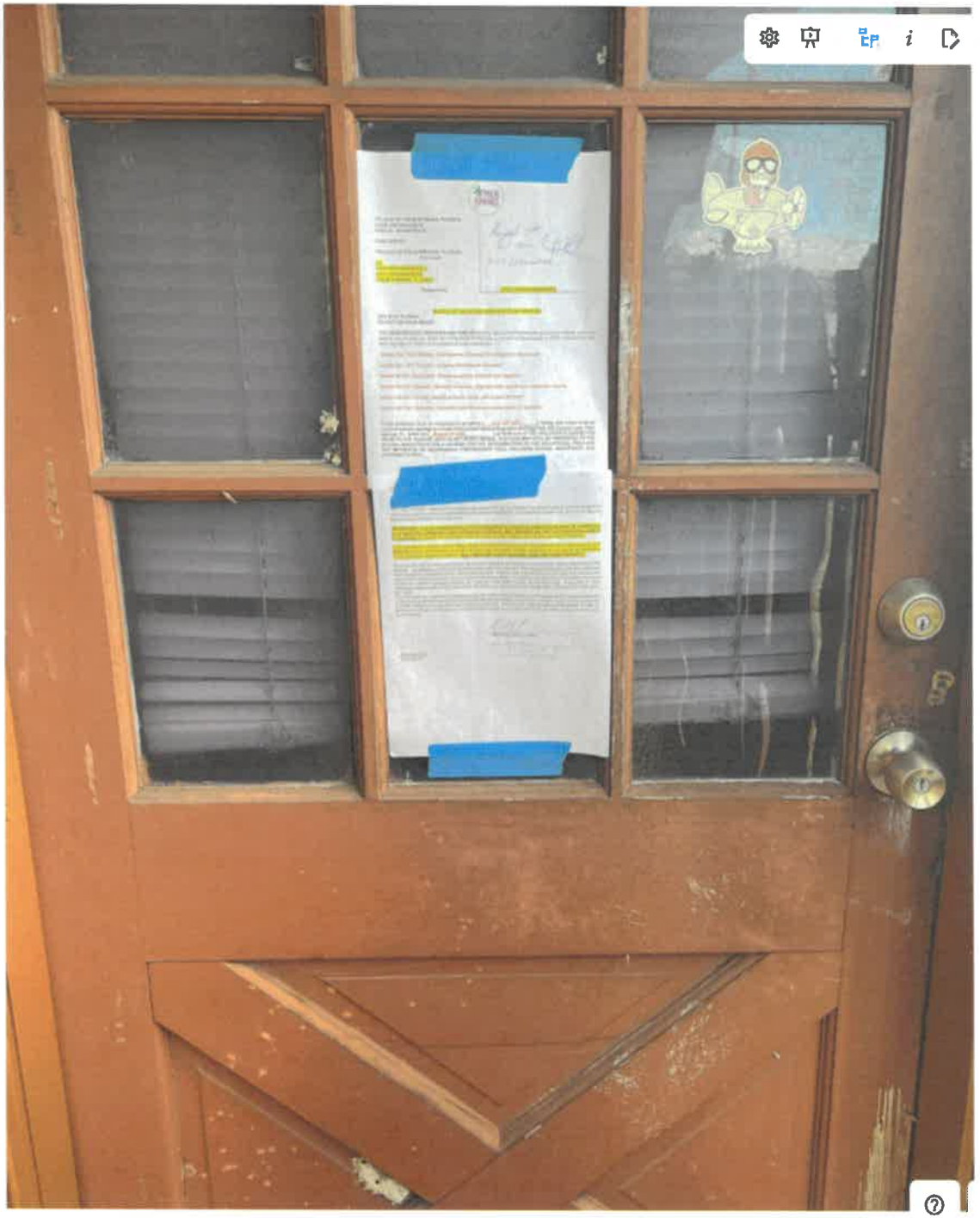

PALM SPRINGS POLICE DEPARTMEN
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461
UNITED STATES POSTAL SERVICE
CERTIFIED MAIL
9489 0178 9820 3040 0461
CASLMON REBECCA J
4157 LAKEWOOD Rd
PALM SPRINGS, FL 33461

August 7


MONDAY
TUESDAY
WEDNESDAY
THURSDAY
POLICE
PALM SPRINGS
FL
PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461
CASLMON REBECCA J
4157 LAKEWOOD Rd
PALM SPRINGS, FL 33461
Alt
Win
28

August 7th

August 7th



August 7th

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case 2025-52

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
CASLMON REBECCA J
4157 LAKEWOOD RD
PALM SPRINGS, FL 33461

Respondent.

August 7th
10:00 Am
4157 Lakewood Rd

PCN: 70424424280000050

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 believe that on April 28, 2025, the CASLMON REBECCA J, owners of the property at 4157 LAKEWOOD Palm Springs, FL 33461 is in violation of local ordinances.

Section Sec. 10-9. Building - Maintenance of Exterior of a structure in Good repair

Section Sec. 10-7. Property - Property Maintenance; Generally

Section 30-141. Overgrowth - Excessive growth of weeds and vegetation

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

These violations must be corrected on or before [___June 28th 2025_____], failing, this matter sha heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, F Springs, FL, 33461 on [__August 21 2025_____] at 10:00 a.m. IF THE VIOLATION IS CORREC PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE ATTORNEY'S FEES.

[redacted]

25

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case 2025-52

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
CASLMON REBECCA J
4157 LAKEWOOD RD
PALM SPRINGS, FL 33461

Respondent.

Cert.
9489 0178 9820 3040 0461 87

PCN: 70424424280000050

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 April 28, 2025, the CASLMON REBECCA J, owners of the property at 4157 LAKEWOOD RD, Palm Springs, FL 33461 is in violation of local ordinances.

Section Sec. 10-9. Building - Maintenance of Exterior of a structure in Good repair

Section Sec. 10-7. Property - Property Maintenance; Generally

Section 30-141. Overgrowth - Excessive growth of weeds and vegetation

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

These violations must be corrected on or before [___June 28th 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 [__August 21 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.

David Urrutia
Code Enforcement Officer

561-801-9162
561-584-8300 ext. 8521
D.Urrutia@VPSFL.org

April 28, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner

Case No. 2025-52
Case No. 25-00336

Rebecca Caslmon
4157 Lakewood Rd
Palm Springs Fl 33461

Respondent(s)

_____/

AFFIDAVIT OF SERVICE

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

On the 7th **Day of August 2025 at 10:00**, I served the attached Notice of Request for Authorization of Foreclosure on the within named Respondent(s), **Rebecca Caslmon at** 4157 Lakewood Road, Palm Springs, FL 33461 by:

_____	INDIVIDUAL SERVICE:	By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.
_____	SUBSTITUTE SERVICE:	By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: _____ and informing such person of their contents pursuant to F.S. 48.031.
XX	POSTED BY:	Securely affixing a copy to a conspicuous place at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

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

By: _____
Code Enforcement Officer

Date: August 7th 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 7 day of August, 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)

NANCIANN M. CUENOT
Notary Public - State of Florida
Commission # HH 493254
My Comm. Expires Apr 25, 2028
Bonded through National Notary Assn.

_____
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. 34-1381. - 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. 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. 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)

CASE PRESENTATION
CASE No. CASE 2025-52

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 **4157 Lakewood rd.** 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 **Rebecca Caslmon**

5. pursuant to complaints and personal observation there are violations of ordinances

Section Sec. 10-9. Building - Maintenance of Exterior of a structure in good repair
Section Sec. 10-7. Property - Property Maintenance; Generally
Section 30-141. Overgrowth - Excessive growth of weeds and vegetation
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 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors.

6. On March 21 of 2025 a red tag ccv was posted on property. I continued to investigate the property, and no changes were recorded the property remained in violation. On April 7th a ccv was posted and mailed to the owner. Property seems vacant and violations are still present. A nov/noh was mailed and posted again on property and sent to address of record on April 28th with a due date of June 28th. The property remains unattended so on August 7th nov/noh was mailed and posted for hearing on August 21

7. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by September 30th, 2025. If not in compliance by September 30, 2025, a $100 per day per violation fine shall commence.

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 no later than **September 1, 2025.**

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

Case Administrative / Court Costs

4157 Lakewood rd		case 2025-52		
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 cost for case 2025-52			279.10

Property Detail

Location Address : 4157 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-28-000-0050
Subdivision : LAKEWOOD VILLAS
Official Records Book/Page : 05622 / 0571
Sale Date : 02/01/1988
Legal Description : LAKEWOOD VILLAS UNIT NO 5 AS IN OR4098P1365

FRONT EAST

Owner Information

Owner(s)	Mailing Address
CASLMON REBECCA J	4157 LAKEWOOD RD LAKE WORTH BEACH FL 33461 3434

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/01/1988	$38,000	05622 / 00571	WARRANTY DEED	CASLMON REBECCA J
07/01/1987	$1,000	05379 / 01235	CERT OF TITLE	
11/01/1983	$54,900	04098 / 01365	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 988
Acres : .03
Property Use Code : 0110—TOWNHOUSE
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1

Exterior Wall 1	MSY: CB STUCCO
Year Built	1984
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	2
Half Baths	0
Roof Structure	WOOD TRUSS
Roof Cover	CONCRETE TILE
Interior Wall 1	DRYWALL
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
FOP Finished Open Porch	40
BAS Base Area	948

Property Detail

Parcel Control Number:	70-42-44-24-28-000-0050	Location Address:	4157 LAKEWOOD RD		
Owners:	CASLMON REBECCA J	Municipality:	PALM SPRINGS		
Mailing Address:	4157 LAKEWOOD RD, , LAKE WORTH BEACH FL 33461 3434				
Last Sale:	02/01/1988	Book/Page#:	05622 / 00571	Price:	$38,000
Property Use Code:	0110 - TOWNHOUSE	Zoning:	RM - RESIDENTIAL MULTI-FAMILY		
Legal Description:	LAKEWOOD VILLAS UNIT NO 5 AS IN OR4098P1365	Total SF:	988	Acres	.03

2024 Values

Improvement Value	$146,229
Land Value	$0
Total Market Value	$146,229
Assessed Value	$79,862
Exemption Amount	$0
Taxable Value	$79,862

All values are as of January 1st each year.

2024 Taxes

Ad Valorem	$1,971
Non Ad Valorem	$344
Total Tax	$2,314

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)

Subarea and Square Footage (Building 1)

Description		Area Sq. Footage
BAS Base Area	948	
FOP Finished Open Porch	40	
Total Square Footage :	988	
Total Area Under Air :	948	

Extra Features

Description	Year Built	Unit
Deck	1984	322
Facing	1984	96

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	1984
3	Air Condition Desc.	HTG & AC
4	Heat Type	FORCED AIR DUCT
5	Heat Fuel	ELECTRIC
6	Bed Rooms	2
7	Full Baths	2
8	Half Baths	0
9	Roof Structure	WOOD TRUSS
10	Roof Cover	CONCRETE TILE
11	Interior Wall 1	DRYWALL
12	Floor Type 1	CARPETING
13	Floor Type 2	CERAMIC/QUARRY TILE
14	Stories	1

Owner : CASLMON REBECCA J PCN: 70424424280000050 1 of 1

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-52

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

CASLMON REBECCA J
4157 LAKEWOOD ROAD
LAKE WORTH BEACH, FL 33461 3434

MAILING ADDRESS:
(SAME AS ABOVE)
Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-9: Building. Maintenance of the exterior of a structure in good repair.
Section 10-7: Property maintenance; generally.
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
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 34-1381: Nuisance. Nuisance materials stored outside and visible to neighbors.

Address:	4157 LAKEWOOD ROAD
Legal Description:	LAKEWOOD VILLAS UNIT NO 5 AS IN OR4098P1365
PCN:	70-42-44-24-28-000-0050

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **21st** day of **August 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 10-9: Building. Maintenance of the exterior of a structure in good repair.
☐ Section 10-7: Property maintenance; generally.
☐ Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
☐ 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 34-1381: Nuisance. Nuisance materials stored outside and visible to neighbors.

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

☐ Section 10-9: Building. Maintenance of the exterior of a structure in good repair.
☐ Section 10-7: Property maintenance; generally.
☐ Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
☐ 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 34-1381: Nuisance. Nuisance materials stored outside and visible to neighbors.

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **September 1st, 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. Respondent must comply with all code violations on or before **September 30th, 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 **September 1st, 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 cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

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

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

DONE AND ORDERED this 21st day of August 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:
4157 Lakewood Road
Lake Worth Beach, FL 33461 3434

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-53

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.
DAVIS ROAD PROPERTY INC
3475 2ND AVENUE NORTH
LAKE WORTH BEACH, FL 33461
MAILING ADDRESS:
1751 W. 10TH STREET
RIVIERA BEACH, FL 33404 6431
Respondent(s).

PCN: 70-43-44-19-11-002-0190

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 21, 2025**, the Respondent(s), **DAVIS ROAD PROPERTY INC.,** owner(s) of the property at **3475 2ND AVENUE NORTH, LAKE WORTH BEACH,, FL, 33461,** is in violation of local ordinances.

SECTION 34-895 - Temporary land uses in zoning districts. The total term of a temporary use permit (including any extension thereof) shall not exceed two years. The Temporary Use commenced on January 13, 2023, and terminated on January 13, 2025. Abandon use of the property and return the property to compliance with Palm Springs Section 10-30 vacant or unimproved property registration.

Section 10-30(e) Registration of unimproved Commercial property; (g) Maintenance requirements; (h) Sodded throughout the entire unimproved area of the property.

These violations must be corrected on or before AUGUST 8, 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 AUGUST 21, 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**.

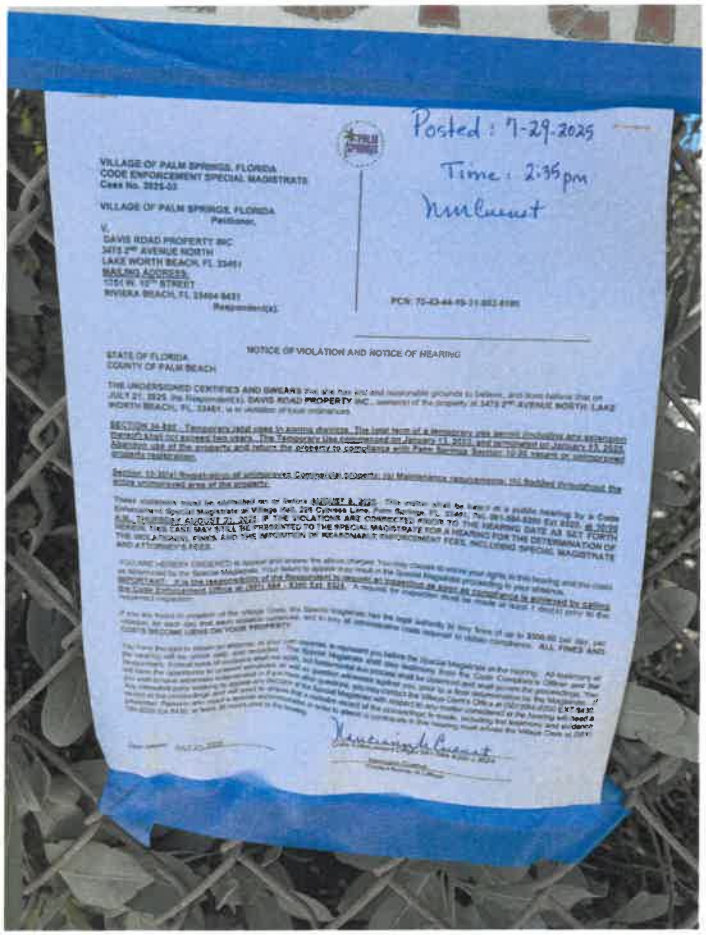
You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of 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 21, 2025

Nanciann Cuenot
Printed Name of Officer

7/29/2025 2:34:52 PM



7/29/2025 2:34:47 PM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner

Case No. 2025-53

DAVIS ROAD PROPERTY INC
3475 2ND AVENUE NORTH
RIVIERA BEACH, FL 33404

PCN: 70-43-44-19-11-002-0190

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the **29TH Day of JULY 2025 at 2:34 PM**, I served the attached Notice of Request for Authorization of Foreclosure on the within named Respondent(s), **DAVIS ROAD PROPERTY INC** Palm Springs, FL 33406 by:

_____	INDIVIDUAL SERVICE:	By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.
_____	SUBSTITUTE SERVICE:	By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: _____ and informing such person of their contents pursuant to F.S. 48.031.
XX	POSTED BY:	Securely affixing a copy to a conspicuous place at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

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

By: Nanciann M Cuenot
Code Enforcement Officer

Date: July 30, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 30th day of July, 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)

ANA GARI-CADAHIA
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-16-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 668544

_____
NOTARY PUBLIC, State of Florida

ALERT: SEVERE WEATHER AND FLOODING ACROSS THE NORTH CENTRAL U.S. MAY DELAY ...

USPS Tracking®

FAQs >

Remove X

Tracking Number:

9489017898203040046989

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 3:08 pm on July 24, 2025 in WEST PALM BEACH, FL 33404.

Feedback

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered
Delivered, Left with Individual
WEST PALM BEACH, FL 33404
July 24, 2025, 3:08 pm

See All Tracking History

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

Text & Email Updates

Return Receipt Electronic

USPS Tracking Plus®

Product Information

See Less ^

PALM SPRINGS POLICE
CODE ENFORCEMENT D
226 CYPRESS LANE
PALM SPRINGS, FL 33467
Attn: N. Cuenot

POSTAL SERVICE® CERTIFIED MAIL®

9489 0178 9820 3040 0469 89

Label 890-QDT, March 2023

quadient
FIRST-CLASS MAIL
IMI
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07/21/2025 ZIP 33480
043M31255277

US POSTAGE

DAVIS ROAD PROPERTY INC
1751 10th ST
RIVIERA BEACH, FL 33404 6431

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

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FIRST-CLASS MAIL
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07/21/2025 ZIP 33480
043M31255277

US POSTAGE

DAVIS ROAD PROPERTY INC
1751 10th ST
RIVIERA BEACH, FL 33404 6431

POSTAL SERVICE® CERTIFIED MAIL

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

9489 0178 9820 3040 0460 64

Label 890-QDT, March 2023

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FIRST-CLASS MAIL
IMI
$008.86 0
07/30/2025 ZIP 33480
043M31255277

US POSTAGE

DAVIS ROAD PROPERTY INC.
PATRICK SCHNEIDER, REG. AGENT
1751 WEST TENTH STREET
RIVIERA BEACH, FL 33404

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

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FIRST-CLASS MAIL
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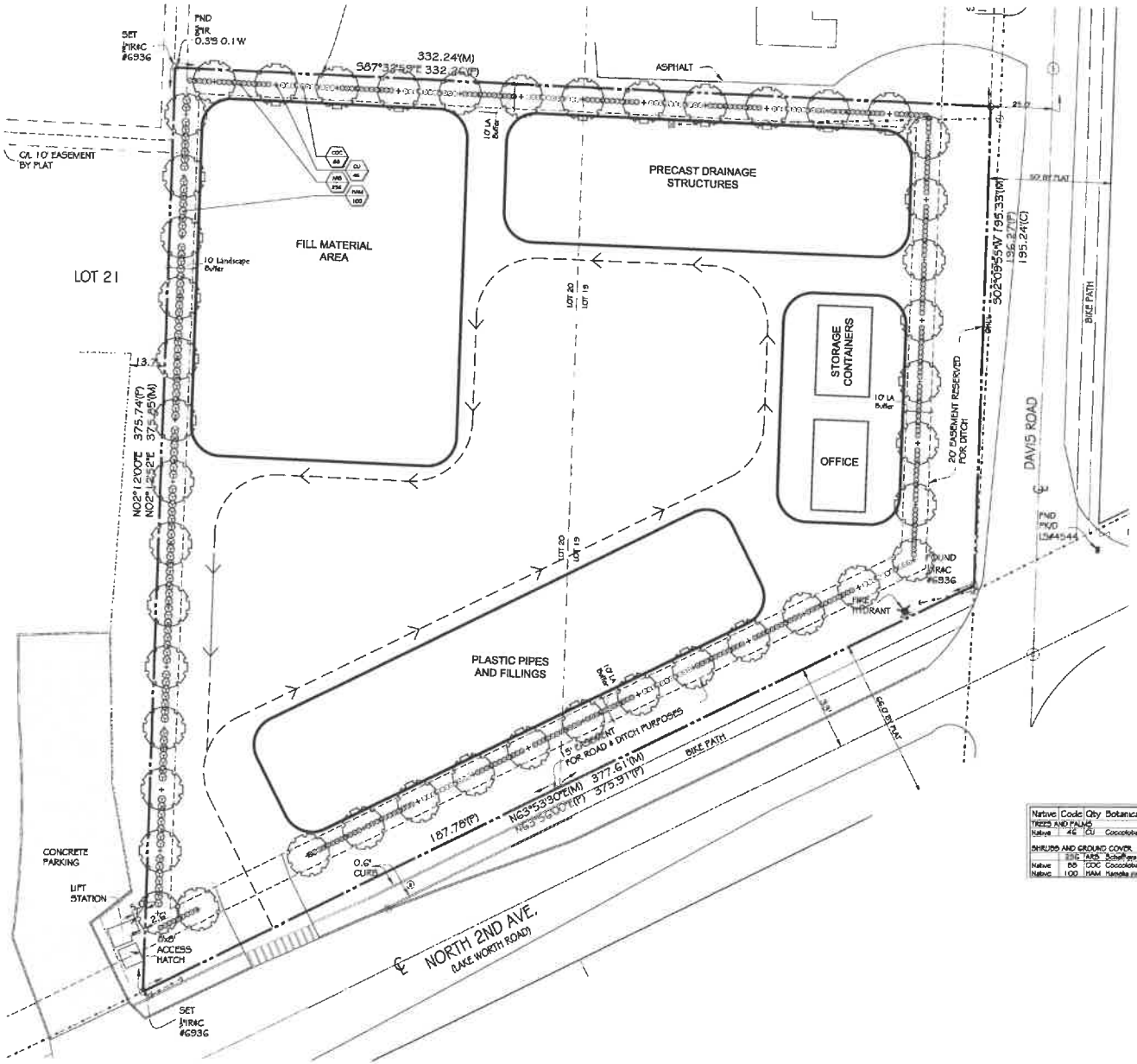
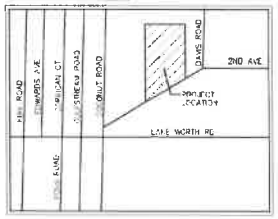
07/30/2025 ZIP 33480
043M31255277

US POSTAGE

DAVIS ROAD PROPERTY INC.
PATRICK SCHNEIDER, REG. AGENT
1751 WEST TENTH STREET
RIVIERA BEACH, FL 33404



LOCATION MAP



PROJECT DATA:

PROJECT NAME:	DAVIS ROAD PROPERTY, INC.
EXISTING USE:	TEMPORARY USE: CONTRACTOR STORAGE YARD
PROPERTY CONTROL NUMBER:	70-43-44-19-11-002-0190
FLU DESIGNATION:	COMMERCIAL
EXISTING ZONING:	CG
LOT SIZE:	±2.18 ACRES
PARKING REQUIREMENT:	N/A

LANDSCAPING:

REQUIRED SETBACKS:		REQUIRED SETBACKS:	
FRONT:	10' (EAST)	FRONT:	10' (EAST)
REAR:	10' (WEST)	REAR:	10' (WEST)
CORNER SIDE:	10' (SOUTH)	CORNER SIDE:	10' (SOUTH)
INTERIOR SIDE:	10' (NORTH)	INTERIOR SIDE:	10' (NORTH)

Pervious Area	=	94,914 S.F. =	100% Lot Coverage
Impervious Area	=	0 S.F. =	0% Lot Coverage
TOTAL	=	94,914 S.F. =	100% Lot Coverage

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY GRADES AND STANDARDS' LATEST EDITION.
2. ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF PALM SHORES LAND DEVELOPMENT REGULATIONS.
3. THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF PALM SHORES, THE OWNER AND THE LANDSCAPE ARCHITECT.
4. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.
6. ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.
7. ALL SOD SHALL BE STENOTAPHRUM SECUNDATUS FLORATAM-PALMETTO ST. AUGUSTINE SOD.
8. ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO FLORIDA DEPARTMENT OF TRANSPORTATION SIGHT LINE GUIDELINES.
9. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 18" AND 9' WITHIN SIGHT VISIBILITY TRIANGLES. TWENTY BY TWENTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF TRAFFIC INDEX 5.4C.
10. ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.
11. ALL PROPOSED LANDSCAPE AREAS SHALL HAVE 100% IRRIGATION COVERAGE.

Native	Code	Qty	Botanical Name	Common Name	Size	Remarks
TREES AND PALMS						
Native	4E	00	Coccoloba uvifera	Seagrape Tree	12' oa	Full and Thick Canopy
SHRUBS AND GROUND COVER						
	SYN	TARS	Schefflera arboricola 'Innesse'	Arboricola 'Innesse'	3 gal.	24x24, full and thick.
Native	55	COC	Coccoloba uvifera	Seagrape	3 gal.	24x24, full and thick.
Native	100	HAM	Hamelia patens	Firebush	3 gal	24x24, full and thick.

LEGEND

- PROPOSED SEAGRAPE TREE
- PROPOSED ARDORICOLA
- PROPOSED SEAGRAPE
- PROPOSED FIREBUSH

0 10 20 40 60 80

CONSULTANTS
354 Cypress Drive #6, Tequesta, FL 33469
Phone: 561-222-9284/Fax: 561-348-9491

Site Plan
DAVIS ROAD PROPERTY INC.
Palm Beach County, Florida

NORTH

Scale: 1" = 20'-0"

Designed: JGH
Drawn: JGH
Approved: N/A
Date: 12.05.22
Job no. 22-035
Revisions:

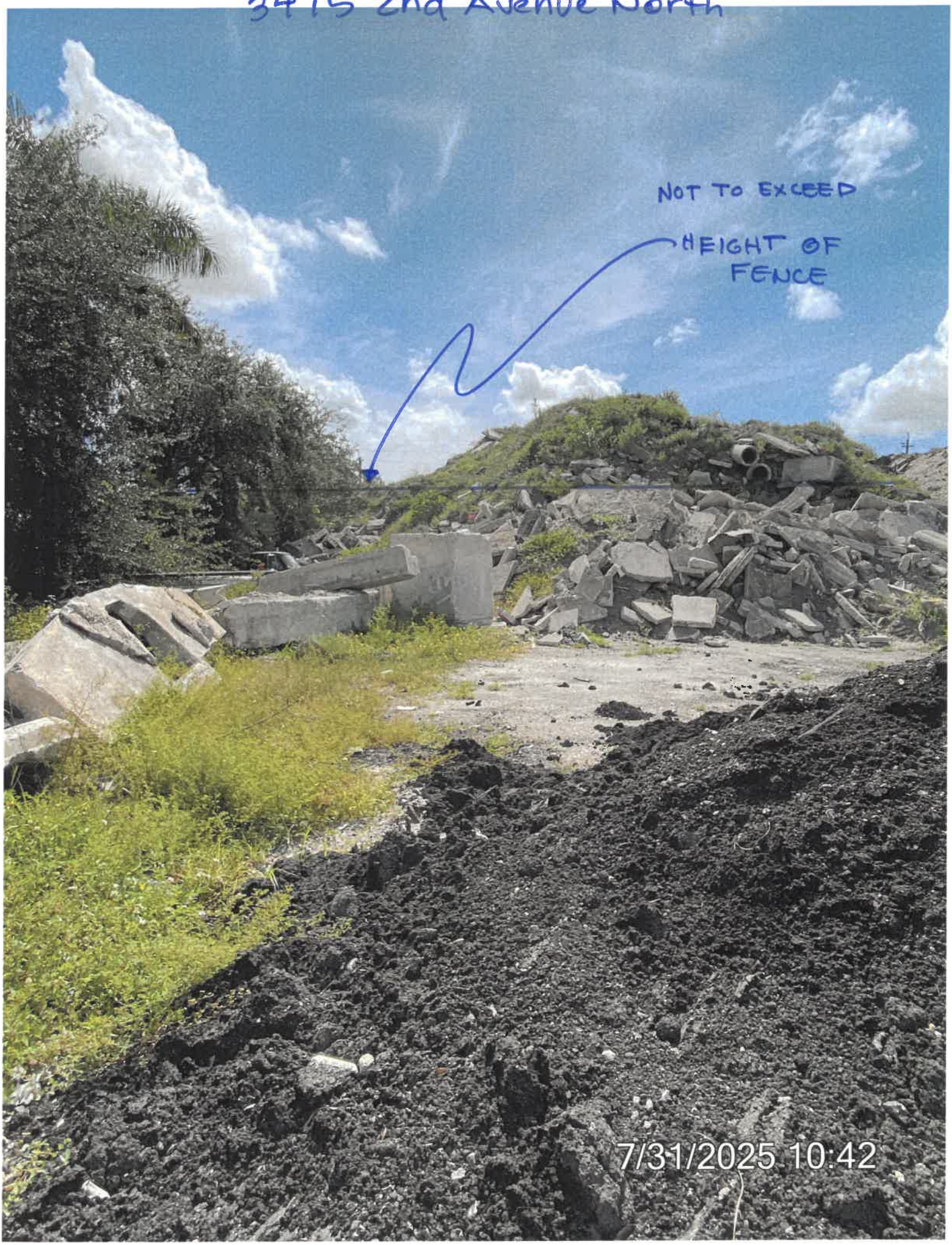
Sheet No.
SP-1
JOB NO. 22.035

3475
2nd Ave.
North
7/29/2025 2:35

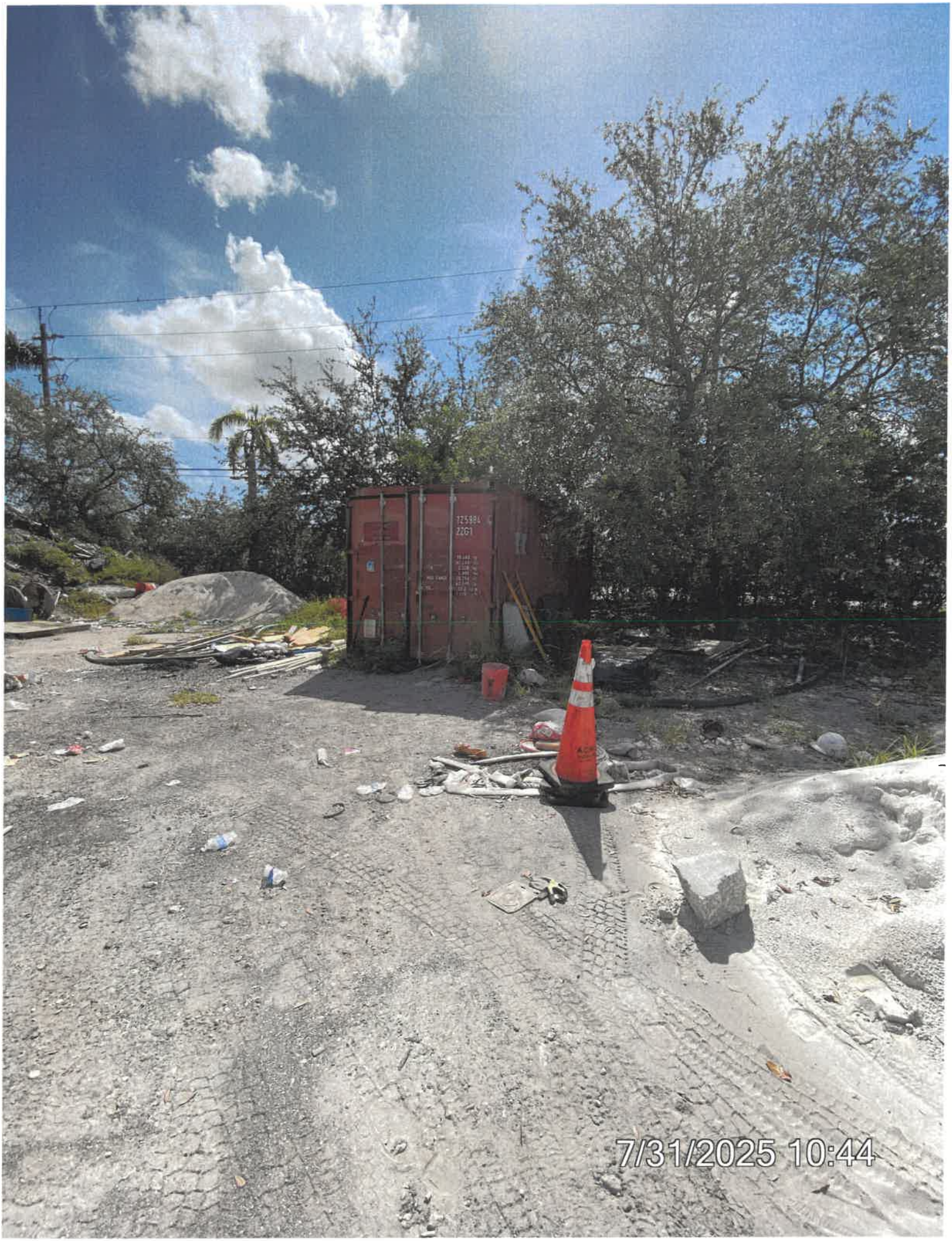
CAT
CAT
650J
375
7/29/2025 2:35

7/29/2025 2:35

3475 2nd Avenue North



7/31/2025 10:44


7/31/2025 10:44

7/31/2025 10:45

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7/31/2025 10:40

7/31/2025 10:41

7/31/2025 10:41

Sec. 34-895. Temporary land uses in zoning districts.

(a) *Applicability.* This section regulates principal activities and uses of real property that are not specifically allowed in a zoning district, but may be necessary or appropriate on a temporary basis.

(b) *Generally.* This section provides for the orderly and effective management of temporary land uses not specifically allowed in a zoning district. Temporary uses are often found to be necessary and desirable for limited periods of time although they might not be in keeping with the intent and purpose of the zoning district if allowed on a long-term basis. This section provides for thorough administrative review of these special types of temporary land uses. These provisions are designed to allow certain reasonable temporary uses while minimizing adverse impacts upon the public health, safety and welfare and other authorized uses within a zoning district. All temporary uses authorized under this section shall be the principal use of the real property and shall not be an accessory use. Temporary, accessory uses are governed by section 34-829, Temporary licensing of certain uses. Further, auctions and sales events governed by section 34-884, Temporary short-term sales, shall not be authorized as temporary uses under this section.

(c) *Permits.* Application for a temporary use permit shall be made to the land development director in accordance with the applications and procedures section set forth herein.

(d) *Temporary uses.* Subject to any conditions that may reasonably be imposed by the land development director and/or the village council, a temporary use permit may be issued for such temporary, principal uses as a construction staging area; temporary off-site modular unit for redevelopment; parking lots; and, other temporary, principal uses. The foregoing list is not an exhaustive list.

(e) *Application and procedures.*

(1) A property owner may submit an application to the land development director for a temporary use permit consistent with this section and pay the application fee as set forth by village resolution. The application fee for a temporary use permit shall be the same as the application fee for a temporary license granted under section 34-829. The application fee will be nonrefundable even if the application is denied. The application shall contain information describing the principal use for which a temporary use permit is being sought and the proposed length of such use. If the applicant is seeking any change to the physical layout or footprint of the site, a site plan or site plan amendment application shall be submitted with the application for temporary use permit. The land development director may request further information from the applicant as is necessary to fully understand the scope of the proposed temporary use and impacts to surrounding properties, facilities and infrastructure including, but not limited to, traffic flow and parking plans. Failure to provide such information may result in a denial of the application.

(2) Approval of a temporary use permit may be made contingent upon the property owner complying with specific statutory, building code and/or village code requirements regardless of whether such requirements are specifically applicable to the proposed temporary use. Further, approval of a temporary use permit may be made contingent upon the property owner providing a surety bond from a company with a Best's rating of AAA guaranteeing that the property will be restored to its original condition upon termination or expiration of the temporary use permit. The amount of the bond, if any, shall be determined by the land development director in his or her sole discretion. Approval of a temporary use permit shall be contingent upon the property owner signing a written agreement with the land development director regarding the temporary use, restrictions on such use and other terms and conditions as the village may reasonably determine necessary for its protection. If a surety bond is required, the requirements for the bond shall be addressed in the written agreement. The land development director is authorized to set forth in the written agreement a specific effective date and expiration date for the temporary use which shall not exceed two years. Failure to sign the written agreement with the land development director will be grounds for denial of the application.

(3) The approval authority for a temporary use permit application is the land development director if the application seeks a temporary use of 60 days or less. If a temporary use permit application seeks a temporary use which will exceed 60 days, the approval authority is the village council, with due public notice prior to approval. Except for such shorter time limitations as may be specifically set by the land development director or village council, a temporary use permit authorized under this section shall not exceed a term of two years.

(4) If a temporary use permit expires and the term of the temporary use permit was for less than two years, the property owner may submit an application to have the term of the temporary use permit extended. The application for extension shall be the same as the initial application for a temporary use permit and the same application fee shall be paid to the village. The extension application shall be reviewed by the land development director consistent with the conditions and requirements as the initial petition and approved by the same approval authority which approved the initial temporary use permit. The total term of a temporary use permit (including any extension thereof) shall not exceed two years. An extension will not be granted if the village terminated the temporary use permit due to a violation of the temporary use permit condition(s), the written agreement or applicable law.

(f) *Temporary signs.* One or more temporary signs may be erected by a property owner who obtains a temporary use permit. Prior to erecting any such temporary sign(s), the property owner shall submit an application to the land development director for the temporary sign(s); pay the fee established by the village council; and, obtain a temporary sign permit from the land development director. The land development director may impose any and all reasonable conditions on such temporary signs including, but not limited to, requiring all such temporary signs to conform to all other sign requirements of this Code. Further, all such temporary signs must be installed at the real property designated in the temporary use permit and only advertise the permitted temporary use for said real property. The temporary sign or combination of temporary(s) shall be less than or equal to 32 square feet in total surface area. All temporary signs must be removed immediately upon the temporary use permit expiring or being terminated.

(g) *Termination and remedies.*

(1) All temporary use permits are revocable. The land development director and/or village council (as applicable) may immediately revoke a temporary use permit, and refuse to grant future applications for a temporary use permit for real property, if there is a violation of any temporary use permit condition(s), the written agreement or applicable law. If a temporary use permit is revoked or upon the expiration of a temporary use permit, all use(s) of the property authorized under the temporary use permit must immediately cease and all use(s) of the property must immediately conform to the village code which may include, but is not limited to, additional actions by the property owner to reinstate the appearance of the property in a specific manner.

(2) The land development director reserves the right to revoke temporary use permits under this subsection which he or she originally approved and may revoke temporary use permits approved by the village council if the revocation of the temporary use permit is necessary for the immediate protection of public health, safety, welfare or to prevent the damage to personal property including property of the village. Further, if it becomes necessary in order to protect the public health, safety, welfare or to prevent the damage to any personal property, the land development director may also cause any and all utility connections necessary for the temporary use to be immediately disconnected along with the revocation of the temporary use permit. As time allows, the land development director shall endeavor to notify the property owner prior to revoking any temporary use permit and disconnecting any utility connections under this section. The village council reserves the right to revoke all temporary use permits approved under this section.

(3) The village may pursue any and all legal remedies without limitation against any property owner and/or occupant who violates the conditions of a temporary use permit, the written agreement and/or the applicable law including, but not limited to, code enforcement proceedings, other administrative

proceedings; and/or injunctive relief. All actions taken by the village to enforce the provisions of this section shall subject the property owner and/or occupant to the reasonable costs incurred by the village in enforcing this section including, but not limited to attorney's fees and costs at all administrative, quasi-judicial, trial and appellate levels. Upon the issuance of an order from any board, special magistrate or court of competent jurisdiction awarding attorney's fees and/or costs to the village, such attorney's fees and/or costs shall become a lien on the property, if unpaid after 30 days following the entry of the order.

(4) Any owner who is granted a temporary use permit understands and agrees that the village's right to revoke and/or terminate the owner's temporary use permit as stated herein is absolute and shall not result in any inequity to the owner because of any authorized improvement(s) made by the owner to the property or any other expense incurred or paid by the owner for the temporary use. Accordingly, the right granted by a temporary use permit shall not be construed as an irrevocable right or license or a right or license coupled with an interest because of said improvement(s) or expenses of the owner.

(h) *Prohibitions.* Nothing contained in this section shall permit or allow any adult entertainment or adult entertainment establishment to be authorized by temporary use permit.

(i) *Transferability.* A temporary use permit shall only be issued to the current property owner and such permit shall not be assigned, conveyed or transferred to any third party or person without the prior written approval of the land development director or village council (as applicable).

(j) *Appeal.* Any person or entity who applies for a temporary use permit and is denied by the land development director may appeal to the village council for a temporary use permit. Such appeal application shall be filed with the land development director within 30 days of the land development director's written denial. Any person or entity who applies for a temporary use permit and is denied by the village council may appeal the village council's decision to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the village council. An appeal shall be filed within 30 days of the village council's decision.

(k) *Exemptions.* Authorized, temporary uses of village owned property shall be exempt from the requirements of this section.

(Ord. No. 2011-21, § 2, 1-26-2012)

CASE PRESENTATION
CASE No. CASE 2025-53

1. Good morning, my name is **Nanciann Cuenot**, and I have been sworn in. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.

3. This is **Case No. 2025-53** concerns the Vacant Lot at **3475 2nd Avenue North**, 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 **Davis Road Property LLC.**

5. Pursuant to my own observation and investigation, there are violations of local ordinance:

Section 34-895 – Temporary land uses in zoning districts – The Temporary Use permit expired. The total term of a temporary use permit (including any extension thereof) shall not exceed two years. The Temporary Use commenced on January 13, 2023, and terminated on January 13, 2025.

Section 10-30(e) Registration of vacant or unimproved property; (g) Maintenance requirements, including removal of all gravel, trash & debris; (h) Sod throughout the entire unimproved property area.

6. Village Council approved the sole use as a temporary staging area for the FDOT contractor working on the construction of Lake Worth Road. Equipment and large piles of concrete, asphalt, dirt, trash, and debris exist on the property. During the past eight (8) months, no effort was made to terminate the use and clean up the property. Last week, on Thursday, August 14th, for the first time, I noticed activity and an effort to clean up the property.

7. On June 13, 2025, a courtesy notice was mailed to the owners on record **to abandon the temporary use on the property and return the property to compliance with the Villages' unimproved commercial property requirements**. Phone conversation with the property owner, Chris Morrero, indicated that he advised the tenant and wants this property cleaned out.

8. On **July 21, 2025,** I wrote **Notice of Violation/Notice of Hearing 2025-53** 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 acknowledges delivery of the Certified Mail.

9. Photos of the violations are included in the file. . However, the property remains in violation.

10. I request that the Respondent be Ordered to come into compliance with Section 34-895 by terminating the Temporary Use on the property, returning the property to its original condition, and comply with Section 10-30 by submitting the registration and fee for abandoned or unimproved commercial property, maintaining the property by keeping it free from weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, discarded personal items including cars and trucks or any

other items that give the appearance that the property is abandoned or not being properly maintained and sod throughout the entire unimproved area of the property by SEPTEMBER 18, 2025. If not in compliance with the stated date, a **fine of $250.00 per day** shall commence.

11. The Village has also incurred costs in the amount of **$317.69** in 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**.

12. Subject to any questions you may have, this concludes the Village testimony.

Case Administrative / Court Costs

August 21, 2025, 3475 2nd Avenue North- Davis Road Property LLC		Case 2025-53		
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	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	1.00	70.00	70.00
4	Additional photos re-inspections - 5.00 per photo	1.00	5.00	5.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	2.00	8.86	17.72
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	3.00	0.74	2.22
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 2025-53			317.69

PALM SPRINGS POLICE DEPARTMENT

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

9489 0178 9820 3040 0469 89

9489 0178 9820 3040 0460 64

JULY 21, 2025

DAVIS ROAD PROPERTY INC
1751 W. 10TH STREET
RIVIERA BEACH, FL 33404 6431

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:
3475 2nd Avenue North in Palm Springs, FL. **PCN: 70-43-44-19-11-002-0190**

VIOLATION / HEARING CASE 2025-53

SECTION 34-895 - Temporary land uses in zoning districts. The total term of a temporary use permit (including any extension thereof) shall not exceed two years. The Temporary Use commenced on January 13, 2023, and terminated on January 13, 2025.
Abandon use of the property and return the property to compliance with Palm Springs Section 10-30 vacant or unimproved property registration.

Section 10-30(e) Registration of unimproved Commercial property; (g) Maintenance requirements; (h) Sodded throughout the entire unimproved area of the property.

The options available include coming into voluntary compliance on or before **August 8, 2025 OR** arguing your case at the Special Magistrate Hearing on **Thursday, August 21, 2025 at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your right under the judicial system.

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

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

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

Village of Palm Springs
226 Cypress Lane
Palm Springs, Florida 33461
561-584-8200 x 8460
www.vpsfl.org

Invoice # INV25-5295

Application Date: 6/13/2025

Invoice Date 7/22/2025 Permit Number 25-00652

Address 3475 2ND AVE NORTH, Palm Springs, FL

Permit Type Zoning

Primary Contact DAVIS ROAD PROPERTY INC

Vacant and Unimproved Property Registration	$200.00

Comments:

Amount $200.00

Total Fees **$200.00**

Teller Receipt Below

Invoice # INV25-5295

Application Date: 6/13/2025

Invoice Date 7/22/2025 Permit Number 25-00652

Address 3475 2ND AVE NORTH, Palm Springs, FL

Primary Contact DAVIS ROAD PROPERTY INC

Total Fees **$200.00**

PALM SPRINGS POLICE DEPARTMENT

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

June 13, 2025

DAVIS ROAD PROPERTY INC
1751 W 10TH ST
RIVIERA BEACH FL 33404 6431

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 3475 2ND AVE NORTH, Palm Springs, FL.
PCN: 70434419110020190

This property is in violation of local ordinances.

SECTION 34-895 Temporary Land uses in zoning districts.
The total term of a temporary use permit (including any extension thereof) shall not exceed two years. The term commenced on January 13, 2023, and terminated on January 13, 2025.

Abandon use of the property and return property in compliance with the Village of Palm Springs vacant and unimproved maintenance requirements in Section 10-30 (g) and, Section 10-30 (h) by sodding throughout the entire unimproved area of the property.

Compliance Date: July 7, 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

Detail by Entity Name

Florida Profit Corporation
DAVIS ROAD PROPERTY, INC

Filing Information

Document Number	P21000006640
FEI/EIN Number	APPLIED FOR
Date Filed	01/13/2021
Effective Date	01/14/2021
State	FL
Status	ACTIVE

Principal Address

1751 WEST TENTH STREET
RIVIERA BEACH, FL 33404

Mailing Address

1751 WEST TENTH STREET
RIVIERA BEACH, FL 33404

Registered Agent Name & Address

SCHNEIDER, PATRICK
1751 WEST TENTH STREET
RIVIERA BEACH, FL 33404

Officer/Director Detail

Name & Address

Title P

SCHNEIDER, PATRICK
1751 WEST TENTH STREET
RIVIERA BEACH, FL 33404

Title P

SCHNEIDER, CARRAN
1433 COUNCIL BLUFF DRIVE
ATLANTA, GA 30321

Title P

MARRERO, CHRISTOPHER
4574 HUNTING TRAIL
LAKE WORTH, FL 33467

Annual Reports

Report Year	Filed Date
2023	01/30/2023
2024	04/11/2024
2025	01/27/2025

Document Images

01/27/2025 -- ANNUAL REPORT	View image in PDF format
04/11/2024 -- ANNUAL REPORT	View image in PDF format
01/30/2023 -- ANNUAL REPORT	View image in PDF format
04/30/2022 -- ANNUAL REPORT	View image in PDF format
01/13/2021 -- Domestic Profit	View image in PDF format

Property Detail

Parcel Control Number : 70-43-44-19-11-002-0190
Owners : DAVIS ROAD PROPERTY INC
Mailing Address : 1751 W 10TH ST
RIVIERA BEACH FL 33404 6431
Location Address : 3475 2ND AVE N
Book/Page : 32180 / 258
Sale Date : 01/25/2021
Legal Description : LAKEWOOD GARDENS PLAT 1 TRS 19 & 20 /LESS N 100 FT/ BLK 2
Property Use Code : 1000—VACANT COMMERCIAL LAND
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)
Total Square Feet : 0
Acres : 2.17

Building Details

Subarea and Square Footage for Building 1

Description	square Footage
No data found	

Sketch for Building 1

Property Extra Feature

Description	Year Built	Units
Fence- Chain Link 6ft #11 Gaug	2009	1225

Structural Element for Building 1

Tax Year	2024		
Improvement Value	$14,719		
Land Value	$794,573	AD VALOREM	$15,724
Total Market Value	$809,292	NON AD VALOREM	$146
Assessed Value	$809,292	TOTAL TAX	$15,870
Exemption Amount	$0		
Taxable Value	$809,292		

Temporary Use Permit Agreement

This Temporary Use Permit ("License") is made effective January 12, 2023 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 DAVIS ROAD PROPERTY, INC. with its principal address at 1751 West 10th Street, Riviera Beach, FL 33404 ("Licensee").

RECITALS

WHEREAS, Licensee owns a parcel of land located in Palm Springs, Florida described in Exhibit "A" attached hereto and incorporated herein ("Property"); and

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

WHEREAS, Licensee requests a temporary use permit to occupy the Property.

WHEREAS, the Property will complete all required inspections prior to issuing its final certificate of occupancy; and

WHEREAS, Village Code Section 34-895 authorizes the Village Council, for good cause shown, to grant a temporary use permit for certain temporary uses, not to exceed two (2) years from the approval date; and

WHEREAS, the Village Council has determined that based upon the mutual promises and consideration as set forth herein, that a **temporary, two (2) year revocable license** for storage and parking of construction materials should be granted to the Licensee for the Property as more specifically provided herein; and

WHEREAS, Village Code Section 34-895 also requires Licensee to comply with specific statutory, building code and/or Village code requirements regardless of whether such requirements are specifically applicable to the proposed temporary use.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the sufficiency of which is hereby acknowledged, and intending to be legally bound hereby, the Parties agree as follows:

1. FINDINGS

1.1 The foregoing recitals are incorporated herein as true and correct findings of fact.

2. LICENSED PREMISES AND LAND USE

2.1 In accordance with the provisions of Village Code Section 34-895, the Village Council hereby grants Licensee a temporary use permit which authorizes Licensee to use the Property for storage and parking as a principal use subject to the terms and conditions of the License. No other interest or right to use the Property is granted to Licensee under this Permit, nor shall the grant of this temporary license operate to vest any rights in the Licensee except as specifically described herein.

3. LICENSE TERM AND EFFECTIVE DATE

3.1 The term of this License is limited to two (2) years. The term shall commence on January 13, 2023 ("Commencement Date") and shall terminate on January 13, 2025. This License shall become effective upon approval by the Mayor. At the conclusion of the two (2) year term, the

permitted temporary use of the Property and this License shall terminate. Thereafter, use of the property shall be governed by a site plan, approved by the Village Council, pursuant to the Commercial zoning district and applicable land development regulations. Failure to terminate the temporary use shall be grounds for default and subject the Licensee and/or owner to appropriate legal action including mandatory injunctive relief and the reasonable costs incurred by the Village in enforcing this License including attorney's fees at all administrative, trial and appellate levels. Pursuant to Village Code Section 34-895, upon issuance of a court order from a court of competent jurisdiction awarding attorney's fees and/or costs, such costs shall become a lien on the property, if unpaid after thirty (30) days following the entry of the order.

4. LICENSE CONDITIONS

4.1 Licensee shall adhere to the following conditions as a part of this Permit Agreement.

(1) A 10' landscape buffer shall be maintained around the entire perimeter of the property.
(2) A maximum of 1 storage container is permitted
(3) Storage container shall be limited in size to 300 sf maximum
(4) A maximum of 1 contractor's office trailer is permitted
(5) Contractor's office trailer shall be limited in size to 160 sf maximum
(6) Utilization of the temporary storage container shall be limited to Zahlene Enterprises who is the contractor working with FDOT – approved construction plans of Lake Worth Road.
(7) Temporary utility connections shall be completed prior to occupancy/use of the contractor's office.
(8) A separate permit is required for any utility connections of the temporary contractor's office.
(9) Outdoor storage materials shall not exceed the height of the fence.
(10) The property shall solely use as a temporary staging area for FDOT contractor working on the construction of Lake Worth Road.
(11) Access to the property shall be only through 2nd Avenue North.
(12) Surveillance equipment and security lighting are recommended by the Village.
(13) All other regulations and ordinances of the Village shall govern as applicable.
(14) The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief.

5. INDEMNIFICATION

5.1 To the fullest extent permitted by laws and regulations, but only to the extent of Licensee's negligence, Licensee shall indemnify, defend, save and hold harmless, Village, its officers, agents and employees from any and all claims, damages, losses, liabilities and expenses, for personal injury or property damage 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 or any of its subcontractors, agents, officers, employees, independent contractors, invitees or guests. Licensee 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 attorneys' fees (including appellate attorneys' fees and costs). All costs and fees associated with any such defense shall be the responsibility of Licensee. 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 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 inability to evaluate liability or its evaluation of liability, shall not excuse the Licensee'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 or partially negligent, shall excuse performance of this provision by Licensee. Licensee shall pay all costs and fees related to this obligation and its enforcement by the Village. The Village's failure to

notify the Licensee of a claim shall not release the Licensee 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 that no verbal or oral agreements, promises or understandings shall be binding upon either Village or Licensee 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 a 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 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: Village Manager 226 Cypress Lane Palm Springs, Florida 33461
With a mandatory copy to:	Village Attorney Glen Torcivia 701 Northpoint Parkway, Suite 209 West Palm Beach, Florida 33407
Licensee:	Davis Road Property, Inc. Attention: Christopher Marrero 1751 West 10th Street, Riviera Beach, FL 33404
With a copy to:	James F. Sposato, Esq. Ritter Chusid, LLP 5850 Coral Ridge Drive, Suite 201 Coral Springs, Florida 33076 JSposato@RitterChusid.com

10. APPLICABLE LAWS

10.1 During the term of this License, the Licensee shall maintain the Property in compliance with this License, the Village Code, and all applicable governmental laws, rules, regulations, statutes, ordinances, resolutions, directives, covenants, easements, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). Licensee shall, with respect to the condition of the Property and at the Licensee's sole cost and expense, comply with (a) all laws relating solely to Licensee's specific and unique nature of use of the Property; and (b) all building codes requiring modifications to the Property due to the use of the Property and any improvements to be made by the Licensee in and upon the Property.

11. SURVIVAL

11.1 The provisions of this License relating to indemnification shall survive and termination or expiration of this License. Additionally, any provisions of this License Agreement which require performance subsequent to the termination or expiration of this License shall also survive such termination or expiration.

12. CAPTIONS

12.1 The captions contained in this License are inserted for convenience only and are not intended to be part of this License.

13. ATTORNEY'S FEES

13.1 It is the understanding of the parties that if legal action is required to enforce this License, the prevailing party will be entitled to reasonable attorney's fees and costs in addition to any other relief to which the prevailing party is awarded.

14. TERMINATION FOR DEFAULT

14.1 In the event that the Licensee is found to be in violation of any part of the Village Code or any other applicable Laws for the Property or any other property owned by the Licensee in the Village, in a code enforcement proceeding of a Special Magistrate for the Village, or in a stipulated agreement, or in a court of competent jurisdiction, the Village shall give thirty (30) calendar days' notice to the Licensee that the Licensee is in default. In the event the Licensee fails to correct the conditions of default, or the default is not remedied to the satisfaction of the Village within said thirty (30) calendar days, the Village shall have all legal remedies available to it, including, but not limited to, the termination of this License, in which case, the Village shall be entitled to recover its attorney's fees and costs, and any and all damages permitted by law arising from the default. A breach of this License by Licensee may be enforced in code enforcement proceedings 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 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 because of any authorized improvements by Licensee 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.

14.3 The Licensee acknowledges 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 or any terms 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 partyto this License

17. PREPARATION

17.1 This License shall not be construed more strongly against either party regardless of who was more responsible for its preparation.

18. COUNTERPARTS

18.1 This License may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

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

THE VILLAGE OF PALM SPRINGS

BY: _____
Bev Smith, Mayor

ATTEST:

By: _____
Kymberly M. Wynn, Village Clerk

VILLAGE OF PALM SPRINGS SEAL 1957 FLORIDA

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Glen Torcivia, Village Attorney

LICENSEE:

WITNESSES

DAVIS ROAD PROPERTY, INC

By: _____

Print: CHRIS Marrero

Title: Mgr

By: _____

By: Shamaigha McDonald

EXHIBIT "A"

Property Description

TRACT 19 AND 20, LESS THE NORTH 100 FEET THEREOF, BLOCK 2, LAKEWOOD GARDENS PLAT #1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 38 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT "C"

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

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

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

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

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

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

Distressed means any condition that on its own or combined with other conditions present would lead a reasonable person to believe that a property is neglected, abandoned, or otherwise not being regularly maintained. Such conditions include, but are not limited to:

(1) A repeat violation of any provision of this Code, as defined in F.S. § 162.04(5) or violations which have not been complied;
(2) Overgrown and/or dead vegetation;
(3) The accumulation of trash, junk and/or debris;
(4) Unsecured doors, windows, or other openings;
(5) The presence of an unsanitary, stagnant swimming pool, the presence of boards over doors, windows, or other openings in violation of the Code; or
(6) Deterioration of the structure or structures on the property.

Evidence of vacancy means any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property or a building or structure is vacant. Such conditions may include, but are not limited to, overgrown and/or dead vegetation, past due utility notices and/or disconnected utilities; accumulation of trash, junk or debris; the absence of furnishings and/or personal items consistent with habitation or occupancy; an unsanitary or stagnant swimming pool; or statements by neighbors, passers-by, delivery agents or government agents, among other evidence of such conditions.

Foreclosure means the judicial process by which a property, placed as security for a mortgage loan is to be sold at an auction to satisfy a debt upon which the borrower has defaulted.

Enforcement officer means any fulltime law enforcement officer, building official, fire inspector or code enforcement officer employed by the Village.

Owner means any person, firm, corporation, or other legal entity who, individually or jointly or severally with others, holds the legal or beneficial title to any building, facilities, equipment, or property subject to the provisions of this chapter. The term shall include the owner's duly authorized agent, a purchaser, devisee, fiduciary, or any other person, firm, corporation, or legal entity having a vested or contingent interest or, in the case of a leased premises, the legal holder of the lease or his legal representative. It is intended

that this term shall be construed as applicable to the person, firm, corporation, or legal entity responsible for the construction, maintenance and operation of the building, facilities or property involved whether vacant or occupied.

Property management company means a local property manager, property maintenance company or similar entity responsible for the maintenance of abandoned real property.

Secure manner shall include, but not be limited to, the closure and locking of windows, doors, gates, and other openings of such size that may allow a child to access the interior of the property and/or structure. In the case of broken windows, such windows shall be secured by re-glazing or if the structure is vacant it may be boarded up in accordance with code requirements.

Unimproved property means any parcel within the Village that does not contain a principal or accessory building or structure.

Vacant property means a parcel of land that contains any building or structure that is not lawfully occupied or inhabited by human beings as evidenced by the conditions set forth in the definition of "evidence of vacancy". Vacant property does not mean property that is unoccupied while the occupants are temporarily away or is not intended by the owner to be left vacant so long as the period does not exceed six (6) months.

(c) Applicability. This section relates to abandoned Commercial and Industrial properties, unimproved Commercial and Industrial property, and to all property subject to a mortgage that has been determined by the mortgagee to be in default, is in foreclosure, or to properties that have been the subject of a foreclosure sale where title is transferred to the mortgagee or lender as well as any properties transferred to the mortgagee or lender under a deed in lieu of foreclosure by any legal method. All such properties shall comply with the registration, security, and maintenance requirements of this section. This section shall not be applicable to property with bona fide agricultural use, as evidenced by an agricultural exemption.

(d) Penalties. Violations of this section shall be subject to enforcement by a special magistrate of the Village or any other legal enforcement process.

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

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

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

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

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

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

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

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

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

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

(6) Any person or other legal entity that has registered a property under this section must report any change in the information contained in the registration within ten (10) days of the change. There shall be no fee to update the current owner's information.

(7) Failure of the property owner of record to properly register or to modify the registration from time to time to reflect a change of circumstances as required by this section is a violation and shall be subject to enforcement by any of the enforcement means available to the Village.

(8) Pursuant to a finding by the special magistrate that any property is in violation of this section, the Village may take the necessary action to ensure compliance with and place a lien on the property for the cost of the work performed to benefit the property and to bring it into compliance.

(f) Registration of real property; mortgagee holding mortgage in default, foreclosure, or where ownership of property has been transferred to a lender or mortgagee.

(1) All property located within the Village, which property is in or has been declared to be in default, mortgage foreclosure, or to properties that have been the subject of a foreclosure sale where title is transferred to the mortgagee as well as any properties transferred to the mortgagee or lender under a deed in lieu of foreclosure by any legal method shall be registered under this section.

(2) Any mortgagee who holds a mortgage on vacant or abandoned real property located within the Village shall perform an inspection of the property upon default by the mortgagor or prior to the issuance of a notice of default.

If the property is found to be vacant or shows evidence of vacancy, it shall be deemed vacant or abandoned, and the mortgagee shall, within two days of the inspection, register the property with the Village's land development department on forms provided by the department, even though the real property may not be vacant.

(3) If the property is occupied, the mortgagee or mortgagee's designee should monthly inspect it.

(4) Within ten days of the date the mortgagee declares its mortgage to be in default, the mortgagee shall register the real property with the Village's designee and, at the time of registration, and, if vacant, shall also designate in writing a local property

manager to inspect, maintain and secure the real property subject to the mortgage in default.

(5) Registration. Registration pursuant to this subsection shall contain at a minimum:

a. The name;

b. The mailing address;

c. The e-mail address;

d. The telephone number for the mortgagee, trustee and/or servicer; and

e. The disposition and occupancy status of the real property.

If the property is vacant or deemed vacant by the code enforcement staff of the Village, then the name of the local property manager and said person's address, e-mail address, and telephone number shall also be provided for all new registrations. If the occupancy status of a registered property changes to vacant then the registration must be modified.

The local property manager shall be responsible to inspect, secure and maintain the property. The local property manager shall be available to be contacted by the Village 24 hours a day. The Village shall charge a fee as established in the Village fee resolution for any registration or modification of registration, and it may assign and delegate the collection of such fee to an independent contractor. The registration fee must be paid by the mortgagee, trustee or mortgage servicer and cannot be assigned for payment or remitted by a third party for payment.

(6) This subsection shall also apply to properties that have been the subject of a foreclosure sale where title is transferred to the mortgagee, as well as any properties transferred to the mortgagee under a deed in lieu of foreclosure.

(7) Properties subject to this subsection shall remain under the annual registration requirement, inspection, security, and maintenance standards of this section as long as they remain abandoned, vacant, or subject to having been declared by a mortgagee to be in default.

(8) Any person or other legal entity that has registered a property under this subsection must report any change in the information contained in the registration within ten days of the change.

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

(g) Maintenance requirements, generally.

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

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

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

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

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

(6) Failure of the mortgagee and/or property owner of record to properly maintain the property is a violation of the Code. Pursuant to a finding and determination by a special magistrate, the Village may take the necessary action to ensure compliance with its ordinances and place a lien or liens and a special assessment on the property.

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

(1) lighted in a manner to discourage crime;

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

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

(4) irrigated, preferably with a timer mechanism;

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

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

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

requirements shall be deemed to be "documented expenses" for purposes of reducing any code enforcement fines or liens on the property.

(i) Maintenance requirements, demolished property. For the purposes of this section, demolished commercial or industrial property shall be property where all buildings or structures have been removed. In such a case, the demolished commercial or industrial property becomes unimproved property, and the owner must comply with the requirements of this section as applicable. However, the additional requirements of subsection (h) shall not apply if construction on the commercial or industrial property begins within one year of the demolition. The PZB Director has the discretion to alter the one year limitation upon good cause showing.

(j) Security requirements.

(1) Properties subject to this section shall be maintained in a secure manner so as not to be accessible to unauthorized persons.

(2) A "secure manner" shall include, but shall not be limited to, the closure and locking of windows, doors, gates, and other openings of such size that may allow a child or adult to access the interior of the property and/or structure. Broken windows shall be secured by re-glazing or boarding. All means of access shall be secured by replacing, reglazing, or boarding the openings so as to meet all applicable laws, codes, and regulations.

(k) Property management.

(1) If a mortgage on the property is in default and/or Commercial or Industrial property has become abandoned or unimproved, a local property manager shall be designated by the mortgagee or owner to perform the work necessary to bring the property into compliance with the Code and the local property manager must perform weekly inspections to verify compliance with the requirements of this section and any other applicable laws or ordinances of the Village.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-53

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

DAVIS ROAD PROPERTY INC.
3475 2ND AVENUE NORTH
LAKE WORTH BEACH, FL 33461

MAILING ADDRESS:
1751 W. 10TH STREET
RIVIERA BEACH, FL 33404 6431
Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-895: Temporary land uses in zoning districts. Temporary Use permit expired.
Section 10-30(e): Registration of vacant or unimproved property; (g) Maintenance requirements, including removal of all gravel, trash & debris; (h) Sod throughout the entire unimproved property area.

Address:	3475 2ND AVENUE NORTH
Legal Description:	LAKEWOOD GARDENS PLAT 1 TRS 19 & 20 /LESS N 100 FT/ BLK 2
PCN:	70-43-44-19-11-002-0190

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **21st** day of **August 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 34-895: Temporary land uses in zoning districts. Temporary Use permit expired. The total term of a temporary use permit (including any extension thereof) shall not exceed two years. The Temporary Use commenced on January 13, 2023, and terminated on January 13, 2025.**

☐ **Section 10-30(e): Registration of unimproved Commercial property; (g) Maintenance requirements including removal of all gravel, trash & debris; (h) Sod throughout the entire unimproved area of the property.**

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

☐ **Section 34-895: Temporary land uses in zoning districts. The Temporary Use permit expired. The total term of a temporary use permit (including any extension thereof) shall not exceed two years. The Temporary Use commenced on January 13, 2023, and terminated on January 13, 2025.**

☐ **Section 10-30(e): Registration of unimproved Commercial property; (g) Maintenance requirements including removal of all gravel, trash & debris; (h) Sod throughout the entire unimproved area of the property.**

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **July 28, 2025:**

- ☐ Administrative costs of **$317.69**
- ☐ Citation fine of $ N/A
- ☐ Re-inspection fee of $ N/A

☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **September 18, 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 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 28, 2025**.

- ☐ Administrative costs of **$317.69**
- ☐ 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 21st day of August 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:
1751 W. 10th Street
Riviera Beach, FL 33404 6431

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-56

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

ICA CONRACTORS INC &
PALM BEACH CLEANING LLC
Rosa E Vasquez-Registered Agent
4907 Palm Way
Lake Worth, FL 33463

Respondent(s).

70-43-44-19-11-002-0114

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **August 1st, 2025**, the Respondent(s), **ICA Contractors INC & Palm Beach Cleaning LLC** owner(s) of the property at **3759 Lakewood RD E, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Remove unpermitted rear structure and obtain an after the fact permit for the installation of doors, windows and electrical work.
SECTION 14-32: No Residential Rental Permits-Obtain a rental permit for each unit.
SECTION 30-141: Overgrowth-Trim all overgrown trees/bushes/hedges/vegetation. This includes the vegetation encroaching into the abutting roadways.
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-Remove all black discoloration off the mailboxes and all rust off the rear roof line/Remove all holiday lights and broken metal fence posts/Finish painting the pink and white sections of the exterior walls.

These violations must be corrected on or before August 18th, 2025, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8430, at 10:00 A.M., on THURSDAY August 21st, 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: August 1st, 2025

CODE ENFORCEMENT BOARD
VILLAGE OF PALM SPRINGS, FLORIDA

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner **Case No. 2025-56**

RETURN OF SERVICE

ICA CONTRACTORS INC & PALM BEACH CLEANING LLC
4907 PALM WAY
LAKE WORTH, FL 33463 8132 **Respondent**
_____/

On the 8th **Day of August 2025 at 10:08AM**, I served the attached NOV/NOH on the within named Respondent, **ICA Contractors INC & Palm Beach Cleaning LLC** at **3759 Lakewood RD E,** Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

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

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

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

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders 20th 211
Code Enforcement officer

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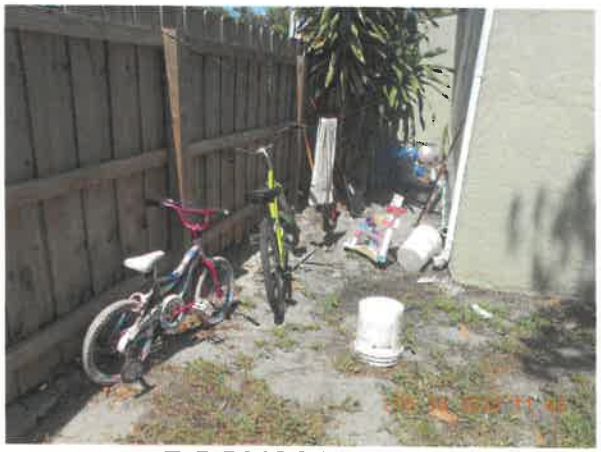

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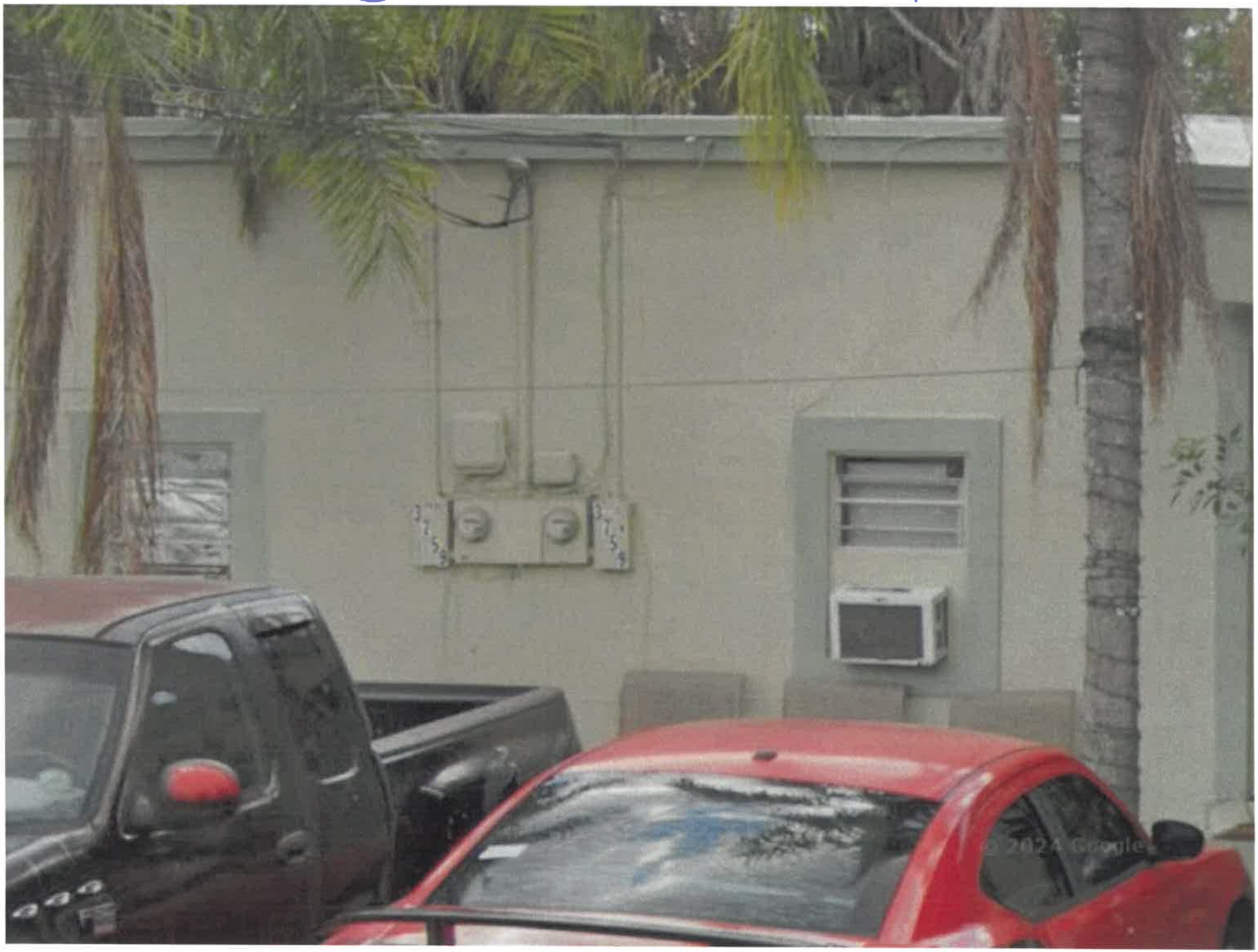
3759 Lakewood RD E - 2024



PALM SPRINGS POLICE DEPARTMENT

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

August 1st, 2025

ICA CONTRACTORS INC & PALM BEACH CLEANING LLC
Rosa E Vasquez-Registered Agent
4907 Palm Way
Lake Worth, FL 33463

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 **3759 Lakewood RD E in Palm Springs, FL.**
PCN: 70-43-44-19-11-002-0114

VIOLATION/HEARING CASE 2025-56

SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Remove unpermitted rear structure and obtain an after the fact permit for the installation of doors, windows and electrical work.
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SECTION 10-9: Exterior Property Maintenance-Remove all black discoloration off the mailboxes and all rust off the rear roof line/Remove all holiday lights and broken metal fence posts/Finish painting the pink and white sections of the exterior walls.

The options available include coming into voluntary compliance on or before **August 18th, 2025 OR** arguing your case at the Special Magistrate Hearing, **Thursday August 21st, 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

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

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PALM BEACH CLEANING LLC
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Lake Worth, FL 33463

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PALM BEACH CLEANING LLC
Rosa E Vasquez-Registered Agent
4907 Palm Way
Lake Worth, FL 33463

owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

104.10.1 Flood hazard areas. The Building Official shall coordinate with the floodplain administrator to review requests submitted to the Building Official that seek approval to modify the strict application of the flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to Section 117.

104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the Building Official shall respond in writing, stating the reasons why the alternative was not approved.

104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

104.12 Requirements not covered by code. Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the Building Official.

SECTION 105
PERMITS

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

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

shall be obtained for each facility and for each construction trade, as applicable. The permit application shall contain a general description of the parameters of work intended to be performed during the year.

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

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

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

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

Building:

1. Building permits are not required for replacement or repair work having a value of less than $1,000.00, providing, however, that such work will not adversely affect the structural integrity, fire rating, exit access or egress requirements.
2. Cabinets and countertops with no reconfiguration for one- and two- Family Dwellings, painting, papering, carpeting, and similar finish work, with no electrical or plumbing work.
3. Temporary motion picture, television and theater sets and scenery.
4. Traditional swings and other standard playground equipment accessory to detached one- and two-family dwellings, as determined by the Building Official, but they may be subject to Zoning permits.
5. Retractable awnings supported by an exterior wall and do not require additional support of Groups R-3 and U occupancies, but they may be subject to Zoning permits.
6. Non-fixed and movable fixtures, cases, racks, and counters not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

109.2.1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:

- Permits;
- Plans examination;
- Certificates of competency (including fees for applications, examinations, renewal, late renewal, and reciprocity);
- Re-inspections;
- Administrative fees (including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board);
- Variance requests;
- Administrative appeals;
- Violations; and
- Other fees as established by local resolution or ordinance.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or without prior approval from the Building Official as permitted in Section 105.2.2 or 105.12 shall be subje ct 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 Statues.

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

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

110.1.3 Affidavit for inspection. With specific prior approval of, and in a format acceptable to the Building Official, an affidavit for certification of inspection may be accepted from the permit qualifier; when accompanied by extensive photographic evidence of sufficient detail to demonstrate code compliance. The photographic evidence shall be comprehensive in the display of the installation and/or construction and job location identifiers. The affidavit and accompanying photographs shall be provided to the inspector onsite, at the next scheduled

Sec. 10-9. 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. 34-1381. 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 2025-56

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 #2025-56** is concerning the property located at **3759 Lakewood RD E** 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 **ICA Contactors INC & Palm Beach Cleaning LLC.**

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 unpermitted rear structure and obtain an after the fact permit for the installation of doors, windows and electrical work.
SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for each unit.
SECTION 30-141: Overgrowth-Trim all overgrown trees/bushes/hedges/vegetation. This includes the vegetation encroaching into the abutting roadways.
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-Remove all black discoloration off the mailboxes and all rust off the rear roof line/Remove all holiday lights and broken metal fence posts/Finish painting the pink and white sections of the exterior walls.
Photos are included in the file.

5. On 02/16/2025, I inspected the property and observed multiple code violations to include new doors installed without a permit and an RV/camper stored in front of the property that was noticeably being used for living and sleeping purposes. I issued a code courtesy violation notice and posted it on the front of the property. All of the other above noted violations were also discovered throughout the duration of this case. On 04/25/2025, the property owners and I met at the property and I pointed out all of the existing code violations.

During our meeting, I thoroughly explained the permitting process and advised the property owners to refrain from performing any additional work on the property unless they obtain a permit beforehand, which they stated that they understood. Sometime on or around July 2025, I observed that the property owners installed new windows throughout the property without a permit after being previously warned not to do so.

It should be noted that I mailed the property owners a total of two follow up letters and I made multiple attempts to address the violations with them via telephone. My last documented phone call with the property owners was on 07/18/2025. As of this writing, the property owners have failed to apply for any building or rental permits, have failed to further communicate with me and have shown no sense of urgency toward bringing the property into compliance over the past (6) months.

6. On **August 1st, 2025,** Notice of Violation/ Notice of Hearing **2025-56** 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 **September 1st, 2025**. If not in compliance by **September 1st, 2025,** a **$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of **$297.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **September 1st, 2025**.

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

Case Administrative / Court Costs

August 21, 2025, 3759 Lakewood RD E		Case 2025-56		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	6.00	20.00	120.00
6	Additional certified copies for hearing	1.00	8.86	8.86
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	0.74	0.74
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 2025-56			297.35

PALM SPRINGS POLICE DEPARTMENT

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

February 16th, 2025

ICA Contractors INC & Palm Beach Cleaning LLC
4907 Palm Way
Lake Worth, FL 33463

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 **3759 Lakewood RD Palm Springs, FL 33461**
PCN: 70-43-44-19-11-002-0114

This property is in violation of the following Village of Palm Springs ordinances:
SECTION 105.1, 110.1 & 14-32
Work W/o Permits/No Residential Rental Permit:
-Remove all unpermitted structures.
-New doors installed without a permit and inspection and no rental permit on file with the Village of Palm Springs. Obtain a renal permit for each unit and building permit for the new doors by contacting the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

SECTION 34-914 & 34-915
Vehicles/Parking: Remove all inoperative and/or unregistered vehicles off the property (black Ford pickup). Also, RV/camper may not be used for living or sleeping purposes and may not be stored on the grass. Remove prohibited RV/camper off the property.

SECTION 30-141 & 34-883
Overgrowth/Hedges: Trim all overgrown trees/bushes/hedges/vegetation. Also, front hedges may be no more than 4 feet in height.

SECTION 34-225
Fence Maintenance: Repair or remove broken fence (east side).

SECTION 30-143 & 34-1381
Trash/Debris/Materials/Open Storage: Remove all trash, debris, materials and misc. items stored around the property (reference attached photos).

SECTION 10-9:
Exterior Property Maintenance/Holiday Lights/Mailboxes/Street Numbers/Shutters/Windows:
-Remove all holiday lights off the property.
-Remove all black discoloration off both mailboxes.
-Repair all broken windows and remove all wood boards/shutters covering the windows.
-Post "3759" house ID numbers on the front of the property facing Lakewood RD. Must be clearly visible from the roadway and a minimum of 4" height.

Compliance Date: March 2nd, 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: 02/16/2025 Time:

Location: 3159 Lakewood RD E

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 Permit

31-914/31-915 - Vehicles/Parking

30-141/31-883 - Hedges/overgrowth

34-225 - Fence Maintenance

30-143/34-1321 - Trash/Debris/Material/open storage

309 - Exterior Property Maintenance/Holiday Lights/ Mailboxes/Street Number/Shutters/windows

Reference Attached Letter

Compliance Date: 03/02/2025

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

Code officer J. Sanders #211

Name I.D. #

Palm Springs Police Department
(561) 584-8300, ext. 8520
EXT. 48525

Property Detail

Location Address : 3759 LAKEWOOD RD E
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-002-0114
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 35205 / 629
Sale Date : 08/05/2024
Legal Description : LAKEWOOD GARDENS PLAT 1 E 10 FT OF N 65 FT OF TR 11 & N 65 FT OF TR 12 BLK 2

Owner Information

Owner(s)	Mailing Address
ICA CONTRACTORS INC & PALM BEACH CLEANING LLC	4907 PALM WAY LAKE WORTH FL 33463 8132

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/05/2024	$310,000	35205 / 00629	WARRANTY DEED	ICA CONTRACTORS INC &
12/18/1998	$53,000	10838 / 00514	WARRANTY DEED	MANKE MICHAEL E &
09/01/1994	$32,600	08429 / 01006	STATE DEED	
04/01/1994	$100	08229 / 01828	WARRANTY DEED	
04/01/1994	$1,000	08207 / 01615	CERT OF TITLE	
10/01/1992	$500	07447 / 00311	QUIT CLAIM	
12/01/1991	$60,500	07066 / 00131	WARRANTY DEED	
06/01/1989	$59,100	06121 / 00393	WARRANTY DEED	
02/01/1986	$60,000	04804 / 01594	WARRANTY DEED	
04/01/1983	$35,000	03933 / 00288	WARRANTY DEED	
01/01/1980	$38,000	03286 / 00330		
01/01/1978	$25,000	02943 / 01351		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 2
***Total Square Feet :** 1138
Acres : .26
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1	
Exterior Wall 1	WSF: STUCCO
Year Built	1958
Air Condition Desc.	NO HTG/AC
Heat Type	NONE
Heat Fuel	NONE
Bed Rooms	3
Full Baths	2
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	SHED

Sketch for Building 1

$0.00 CHECK OUT

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-19-11-002-0114
Mailing Address:
4907 PALM WAY
Lake Worth, Fl 33463-8132
Owner of Record:
ICA CONTRACTORS INC &

Property Type:
Real Property
Property Address:
3759 LAKEWOOD RD E
PALM SPRINGS, FL 33461
Second Owner:
PALM BEACH CLEANING LLC

Status: Active
Legal Description:
LAKEWOOD GARDENS PLAT 1 E 10 FT OF N 65 FT OF TR 11 & N 65 FT OF TR 12 BLK 2

Last updated: 8/16/2025 05:00:24 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).

IMPORTANT: Prior to making your payment for delinquent property taxes, please contact our office at 561-355-2264 to confirm the payoff amount, as the amount displayed online may not be accurate as additional fees may not be included in the amount shown online.

Tax Bills

Add Tax Bills to the cart then select cart icon ( ) above to checkout.

Total Payable: $0.00 Total Due: $4,978.55

2024 | Bill Type: Tax Certificate | Bill No: (05/31/2025) 2025:20005 | Roll: |

Past Due $4,978.55 NOT PAYABLE

View Info | Tax Sale Info

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/25	$4,978.55	$0.00	$4,978.55	Past Due	
	Net Tax: $4,735.52		8/16/25 $4,978.55		
	Interest: $236.78		8/31/25 $4,978.55		
	Penalty: $0.00		9/30/25 $4,978.55		
	Fees: $6.25		10/31/25 $4,978.55		
	Discount: $0.00				

Recently Paid Bills

Detail by Entity Name

Florida Limited Liability Company
PALM BEACH CLEANING LLC

Filing Information

Document Number	L23000172535
FEI/EIN Number	30-1359460
Date Filed	04/06/2023
Effective Date	04/06/2023
State	FL
Status	ACTIVE

Principal Address

4907 Palm Way
Lake Worth, FL 33463 UN

Changed: 05/01/2025

Mailing Address

4907 Palm Way
Lake Worth, FL 33463

Changed: 05/01/2024

Registered Agent Name & Address

VASQUEZ, ROSA E
4907 PALM WAY
LAKE WORTH, FL 33463

Authorized Person(s) Detail

Name & Address

Title MGR

VASQUEZ, ROSA E
4907 PALM WAY
LAKE WORTH, FL 33463

Annual Reports

Report Year	Filed Date
2024	05/01/2024
2025	05/01/2025

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-56

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

ICA CONTRACTORS INC & PALM BEACH CLEANING LLC
ROSA E VASQUEZ-REGISTERED AGENT
3759 LAKEWOOD ROAD E
LAKE WORTH BEACH, FL, 33461

MAILING ADDRESS:
ICA CONTRACTORS INC & PALM BEACH CLEANING LLC
ROSA E VASQUEZ-REGISTERED AGENT
4709 PALM WAY
LAKE WORTH, FL, 33463 8132
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 unpermitted rear structure and obtain an after the fact permit for the installation of doors, windows and electrical work.
Section 14-32: No residential rental permits. Obtain a rental permit for each unit.
Section 30-141: Overgrowth. Trim all overgrown trees/bushes/hedges/vegetation. This includes the overgrown vegetation encroaching into the abutting roadways.
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. Remove all black discoloration off the mailboxes and all rust off the rear roof line. Remove all holiday lights and broken metal fence posts. Finish painting the pink and white sections of the exterior walls.

Address:	3759 LAKEWOOD ROAD E
Legal Description:	LAKEWOOD GARDENS PLAT 1 E 10FT OF N 65 FT OF TR 11 & N 65 FT OF TR 12 BLK 2
PCN:	70-43-44-19-11-002-0114

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 **21st** day of **August 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 unpermitted rear structure and obtain an after the fact permit for the installation of doors, windows and electrical work.
☐ Section 14-32: No residential rental permits. Obtain a rental permit for each unit.
☐ Section 30-141: Overgrowth. Trim all overgrown trees/bushes/hedges/vegetation. This includes the vegetation encroaching into the abutting roadways.
☐ 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. Remove all black discoloration off the mailboxes and all rust off the rear roof line. Remove all holiday lights and broken metal fence posts. Finish painting the pink and white sections of the exterior walls.

☐ 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 unpermitted rear structure and obtain an after the fact permit for the installation of doors, windows and electrical work.
☐ Section 14-32: No residential rental permits. Obtain a rental permit for each unit.
☐ Section 30-141: Overgrowth. Trim all overgrown trees/bushes/hedges/vegetation. This includes the vegetation encroaching into the abutting roadways.
☐ 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. Remove all black discoloration off the mailboxes and all rust off the rear roof line. Remove all holiday lights and broken metal fence posts. Finish painting the pink and white sections of the exterior walls.

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **September 1st, 2025:**

- ☐ Administrative costs of $**297.35**
- ☐ Citation fine of $ N/A
- ☐ Re-inspection fee of $ N/A

☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **September 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 **September 1st, 2025**.

- ☐ Administrative costs of **$297.35**
- ☐ 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 21st day of August 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:
4907 PALM WAY
LAKE WORTH, FL 33463 8132

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00057

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
DELGADO XAVIER E & NOA MAYBELYS L
120 RILEY AVE
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434418060900160

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on August 03, 2025, the DELGADO XAVIER E & NOA MAYBELYS L, owners of the property at 120 RILEY Ave, Palm Springs, FL 33461, violates local ordinances.

. SECTION 34.914- NO CARS OR VEHICLES ARE ALLOWED ON GRASS (FRONT LAWN). IF YOU NEED EXTRA PARKING, PARK ON THE SWALE. (REPEAT VIOLATOR).

These violations must be corrected on or before [_AUGUST 18TH, 2025_], failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [AUGUST 21ST, 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.

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS, FLORIDA,
Petitioner **Case No. 2025-57**

DELGADO XAVIER E &
NOA MAYBELYS L
120 RILEY AVE
LAKE WORTH BEACH, FL 33461 2055 **PCN: 70-43-44-18-06-090-0160**

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the **3RD Day of AUGUST 2025, at 2:30 PM**, I served the attached Notice of Request for Authorization of Magistrate Hearing on the within-named Respondent(s),**120 RILEY 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 inform such person of their contents under F.S. 48.031.
XX	POSTED BY:	Securely affixing a copy to a conspicuous place at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

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

By: _____ Date: August 3rd 2025
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

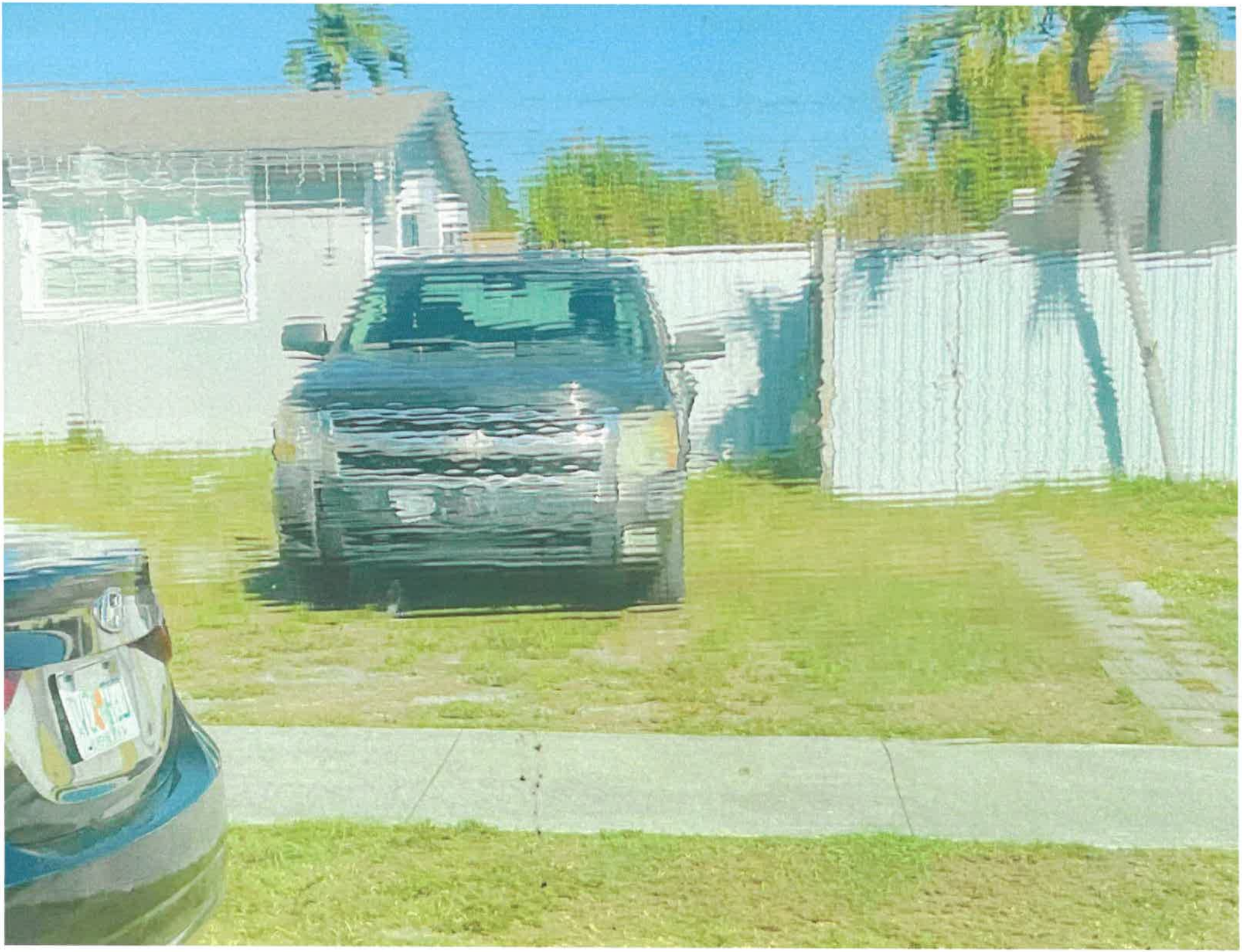
The foregoing instrument was acknowledged before me this 4th day of AUGUST, 2025 by HENRY STOUT, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

NANCIANN M. CUENOT
Notary Public - State of Florida
Commission # HH 493254
My Comm. Expires Apr 25, 2028
Bonded through National Notary Assn.

NOTARY PUBLIC, State of Florida
Nancianne M Cuenot

1
2
0



PALM SPRINGS POLICE DEPARTMENT

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

AUGUST 3RD, 2025
DELGADO XAVIER E &
NOA MAYBELYS L
120 RILEY AVE
LAKE WORTH BEACH, FL 33461 2055
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 **120 RILEY AVE, PALM SPRINGS, FL 33461**

PCN: 70-43-44-18-06-090-0160

REPEAT VIOLATION/HEARING CASE 2025-57

SECTION 34.914- NO CARS OR VEHICLES ARE ALLOWED ON GRASS (FRONT LAWN). IF YOU NEED EXTRA PARKING, PARK ON THE SWALE. (REPEAT VIOLATOR).
The options available include coming into voluntary compliance on or before **AUGUST 18TH,2025, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, AUGUST 21ST, 2025, AT 10:00 AM**. This is part of your rights under the judicial system.

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

Please feel free to call/text me if you have any questions or concerns at (561)801-9217.
Respectfully,

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

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

quadient
FIRST-CLASS MAIL
IMI
$000.74
08/03/2025 ZIP 33480
043M31256277
US POSTAGE

DELGADO XAVIER E &
NOA MAYBELYS L
120 RILEY AVE
LAKE WORTH BEACH, FL 33461 2055

UNITED STATES POSTAL SERVICE
CERTIFIED MAIL®

9489 0178 9820 3040 0461 18

Label 800-ODT, March 2023

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

quadient
FIRST-CLASS MAIL
IMI
$008.86
08/03/2025 ZIP 33480
043M31256277
US POSTAGE

DELGADO XAVIER E &
NOA MAYBELYS L
120 RILEY AVE
LAKE WORTH BEACH, FL 33461 2055

property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.

(d) Parking or storage locations for not more than the following:

(1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:

a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;

b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.

(2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.

(e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.

(f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.

(g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.

(h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.

(i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.

(j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

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

CASE PRESENTATION
CASE No. CASE 2025-57

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. 2025-57**. It concerns the property at **120 RILEY AVE** in the Village of Palm Springs.

4. 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 **DELGADO XAVIER E &**
5. **NOA MAYBELYS L**

5. Under observation, there are Violations of local ordinances
SECTION 34.914- NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN) MAY USE SWALE.

6. THE FOLLOWING ARE ALL THE PREVIOUS TIMES CODE ENFORCEMENT HAS BEEN TO THE PROPERTY ABOVE FOR THE SAME CODE VIOLATION, AND ONE PRIOR VERBAL WARNING WAS ALSO GIVEN BEFORE THE WRITTEN WARNING WAS GIVEN ON MARCH 12, 2024
. 25-00018 Closed Code Enf. 120 RILEY Ave, Palm Springs, FL 33461 hstout SECTION 34.914- NO CARS OR VEHICLES ARE ALLOWED ON GRASS (FRONT LAWN). IF YOU NEED EXTRA PARKING, PARK ON THE SWALE. 01/09/2025
24-00557 Closed Code Enf. 120 RILEY Ave, Palm Springs, FL 33461 hstout SECTION 34.914- NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN) MAY USE SWALE. 06/01/2024
24-00185 Closed Code Enf. 120 RILEY Ave, Palm Springs, FL 33461 hstout SECTION 10-9(C)- ALL HOMES MUST HAVE A NUMBER ON THE MAIN STRUCTURE AND THE NUMBERS MUST BE VISIBLE FROM THE RIGHT OF WAY/STREET. 03/12/2024

7. On **AUGUST 3RD, 2025,** a Notice of Violation/ Notice of Hearing **2025-57** 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 **$266.47 in** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **AUGUST 31ST, 2025**

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

Case Administrative / Court Costs

AUGUST 21ST, 2025, 2025- 120 RILEY AVE		Case No. 2025-57		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.86	8.86
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case No. 2025-57			266.47

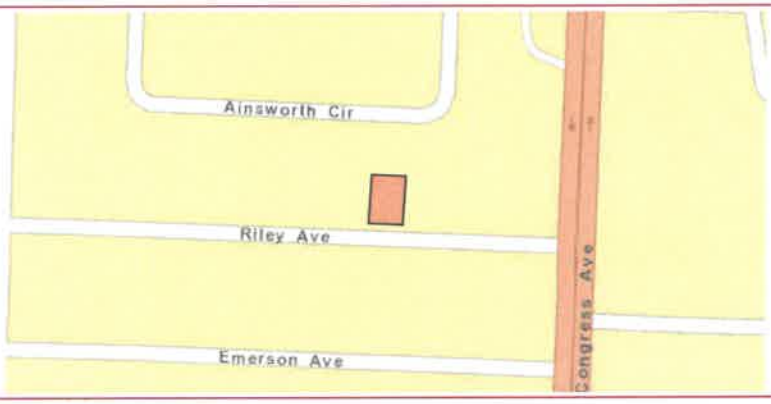
120
PALM SPRINGS POLICE DEPARTMENT

120
PALM SPRINGS POLICE DEPARTMENT
CODE CITATION

WELCOME
Courtesy Code Violation Notice
ring

Property Detail

Parcel Control Number:	70-43-44-18-06-090-0160	Location Address:	120 RILEY AVE		
Owners:	DELGADO XAVIER E && NOA MAYBELYS L	Municipality:	PALM SPRINGS		
Mailing Address:	120 RILEY AVE, , LAKE WORTH BEACH FL 33461 2055				
Last Sale:	12/27/2021	Book/Page#:	33208 / 01033	Price:	$355,000
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RS - RESIDENTIAL SINGLE-FAMILY		
Legal Description:	VILLAGE OF PALM SPRINGS PLAT 1LT 16 BLK 90	Total SF:	1728	Acres	.20



2024 Values

Improvement Value	$165,563
Land Value	$146,622
Total Market Value	$312,185
Assessed Value	$312,185
Exemption Amount	$0
Taxable Value	$312,185

All values are as of January 1st each year.

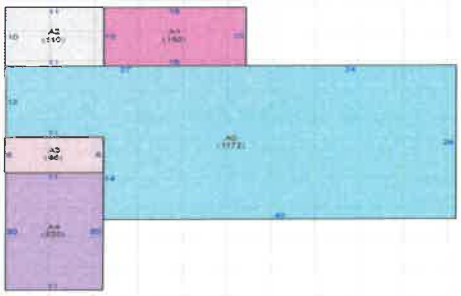
2024 Taxes

Ad Valorem	$6,066
Non Ad Valorem	$516
Total Tax	$6,581

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
UST Unfinished Storage	110
BAS Base Area	1172
USP Unfinished Scrn. Porch	160
FST Finished Storage	66
FCP Finished Carport	220
Total Square Footage :	1728
Total Area Under Air :	1172

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	1957
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	TERAZZO MONOLITHIC
15	Floor Type 2	N/A
16	Stories	1

Owner : DELGADO XAVIER E & PCN: 70434418060900160 1 of 1

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-18-06-090-0160
Mailing Address:
120 RILEY AVE
Lake Worth Beach, Fl 33461-2055
Owner of Record:
DELGADO XAVIER E &

Property Type:
Real Property
Property Address:
120 RILEY AVE
PALM SPRINGS, FL 33461
Second Owner:
NOA MAYBELYS L

Status: Active
Legal Description:
VILLAGE OF PALM SPRINGS PLAT 1LT 16 BLK 90

Last updated: 8/03/2025 11:30:11 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	**$6,317.88**		11/27/24	-$6,317.88	Paid
	Net Tax:	$6,581.13			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$263.25			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	**$6,240.11**		11/28/23	-$6,240.11	Paid
	Net Tax:	$6,500.11			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$260.00			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/23	**$5,827.68**		11/29/22	-$5,827.68	Paid
	Net Tax:	$6,070.51			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$242.83			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/22	⊟ $3,638.61		11/24/21	-$3,638.61	Paid
	Net Tax:	$3,790.22			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$151.61			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/21	⊟ $3,607.42		11/25/20	-$3,607.42	Paid
	Net Tax:	$3,757.73			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$150.31			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/20	⊟ $3,556.35		11/26/19	-$3,556.35	Paid
	Net Tax:	$3,704.53			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$148.18			

Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-57

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

XAVIER E. DELGADO & MAYBELYS L. NOA
120 RILEY AVENUE
LAKE WORTH BEACH FL 33461 2055

MAILING ADDRESS:
(SAME AS ABOVE)
Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-914: No cars or vehicles are allowed on grass (front lawn).

Address:	120 RILEY AVENUE
Legal Description:	VILLAGE OF PALM SPRINGS PLAT 1LT 16 BLK 90
PCN:	70-43-44-18-06-090-0160

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 **21st** day of **August 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: No cars or vehicles are allowed on grass (front lawn).**

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

☐ **Section 34-914: No cars or vehicles are allowed on grass (front lawn).**

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 27th, 2025:**

- ☐ Administrative costs of $**266.47**
- ☐ 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 22nd, 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 31st, 2025**.

- ☐ Administrative costs of **$266.47**
- ☐ 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 21st day of August 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:
120 Riley Avenue
Palm Springs, FL 33461 2055

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00054

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
JENSEN ROY
218 LAKE ARBOR DR
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434417540022180

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 22, 2025, the JENSEN ROY, owners of the property at 218 LAKE ARBOR Dr, Palm Springs, FL 33461, violates local ordinances.

Section Sec. 10-31. FBC 105.1 - Failure to obtain a required Building Permit; FBC 105.1- INSTALLATION OF NEW FENCE.

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

These violations must be corrected on or before [_AUGUST 20TH, 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 [_AUGUST 21ST, 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

Henry Stout #232

July 22, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2025-54**

JENSEN ROY
218 LAKE ARBOR DRIVE **PCN: 70434417540022180**
PALM SPRINGS, FL 33461
Respondent(s)

AFFIDAVIT OF SERVICE

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

On the **22ND Day of JULY 2025 at 1:30 PM**, I served the attached Notice of Hearing on the within-named Respondent(s),**218 LAKE ARBOR 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: _____ Date: 7/22/25
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 22 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)

ANA GARI-CADAHIA
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-16-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 668544

_____
NOTARY PUBLIC, State of Florida

DON'T TREAD ON ME
2
1
8
VIOLATION
DO NOT REMOVE
CORRECTIONS MUST BE
MADE AS NOTED BELOW
STOP WORK!
VIOLATIONS CORRECT AS NOTED
CALL 416-7000 FOR REINSPECTION
VILLAGE OF PALM SPRINGS, FLORIDA
PALM SPRINGS POLICE DEPARTMENT

WARNING
BEWARE
OF DOG
STOP
KEEP GATE SHUT
DO NOT ENTER
WITHOUT PERMISSION
OR OWNER PRESENT
218

PALM SPRINGS POLICE DEPARTMENT

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

JULY 22ND , 2025
JENSEN ROY
218 LAKE ARBOR DRIVE
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 **218 LAKE ARBOR DRIVE PALM SPRINGS, FL 33461 1806**

PCN: 70434417540022180

VIOLATION/HEARING CASE 2025-54

SEC. 10-31 FBC 105.1 - No Permit for NEW FENCE/FENCING. Please see the Village of Palm Springs Permit and Building Department.

SEC 10-31- FBC 110.1- NO REQUIRED INSPECTIONS PERFORMED.

The options available include coming into voluntary compliance on or before **AUGUST 20TH, 2025, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, AUGUST 21ST, 2025, AT 10:00 AM**. This is part of your rights under the judicial system.

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

Please feel free to call/text me if you have any questions or concerns at (561)801-9217.
Respectfully,

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

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

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JENSEN ROY
218 LAKE ARBOR DR
LAKE WORTH BEACH, FL 33461 2105

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

Cover Letter

JENSEN ROY
218 LAKE ARBOR DR
LAKE WORTH BEACH, FL 33461 2105

SECTION 105
PERMITS

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

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

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

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

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

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

Building:

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

Retractable awnings supported by an exterior wall and do not require additional support of Groups R-3 and U occupancies, but they may be subject to Zoning permits.

6. Non-fixed and movable fixtures, cases, racks, and counters not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

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

Gas:

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

Mechanical:

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

Plumbing:

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

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

   105.2.2. Minor repairs. Ordinary minor repairs may be made with the approval of the Building Official without a permit, provided the repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary

repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

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

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

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

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

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

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

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

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

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as

authorized by chapter 633 Florida Statutes, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.

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

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

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

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

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

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

6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, Florida Statutes.

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

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

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

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

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

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

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

construction activity must commence within 6 months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.

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

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

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

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

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

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

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

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

1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the permit. If a contractor other than the original contractor listed on the permit is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.
2. The property owner may assume the role of an owner-builder, in accordance with Sections 489.103(7) and 489.503(6), Florida Statutes.
3. If a building permit is expired and its requirements have been substantially completed as determined by the local enforcement agency, the permit may be closed without having to obtain a new building permit, and the work required to close the permit may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the permit, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design or method of construction.
4. A local enforcement agency may close a building permit 6 years after the issuance of the permit, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists.

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

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

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

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

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

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

105.6.2 Violation of code provisions. The Building Official may require correction or revoke the permit upon determination by the Building Official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure,

electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.

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

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

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

*105.*10 *Certificate of protective treatment for prevention of termites.* A weather-resistant job-site posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the permit is issued to and another copy for the building permit files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval. For a bait system, see Section 1816.1.7 of the Florida Building Code for contract document requirements.

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

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

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

105.14 Permit issued on basis of an affidavit. The Building Official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the Building Official, are hazardous or complex, the Building Official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the Building Official written affidavit that the work has been done in conformity to the reviewed plans and with the structural provisions of the technical codes.

In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the Building Official. The Building Official shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, Florida Statutes, and that any person conducting inspections is qualified as a building inspector under Part III of Chapter 468, Florida Statutes. Nothing aforesaid shall preclude plan review or inspections by the Building Official (See also Section 107.6).

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

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

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

105.16 Inspection of existing residential building not impacted by construction.

(a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building permit the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought.

(b) This subsection does not apply to a building permit sought for:
   1. A substantial improvement as defined in Section 161.54, Florida Statutes or as defined in the Florida Building Code.
   2. A change of occupancy as defined in the Florida Building Code.
   3. A conversion from residential to nonresidential or mixed use pursuant to Section 553.507(2)(a), Florida Statutes or as defined in the Florida Building Code.
   4. A historic building as defined in the Florida Building Code.

(c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:
   1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).
   2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought in accordance with the prohibition in paragraph (a).
   3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
   4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with Sections 933.20—933.30, Florida Statutes.

105.17 Streamlined low-voltage alarm system installation permitting.

(1) As used in this section, the term:
   (a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of Chapter 489, Florida Statutes.

(b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Section 489.505, Florida Statutes, that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, and ancillary components or equipment attached to such a system, including, but not limited to, home-automation equipment, thermostats, and video cameras.

(c) "Wireless alarm system" means a burglar alarm system or smoke detector that is not hardwired.

(2) Notwithstanding any provision of this Code, this section applies to all low-voltage alarm system projects for which a permit is required by a local enforcement agency. However, a permit is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.

(3) This section does not apply to the installation or replacement of a fire alarm, or access control system affecting required means of egress as required by Florida Building Code Chapter 10, if a plan review is required.

(4) A local enforcement agency shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in Section 553.793, Florida Statutes. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.

(a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.

(b) A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one or more unspecified current or future projects.

(5) A contractor shall post an unused uniform basic permit label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.

(6) A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within 14 days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to timely submit a Uniform Notice of a Low-Voltage Alarm System Project.

(7) The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of Section 553.793(7), Florida Statutes.

(8) A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system project may be inspected by the local enforcement agency to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.

(9) A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.

(10) A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section.

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

SECTION 110
INSPECTIONS

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

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

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

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

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

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

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

the display of the installation and/or construction and job location identifiers. The affidavit and accompanying photographs shall be provided to the inspector onsite, at the next scheduled inspection. If the photographs are found to be insufficient by the Building Official to demonstrate compliance with this code and/or the permitted document, or clearly display location identifiers, or are missing, the inspector shall require the contractor to obtain the services of a registered Florida professional engineer to inspect and certify the installation and/or construction.

110.1.3.1 Exception: Affidavits may not be accepted for inspection of elements of construction which require inspection by the local jurisdiction under the requirements of Title 44, Code of Federal Regulations, Parts 59 and 60, and the local flood damage prevention ordinance.

110.2 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures, and sites for which an application has been filed.

110.3 Required inspections. The Building Official upon notification from the permit holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The Building Official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building:

1. *Foundation inspection.* To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components:
   - Stem-wall
   - Monolithic slab-on-grade
   - Piling/pile caps
   - Footers/grade beams

   1.1. Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

   A foundation/Form board survey prepared and certified by a registered surveyor may be required, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string-up all property lines in preparation for inspection.

   1.2. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the Authority having Jurisdiction.

2. *Framing inspection.* To be made after the roof, all framing, fire blocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved and shall at a minimum include the following building components:
   - Window/door framing
   - Window U-factor/SHGC as indicated on approved calculations
   - Vertical cells/columns
   - Lintel/tie beams
   - Framing/trusses/bracing/connectors (including truss layout and engineered drawings)
   - Draft stopping/fire blocking

- Curtain wall framing
- Energy insulation (Insulation R-factor as indicated on approved calculations)
- Accessibility.
- Verify rough opening dimensions are within tolerances.
- Window/door buck attachment.

2.1. Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal Includes wall and ceiling insulation.

2.2. Lath and gypsum board inspection for fire-resistance-rated or shear assemblies. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

3. *Sheathing inspection.* To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:
   - Roof sheathing
   - Wall sheathing
   - Continuous air barrier
   - Exterior Siding/Cladding
   - Sheathing fasteners
   - Roof/wall dry-in

   NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to installation of the dry-in material. Exception: ring shank nails shall be bent over and a new fastener installed.

4. *Exterior wall coverings.* Shall at a minimum include the following building components in progress inspections:
   - Exterior wall coverings and veneers
   - Soffit coverings

5. *Roofing inspection.* Shall at a minimum be made in at least two inspections and include the following building components:
   - Dry-in
   - Insulation
   - Roof coverings (including In Progress as necessary)
   - Insulation on roof deck (according to submitted energy calculation)
   - Flashing
   - Sheathing

   5.1. Re-Roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the Building Official.

6. *Final inspection.* To be made after the building, including all sub-trade inspections, is completed and ready for occupancy.

   6.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation shall be submitted to the authority having jurisdiction.

7. *Swimming pool inspection.* First inspection to be made after excavation and installation of reinforcing steel, bonding, and main drain and prior to placing of concrete shell.
   1. Steel reinforcement inspection.
   2. Underground electric inspection.
   3. Underground piping inspection including a pressure test.
   4. Underground electric inspection under deck area (including the equipotential bonding)
   5. Underground piping inspection under deck area.

6. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place
7. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.
8. Final pool piping.
9. Final Electrical inspection.
10. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.

In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17. of this code.

8. *Demolition inspections.* First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations. Final inspection to be made after all demolition work is completed.
9. *Manufactured building inspections.* The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility crossovers; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the Florida Building Code. Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code).
10. Where impact resistant coverings or impact resistant systems are installed, the Building Official shall schedule adequate inspections of impact resistant coverings or impact resistant systems to determine the following:

    The system indicated on the plans was installed.

    The system is installed in accordance with the manufacturer's installation instructions and the product approval.

Electrical:

1. *Underground inspection.* To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. *Rough-in inspection.* To be made after the roof, framing, fireblocking and bracing is in place and prior to the installation of wall or ceiling membranes.
3. *Final inspection.* To be made after the building electrical system is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.
4. *Existing Swimming Pools.* To be made after all repairs or alterations are complete, all required electrical equipment, GFCI protection, and equipotential bonding are in place on said alterations or repairs.

Plumbing:

1. *Underground inspection.* To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. *Rough-in inspection.* To be made after the roof, framing, fireblocking and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.
    - includes plumbing provisions of the energy code and approved calculations provisions.
3. *Final inspection.* To be made after the building plumbing system is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

    Note: See Section 312 of the Florida Building Code, Plumbing for required tests.

Mechanical:

1.

Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.

2. *Rough-in inspection.* To be made after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
   - includes mechanical provisions of the energy code and approved calculations provisions.
3. *Final inspection.* To be made after the building mechanical system is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas:

1. *Rough piping inspection.* To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
   - includes gas provisions of the energy code and approved calculations provisions.
2. *Final piping inspection.* To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
3. *Final inspection.* To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

Site Debris:

1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites must be kept clean and in a safe condition at all times.
2. All debris shall be kept in such a manner as to prevent it from being spread by any means.

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

110.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

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

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

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

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

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

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

110.8 Threshold building.

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

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

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

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

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

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

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

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

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

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

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

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

CASE PRESENTATION
CASE No. CASE 2025-54

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. 2025-54**. It concerns the property at **218 Lake Arbor Drive** 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 **JENSEN ROY**

5. Under observation, there are Violations of local ordinances
   5. **SEC. 10-31 FBC 105.1- NO PERMIT FOR THE NEW FENCE. PLEASE SEE THE VILLAGE OF PALM SPRINGS PERMIT AND BUILDING DEPT.**
   6. **SEC 10-31- FBC 110.1- NO REQUIRED INSPECTIONS PERFORMED.**
   7. On July 1st, 2025, we observed the above property as a contractor started to put up a new fence. I issued a Stop Work Order with Peter Ringle's permission (building Official). However, they stopped for a couple of days, then over the weekend, they finished the job even though there was a stop-work order in place. The following dates and events: 7/1- The homeowner was MADE AWARE HE NEEDED A PERMIT BY BUILDING OFFICIAL PETER RINGLE WHILE ON THE PHONE. I ALSO TOLD THE CONTRACTOR THE WORK BEING PERFORMED NEEDED A PERMIT FROM THE VILLAGE PZB DEPT.
      7/10- STOP WORK ORDER VIOLATED- WORK HAS BEEN FINISHED. NOV NEEDS TO BE ISSUED.
      7/10- WE HAVE GIVEN THEM UNTIL JULY 22ND. IF NO PERMIT HAS BEEN APPLIED FOR, A NOV WILL BE ISSUED.
      7/21- NO CONTACT BY THE OWNER HAS BEEN MADE. STILL NO SIGN OF PERMIT APPLICATION ON MAINSTAR AS OF TODAY.
      7/22-7/21- NO CONTACT BY THE OWNER HAS BEEN MADE. STILL NO SIGN OF PERMIT APPLICATION ON MAINSTAR AS OF TODAY.
      7/22- NOV HAS BEEN ISSUED AND POSTED AND SENT BY CERTIFIED MAIL.

8. On **July 22nd, 2025,** a Notice of Violation/ Notice of Hearing **2025-54** 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 **AUGUST 31ST, 2025**

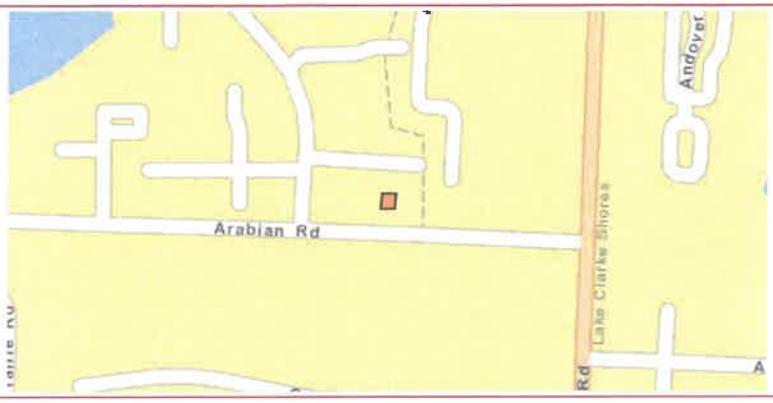
10. Subject to any questions you might have, this concludes the Village Testimony.

Case Administrative / Court Costs

AUGUST 21ST- 218 LAKE ARBOR DRIVE		Case No. 2025-54		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case No. 2025-54			265.77

Property Detail

Parcel Control Number:	70-43-44-17-54-002-2180	Location Address:	218 LAKE ARBOR DR		
Owners:	JENSEN ROY	Municipality:	PALM SPRINGS		
Mailing Address:	218 LAKE ARBOR DR, , LAKE WORTH BEACH FL 33461 2105				
Last Sale:	01/20/2022	Book/Page#:	33280 / 00817	Price:	$240,000
Property Use Code:	0110 - TOWNHOUSE	Zoning:	RM - RESIDENTIAL MULTI-FAMILY		
Legal Description:	LAKEWOOD OF PALM SPRINGS TH PT OF TR B IN OR2719P1938 BEING UNIT 218 OF LAKEWOOD TOWNHOUSE PROJECT	Total SF:	1274	Acres	.03



2024 Values

Improvement Value	$240,464
Land Value	$0
Total Market Value	$240,464
Assessed Value	$240,464
Exemption Amount	$55,000
Taxable Value	$185,464

All values are as of January 1st each year.

2024 Taxes

Ad Valorem	$3,761
Non Ad Valorem	$344
Total Tax	$4,105

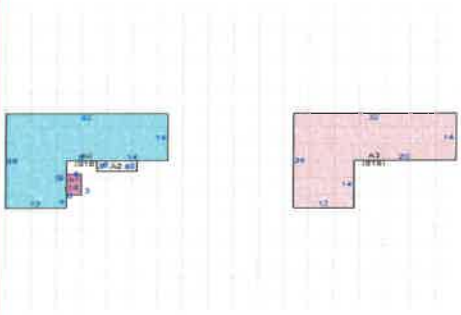
2025 Qualified Exemptions

HOMESTEAD
ADDITIONAL HOMESTEAD
QUALIFIED EXEMPTION

Applicants

JENSEN ROY

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description		Area Sq. Footage
BAS Base Area	616	
FOP Finished Open Porch	24	
FUS Finished Upper Story	616	
FOP Finished Open Porch	18	
Total Square Footage :	1274	
Total Area Under Air :	1232	

Extra Features

Description	Year Built	Unit
Patio	1978	280

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	1978
3	Air Condition Desc.	HTG & AC
4	Heat Type	FORCED AIR DUCT
5	Heat Fuel	ELECTRIC
6	Bed Rooms	2
7	Full Baths	2
8	Half Baths	0
9	Roof Structure	PRESTRESSED CONCRETE
10	Roof Cover	ROLLED COMPOSITION
11	Interior Wall 1	DRYWALL
12	Floor Type 1	CARPETING
13	Floor Type 2	CERAMIC/QUARRY TILE
14	Stories	2

Owner : JENSEN ROY PCN: 70434417540022180 1 of 1

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-17-54-002-2180
Mailing Address:
218 LAKE ARBOR DR
Lake Worth Beach, Fl 33461-2105
Owner of Record:
JENSEN ROY

Property Type:
Real Property
Property Address:
218 LAKE ARBOR DR
PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
LAKEWOOD OF PALM SPRINGS TH PT OF TR B IN OR2719P1938 BEING UNIT 218 OF LAKEWOOD TOWNHOUSE PROJECT

Last updated: 7/22/2025 10:55:49 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	$3,940.63		11/27/24	-$3,940.63	Paid
	Net Tax:	$4,104.83			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$164.20			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	$4,661.45		11/28/23	-$4,661.45	Paid
	Net Tax:	$4,855.67			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$194.22			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/23	$3,164.68		11/29/22	-$3,164.68	Paid
	Net Tax:	$3,296.53			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$131.85			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/22	⊟ $2,750.32		11/24/21	-$2,750.32	Paid
	Net Tax:	$2,864.91			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$114.59			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/21	⊟ $2,596.44		11/25/20	-$2,596.44	Paid
	Net Tax:	$2,704.63			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$108.19			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/20	⊟ $2,448.58		11/26/19	-$2,448.58	Paid
	Net Tax:	$2,550.61			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$102.03			

Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-54

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

JENSEN ROY
218 LAKE ARBOR DRIVE
PALM SPRINGS, FL 33461 2105

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 & 110.1): Installation of a new fence without obtaining the required building permit and failing to schedule the mandatory building inspection.

Address:	120 RILEY AVENUE
Legal Description:	VILLAGE OF PALM SPRINGS PLAT 1LT 16 BLK 90
PCN:	70-43-44-18-06-090-0160

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 **21st** day of **August 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): Installation of a new fence without obtaining the required building permit and failing to schedule the mandatory building inspection.**

☐ 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): Installation of a new fence without obtaining the required building permit and failing to schedule the mandatory building inspection.

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 31st, 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 **September 9th, 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 31st, 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 21st day of August 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:
218 Lake Arbor Drive
Palm Springs, FL 33461 2105

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 24-00047

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
BISMUTH PROPCO SERIES LLC
4107 SALLY LN
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434419200350030

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 14, 2025, the BISMUTH PROPCO SERIES LLC, owners of the property at 4107 SALLY LN, Palm Springs, FL 94104, violates local ordinances.

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

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

These violations must be corrected on or before [AUGUST 20TH, 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 [_AUGUST 21ST, 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

Henry Stout #232

July 15, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2025-47**

BISMUTH PROPCO SERIES LLC
4107 SALLY LANE
PALM SPRINGS, FL 33461
Respondent(s)

PCN: 70-43-44-19-20-035-0030

AFFIDAVIT OF SERVICE

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

On the **15TH Day of JULY 2025 at 1:30 PM**, I served the attached Notice of Hearing on the within-named Respondent(s),**4107 SALLY 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 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: _____
Code Enforcement Officer

Date: July 15th, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 15 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.

_____
NOTARY PUBLIC, State of Florida

(SEAL)

CHRISTINA RUIZ-WADDELL
Notary Public - State of Florida
Commission # HH 635849
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

MARINO
MARINO
MARINO

MARINO WARE
MEETS FEDERAL SPECIFICATION
UU-B-790a TYPE 1, GRADE D, STYLE 2
LATH MEETS ASTM

MARINO WARE
MEETS FEDERAL SPECIFICATION
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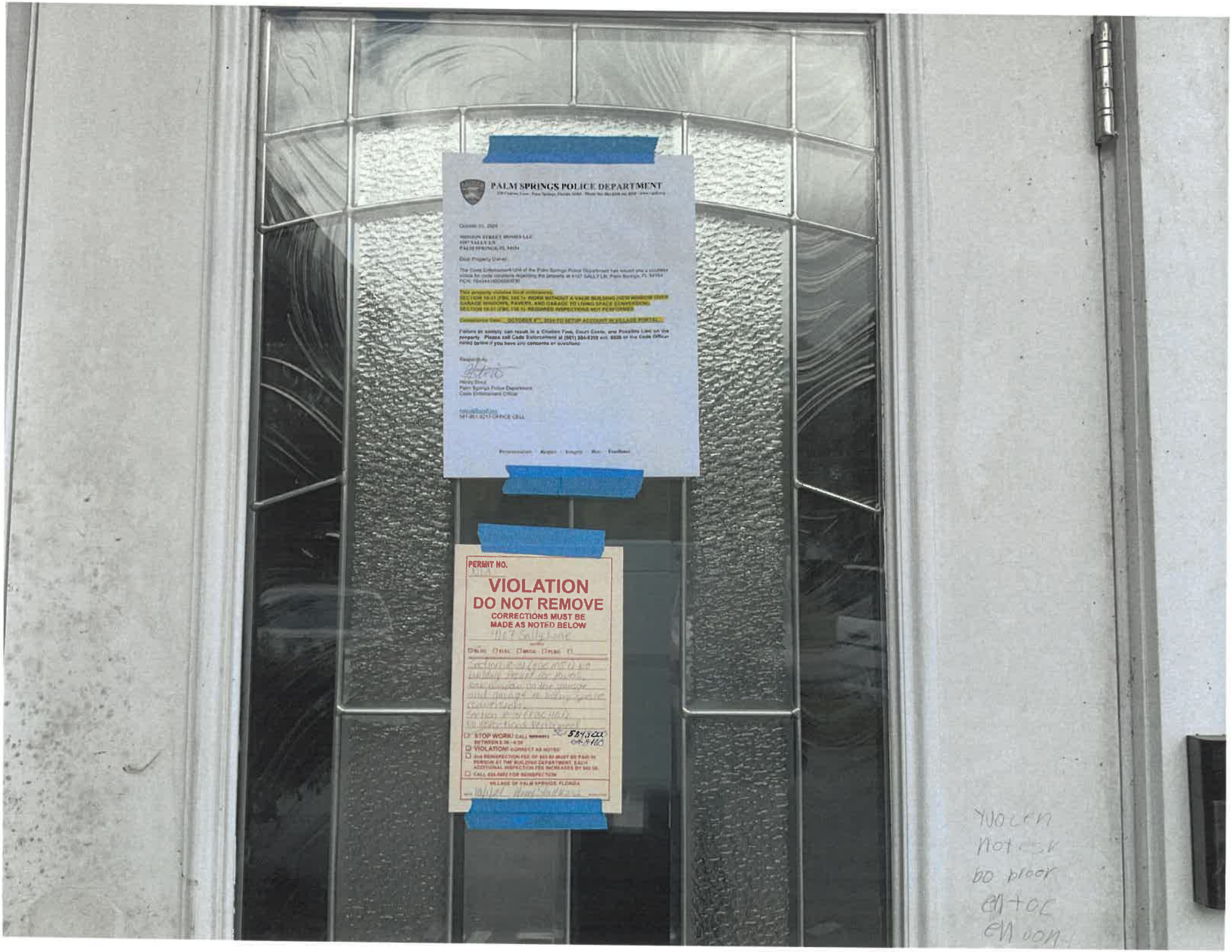
PALM SPRINGS POLICE DEPARTMENT
Dear Property Owner,
Henry Elrod
Palm Springs Police Department
Code Enforcement Officer
561-851-8217 OFFICE CELL
PERMIT NO.
VIOLATION
DO NOT REMOVE
CORRECTIONS MUST BE
MADE AS NOTED BELOW
STOP WORK!
VIOLATION! CORRECT AS NOTED
CALL FOR INSPECTION
VILLAGE OF PALM SPRINGS, FLORIDA
Work
not ok
to proc
on to
on

PALM SPRINGS POLICE DEPARTMENT

PALM SPRINGS POLICE DEPARTMENT

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

JULY 14TH, 2025
BISMUTH PROPCO SERIES LLC
4107 SALLY LANE
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 **4107 SALLY LANE PALM SPRINGS, FL 33461 1806**

PCN: 70434419200350030

VIOLATION/HEARING CASE 2025-47

SECTION 10-31 (FBC 105.1)- WORK WITHOUT A VALID BUILDING (NEW WINDOW OVER GARAGE WINDOWS, PAVERS, AND GARAGE TO LIVING SPACE CONVERSION).
SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTIONS NOT PERFORMED

The options available include coming into voluntary compliance on or before **AUGUST 20TH, 2025, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, AUGUST 21ST, 2025, AT 10:00 AM**. This is part of your rights under the judicial system.

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

Please feel free to call/text me if you have any questions or concerns at (561)801-9217.
Respectfully,

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

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.

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

quadient
FIRST-CLASS MAIL
IMI
$000.74
07/14/2025 ZIP 33480
043M31256277
US POSTAGE

BISMUTH PROPCO SERIES LLC
BROOKFIELD PROP C/O 250 VESEY ST FL 15
NEW YORK NY 10281 1065

UNITED STATES POSTAL SERVICE® CERTIFIED MAIL®

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

9489 0178 9820 3040 0469 41

Label 800-ODT March 2023

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FIRST-CLASS MAIL
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07/14/2025 ZIP 33480
043M31256277
US POSTAGE

BISMUTH PROPCO SERIES LLC
BROOKFIELD PROP C/O 250 VESEY ST FL 15
NEW YORK NY 10281 1065

Retractable awnings supported by an exterior wall and do not require additional support of Groups R-3 and U occupancies, but they may be subject to Zoning permits.

6. Non-fixed and movable fixtures, cases, racks, and counters not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

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

Gas:

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

Mechanical:

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

Plumbing:

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

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

   105.2.2. Minor repairs. Ordinary minor repairs may be made with the approval of the Building Official without a permit, provided the repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary

repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

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

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

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

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

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

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

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

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

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as

authorized by chapter 633 Florida Statutes, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.

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

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

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

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

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

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

6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, Florida Statutes.

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

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

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

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

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

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

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

construction activity must commence within 6 months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.

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

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

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

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

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

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

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

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

1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the permit. If a contractor other than the original contractor listed on the permit is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.
2. The property owner may assume the role of an owner-builder, in accordance with Sections 489.103(7) and 489.503(6), Florida Statutes.
3. If a building permit is expired and its requirements have been substantially completed as determined by the local enforcement agency, the permit may be closed without having to obtain a new building permit, and the work required to close the permit may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the permit, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design or method of construction.
4. A local enforcement agency may close a building permit 6 years after the issuance of the permit, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists.

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

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

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

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

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

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

105.6.2 Violation of code provisions. The Building Official may require correction or revoke the permit upon determination by the Building Official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure,

electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.

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

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

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

*105.*10 *Certificate of protective treatment for prevention of termites.* A weather-resistant job-site posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the permit is issued to and another copy for the building permit files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval. For a bait system, see Section 1816.1.7 of the Florida Building Code for contract document requirements.

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

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

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

105.14 Permit issued on basis of an affidavit. The Building Official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the Building Official, are hazardous or complex, the Building Official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the Building Official written affidavit that the work has been done in conformity to the reviewed plans and with the structural provisions of the technical codes.

In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the Building Official. The Building Official shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, Florida Statutes, and that any person conducting inspections is qualified as a building inspector under Part III of Chapter 468, Florida Statutes. Nothing aforesaid shall preclude plan review or inspections by the Building Official (See also Section 107.6).

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

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

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

105.16 Inspection of existing residential building not impacted by construction.

(a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building permit the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought.

(b) This subsection does not apply to a building permit sought for:
   1. A substantial improvement as defined in Section 161.54, Florida Statutes or as defined in the Florida Building Code.
   2. A change of occupancy as defined in the Florida Building Code.
   3. A conversion from residential to nonresidential or mixed use pursuant to Section 553.507(2)(a), Florida Statutes or as defined in the Florida Building Code.
   4. A historic building as defined in the Florida Building Code.

(c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:
   1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).
   2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought in accordance with the prohibition in paragraph (a).
   3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
   4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with Sections 933.20—933.30, Florida Statutes.

105.17 Streamlined low-voltage alarm system installation permitting.

(1) As used in this section, the term:
   (a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of Chapter 489, Florida Statutes.

(b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Section 489.505, Florida Statutes, that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, and ancillary components or equipment attached to such a system, including, but not limited to, home-automation equipment, thermostats, and video cameras.

(c) "Wireless alarm system" means a burglar alarm system or smoke detector that is not hardwired.

(2) Notwithstanding any provision of this Code, this section applies to all low-voltage alarm system projects for which a permit is required by a local enforcement agency. However, a permit is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.

(3) This section does not apply to the installation or replacement of a fire alarm, or access control system affecting required means of egress as required by Florida Building Code Chapter 10, if a plan review is required.

(4) A local enforcement agency shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in Section 553.793, Florida Statutes. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.

(a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.

(b) A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one or more unspecified current or future projects.

(5) A contractor shall post an unused uniform basic permit label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.

(6) A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within 14 days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to timely submit a Uniform Notice of a Low-Voltage Alarm System Project.

(7) The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of Section 553.793(7), Florida Statutes.

(8) A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system project may be inspected by the local enforcement agency to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.

(9) A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.

(10) A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section.

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

SECTION 110
INSPECTIONS

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

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

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

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

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

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

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

the display of the installation and/or construction and job location identifiers. The affidavit and accompanying photographs shall be provided to the inspector onsite, at the next scheduled inspection. If the photographs are found to be insufficient by the Building Official to demonstrate compliance with this code and/or the permitted document, or clearly display location identifiers, or are missing, the inspector shall require the contractor to obtain the services of a registered Florida professional engineer to inspect and certify the installation and/or construction.

110.1.3.1 Exception: Affidavits may not be accepted for inspection of elements of construction which require inspection by the local jurisdiction under the requirements of Title 44, Code of Federal Regulations, Parts 59 and 60, and the local flood damage prevention ordinance.

110.2 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures, and sites for which an application has been filed.

110.3 Required inspections. The Building Official upon notification from the permit holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The Building Official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building:

1. *Foundation inspection.* To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components:
   - Stem-wall
   - Monolithic slab-on-grade
   - Piling/pile caps
   - Footers/grade beams

   1.1. Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

   A foundation/Form board survey prepared and certified by a registered surveyor may be required, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string-up all property lines in preparation for inspection.

   1.2. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the Authority having Jurisdiction.

2. *Framing inspection.* To be made after the roof, all framing, fire blocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved and shall at a minimum include the following building components:
   - Window/door framing
   - Window U-factor/SHGC as indicated on approved calculations
   - Vertical cells/columns
   - Lintel/tie beams
   - Framing/trusses/bracing/connectors (including truss layout and engineered drawings)
   - Draft stopping/fire blocking

- Curtain wall framing
- Energy insulation (Insulation R-factor as indicated on approved calculations)
- Accessibility.
- Verify rough opening dimensions are within tolerances.
- Window/door buck attachment.

2.1. Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal Includes wall and ceiling insulation.

2.2. Lath and gypsum board inspection for fire-resistance-rated or shear assemblies. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

3. *Sheathing inspection.* To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:
   - Roof sheathing
   - Wall sheathing
   - Continuous air barrier
   - Exterior Siding/Cladding
   - Sheathing fasteners
   - Roof/wall dry-in

   NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to installation of the dry-in material. Exception: ring shank nails shall be bent over and a new fastener installed.

4. *Exterior wall coverings.* Shall at a minimum include the following building components in progress inspections:
   - Exterior wall coverings and veneers
   - Soffit coverings

5. *Roofing inspection.* Shall at a minimum be made in at least two inspections and include the following building components:
   - Dry-in
   - Insulation
   - Roof coverings (including In Progress as necessary)
   - Insulation on roof deck (according to submitted energy calculation)
   - Flashing
   - Sheathing

   5.1. Re-Roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the Building Official.

6. *Final inspection.* To be made after the building, including all sub-trade inspections, is completed and ready for occupancy.

   6.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation shall be submitted to the authority having jurisdiction.

7. *Swimming pool inspection.* First inspection to be made after excavation and installation of reinforcing steel, bonding, and main drain and prior to placing of concrete shell.
   1. Steel reinforcement inspection.
   2. Underground electric inspection.
   3. Underground piping inspection including a pressure test.
   4. Underground electric inspection under deck area (including the equipotential bonding)
   5. Underground piping inspection under deck area.

6. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place
7. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.
8. Final pool piping.
9. Final Electrical inspection.
10. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.

In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17. of this code.

8. *Demolition inspections.* First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations. Final inspection to be made after all demolition work is completed.
9. *Manufactured building inspections.* The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility crossovers; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the Florida Building Code. Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code).
10. Where impact resistant coverings or impact resistant systems are installed, the Building Official shall schedule adequate inspections of impact resistant coverings or impact resistant systems to determine the following:

    The system indicated on the plans was installed.

    The system is installed in accordance with the manufacturer's installation instructions and the product approval.

Electrical:

1. *Underground inspection.* To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. *Rough-in inspection.* To be made after the roof, framing, fireblocking and bracing is in place and prior to the installation of wall or ceiling membranes.
3. *Final inspection.* To be made after the building electrical system is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.
4. *Existing Swimming Pools.* To be made after all repairs or alterations are complete, all required electrical equipment, GFCI protection, and equipotential bonding are in place on said alterations or repairs.

Plumbing:

1. *Underground inspection.* To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. *Rough-in inspection.* To be made after the roof, framing, fireblocking and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.
    - includes plumbing provisions of the energy code and approved calculations provisions.
3. *Final inspection.* To be made after the building plumbing system is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

    Note: See Section 312 of the Florida Building Code, Plumbing for required tests.

Mechanical:

1.

Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.

2. *Rough-in inspection.* To be made after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
   - includes mechanical provisions of the energy code and approved calculations provisions.
3. *Final inspection.* To be made after the building mechanical system is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas:

1. *Rough piping inspection.* To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
   - includes gas provisions of the energy code and approved calculations provisions.
2. *Final piping inspection.* To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
3. *Final inspection.* To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

Site Debris:

1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites must be kept clean and in a safe condition at all times.
2. All debris shall be kept in such a manner as to prevent it from being spread by any means.

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

110.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

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

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

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

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

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

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

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

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

*110.3.*10 *Special inspections.* Reserved.

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

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

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

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

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

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

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

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

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

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

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

110.8 Threshold building.

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

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

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

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

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

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

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

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

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

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

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

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

CASE PRESENTATION
CASE No. CASE 2025-47

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. 2025-47**. It concerns the property at **4107 Sally Lane** 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 **BISMUTH PROPCO SERIES LLC**

5. Under observation, there are Violations of local ordinances
   5. **SECTION 10-31 (FBC 105.1)- WORK WITHOUT A VALID BUILDING (NEW WINDOW OVER GARAGE WINDOWS, PAVERS, AND GARAGE TO LIVING SPACE CONVERSION).**
   6. **SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTIONS NOT PERFORMED**

   This case has been open since October 1st, 2024…. We have issued warnings in the following sequence.
   10/1/2024- ccv and red tag
   12/03/2024- second and final warning issued
   02/25/2025- new owners take over (we tried making contact with the new owners), failed
   3/5- I had a HARD TIME GETTING IN TOUCH WITH THE HOA SPECIALIST, AS HER EMAILS ARE COMING BACK. SHE GAVE US AN NW EMAIL HOA@MAYMONTHHOMES.COM. LET'S SEE IF SHE AGREES TO SEE IF WE CAN GET ALL THESE VIOLATIONS TAKEN CARE OF.
   3/9- VLADIMIR IS NOW IN CHARGE OF THIS PROPERTY AND HAS SENT VARIOUS EMAILS TO START THE PERMITTING PROCESS. EMAIL IS ATTACHED BELOW. VLADIMIR-561-306-0426
   4/8-I spoke to the property manager today, and he told me that the house has been completely gutted on the inside. The house was purchased as part of a large portfolio. The new owners are thinking about demolishing it in building something new since bringing it up to bringing up to code is gonna be a lot of money. Vladimir will keep me in the loop through email.
   5/20-SPOKE WITH VLADIMIR about what's GOING ON AND THAT THE CASE WILL GO TO COURT IN JULY IF NO PROGRESS IS MADE. HE SAID HE WILL SPEAK TO OWNERS AND SEE WHAT HE CAN DO, AS NO GC HAS TAKEN THE PROJECT.
   7/14- TRIED CALLING VLADIMIR AND NO ANSWER LEFT VOICE MAIL TO CALL ME BACK THAT THE CASE WILL BE GOING TO HEARING IN AUGUST 2025.

7. On **JULY 15TH, 2025,** a Notice of Violation/ Notice of Hearing **2025-47**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 **$300.77** **in** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **AUGUST 31ST, 2025**

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

Case Administrative / Court Costs

AUGUST 21ST- 4107 SALLY LANE		Case No. 2025-47		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case No. 2025-47			300.77

Outlook

Re: 4107 Sally Ln Violation

From Henry L. Stout <hstout@vpsfl.org>
Date Tue 2/25/2025 9:30 AM
To Amanda Aruny <amanda.aruny@maymonthomes.com>

7 attachments (29 MB)
IMG_1632.jpeg; IMG_1633.jpeg; IMG_1636.jpeg; IMG_1635.jpeg; IMG_1630.jpeg; image (1).jpg; image (2).jpg;

Good morning,

The house has been completely renovated or is in the process of being renovated. They installed new windows and doors, enclosed the garage, turned it into a living space, added a window, added a mono-split AC unit, and added pavers to the front of the house, all without any permits. See the pictures attached if any questions don't hesitate to call or email. As you can see in the pictures I had posted the first warning and stop work order and they removed it and then I posted a second final warning and they also took it. Which led me to believe someone was getting the information and not doing anything about it. I guess they were hoping for you to acquire the property with all these code issues.

From: Amanda Aruny <amanda.aruny@maymonthomes.com>
Sent: Monday, February 24, 2025 7:45 AM
To: Henry L. Stout <hstout@vpsfl.org>
Subject: RE: 4107 Sally Ln Violation

You don't often get email from amanda.aruny@maymonthomes.com. Learn why this is important

Thank you for getting back to me, Henry.

We completely understand the severity of an ongoing situation.

We've only been owner/property manager since 02/12/2025, so anything prior to that should have been handled by Divvy Homes.

Please accept our apologies for the delay in resolving this.

As soon as you are able to send the information communicated to the owner and/or resident, we will have the issue(s) handled.

Thank you,
Amanda

MAYMONT HOMES

Amanda Aruny
Senior HOA Specialist

amanda.aruny@maymonthomes.com
(843) 494-7096
MaymontHomes.com

View important disclosures and information about our e-mail policies here

From: Henry L. Stout <hstout@vpsfl.org>
Sent: Monday, February 24, 2025 7:39 AM
To: Amanda Aruny <amanda.aruny@maymonthomes.com>
Subject: Re: 4107 Sally Ln Violation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I have been away since Thursday on a military assignment. I will gather the pictures and send them to you. This needs to be resolved, as it has been an issue since last year.

Henry Stout
Code Enforcement Officer
Village of Palm Springs
Phone: (561) 584-8300, 8523

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VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA
www.vpsfl.org

From: Amanda Aruny <amanda.aruny@maymonthomes.com>
Sent: Friday, February 21, 2025 4:38 PM
To: Henry L. Stout <hstout@vpsfl.org>
Cc: HOA <hoa@maymonthomes.com>
Subject: 4107 Sally Ln Violation

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Good afternoon, Henry.

BSFR Property Management recently took over as owner of Divvy Homes and Maymont Homes is now the property manager.

We are just finding out about this violation.

Were you able to take any photos of the violation?

We will gladly get this resolved as soon as possible.

Please let me know if there is any visual documentation of the violation.

Thank you,
Amanda

MAYMONT
HOMES

Amanda Arany
Senior HOA Specialist

amanda.arany@maymonthomes.com
(843) 484-7096
MaymontHomes.com

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Outlook

Fw: 4107 Sally Ln Violation

From Henry L. Stout <hstout@vpsfl.org>
Date Wed 3/5/2025 8:34 AM
To HOA@MAYMONTHOMES.COM <HOA@MAYMONTHOMES.COM>

7 attachments (29 MB)
IMG_1632.jpeg; IMG_1633.jpeg; IMG_1636.jpeg; IMG_1635.jpeg; IMG_1630.jpeg; image (1).jpg; image (2).jpg;

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From: Henry L. Stout <hstout@vpsfl.org>
Sent: Tuesday, February 25, 2025 9:30 AM
To: Amanda Aruny <amanda.aruny@maymonthomes.com>
Subject: Re: 4107 Sally Ln Violation

Good morning,

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From: Amanda Aruny <amanda.aruny@maymonthomes.com>
Sent: Monday, February 24, 2025 7:45 AM
To: Henry L. Stout <hstout@vpsfl.org>
Subject: RE: 4107 Sally Ln Violation

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Village of Palm Springs
Phone: (561) 584-8300, 8523

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Thank you,
Amanda

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Amanda Aruny
Senior HOA Specialist

amanda.aruny@maymonthomes.com
(843) 494-7096
MaymontHomes.com

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Outlook

Re: 4107 Sally Ln

From Henry L. Stout <hstout@vpsfl.org>
Date Sun 3/9/2025 8:58 AM
To Vladimir Makhorin <vmakhorin@renterswarehouse.com>

Good morning,

Please reach out to the Building and Zoning Department to obtain all the necessary information regarding the permit process. Most of the procedures can be completed online. You can contact them at 561-584-8200. Their hours are Monday through Friday, from 8 AM to 3 PM. open Monday through Friday, 8 am-3 pm.

Henry Stout # 232
Code Enforcement Officer
Palm Springs Police Department
230 Cypress Lane, Palm Springs FL, 33461
Cell: (561)801-9217
Office: (561)584-8300 ext. 8523
Hstout@vpsfl.org
www.vpsfl.org

Henry Stout
Code Enforcement Officer
Village of Palm Springs
Phone: (561) 584-8300, 8523

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From: Henry L. Stout <hstout@vpsfl.org>
Sent: Sunday, March 9, 2025 8:56 AM
To: Vladimir Makhorin <vmakhorin@renterswarehouse.com>
Subject: Re: 4107 Sally Ln

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Henry Stout
Code Enforcement Officer
Village of Palm Springs
Phone: (561) 584-8300, 8523

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VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA
www.vpsfl.org

From: Vladimir Makhorin <vmakhorin@renterswarehouse.com>
Sent: Sunday, March 9, 2025 8:42 AM
To: Henry L. Stout <hstout@vpsfl.org>
Subject: Re: 4107 Sally Ln

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Good Morning,

Thank you for your response. As I have mentioned, i just have received information about this property and i will make sure that both violations will be cured as soon as possible.

Thank you

Sincerely,

Vladimir Makhorin
Senior Property Manager- Palm Beach | Renters Warehouse - The Professional Landlords
e: vmakhorin@renterswarehouse.com
o: 561-331-4447
| RentersWarehouse.com | Facebook | Twitter | LinkedIn
Ready to #RentEstate? Learn more about creating wealth and financial freedom through investment property here.

Renters Warehouse Palm Beach
931 Village Blvd 905-456
West Palm Beach, FL 33409

From: Henry L. Stout <hstout@vpsfl.org>
Sent: Sunday, March 9, 2025 7:28 AM
To: Vladimir Makhorin <vmakhorin@renterswarehouse.com>
Subject: Re: 4107 Sally Ln

CAUTION: External.

Good morning,

I am writing to address ongoing issues related to the property mentioned above, which has been in violation since October 2024. The previous owners initiated several projects without the necessary permits and left them incomplete before selling the property to your company.

I had a conversation with a representative from your HOA, but unfortunately, I have not received any follow-up calls or emails. This lack of communication has led me to believe that your company is unwilling to address these violations. As a result, I am considering legal action, including pursuing a magistrate hearing for further sanctions and fines, and potentially placing a lien on the property.

These matters must be addressed as soon as possible. The specific violations currently outstanding are as follows:

1. **SECTION 10-31 (FBC 105.1)** - Work Without a Valid Building Permit (New window installation over garage windows, paver installation, and conversion from garage to living space).
2. **SECTION 10-31 (FBC 110.1)** - Required Inspections Not Performed.

I urge you to take immediate action to resolve these issues.

Thank you for your attention to this matter.

Sincerely,
CEO. Henry Stout

Henry Stout
Code Enforcement Officer
Village of Palm Springs
Phone: (561) 584-8300, 8523

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: Vladimir Makhorin <vmakhorin@renterswarehouse.com>
Sent: Friday, March 7, 2025 9:09 AM
To: Henry L. Stout <hstout@vpsfl.org>
Subject: 4107 Sally Ln

You don't often get email from vmakhorin@renterswarehouse.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Good Morning,

I just received this property under my management, and it seems we have a violation on it, Could you please let me know what it is and how can we resolve this matter as soon as possible.

Thank you

Sincerely,

Vladimir Makhorin
Senior Property Manager- Palm Beach | Renters Warehouse - The Professional Landlords
e: vmakhorin@renterswarehouse.com
o: 561-331-4447

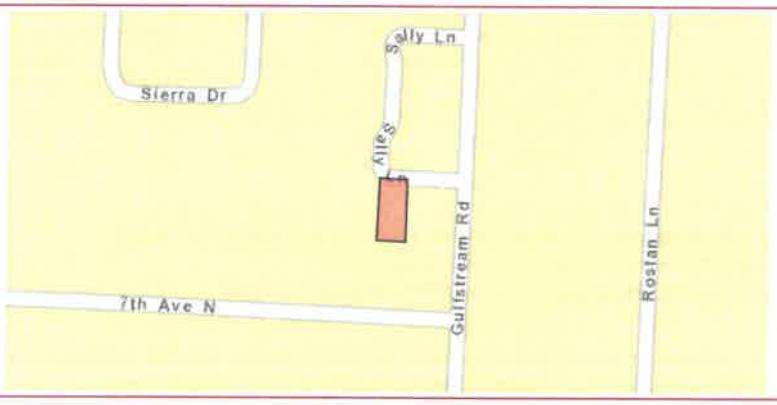
| RentersWarehouse.com | Facebook | Twitter | LinkedIn

Ready to #RentEstate? Learn more about creating wealth and financial freedom through investment property here.

Renters Warehouse Palm Beach
931 Village Blvd 905-456
West Palm Beach, FL 33409

Property Detail

Parcel Control Number:	70-43-44-19-20-035-0030	Location Address:	4107 SALLY LN		
Owners:	BISMUTH PROPCO SERIES LLC	Municipality:	PALM SPRINGS		
Mailing Address:	BROOKFIELD PROP C/O 250 VESEY ST FL 15, , NEW YORK NY 10281 1065				
Last Sale:	02/21/2025	Book/Page#:	35637 / 01081	Price:	$10
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RM - RESIDENTIAL MULTI-FAMILY		
Legal Description:	SUB 19-44-43 N 162.39 FT OF W 65 FT OF E 195 FT OF TR 35 /LESS N 20 FT RD R/W/	Total SF:	1166	Acres	.21



2024 Values

Improvement Value	$132,490
Land Value	$148,440
Total Market Value	$280,930
Assessed Value	$280,930
Exemption Amount	$0
Taxable Value	$280,930

All values are as of January 1st each year.

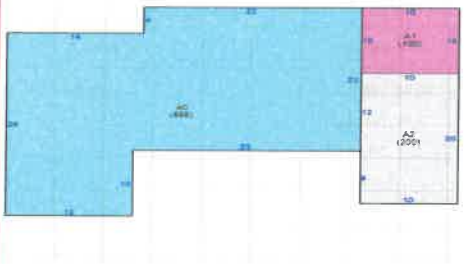
2024 Taxes

Ad Valorem	$5,458
Non Ad Valorem	$516
Total Tax	$5,974

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
UGR Unfinished Garage	200
UST Unfinished Storage	100
BAS Base Area	866
Total Square Footage :	1166
Total Area Under Air :	866

Extra Features

Description	Year Built	Unit
Patio	1980	190
Patio	1957	390
Patio Roof	1957	230
Utility Building	1957	320

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

Structural Details (Building 1)

	Description	
1	Exterior Wall 1	WSF: CEMENT FIBER SIDING
2	Year Built	1957
3	Air Condition Desc.	HTG & AC
4	Heat Type	FORCED AIR DUCT
5	Heat Fuel	ELECTRIC
6	Bed Rooms	2
7	Full Baths	1
8	Half Baths	0
9	Roof Structure	GABLE/HIP
10	Roof Cover	ASPHALT/COMPOSITION
11	Interior Wall 1	PLASTER
12	Interior Wall 2	N/A
13	Floor Type 1	LAMINATE TILES
14	Floor Type 2	NONE
15	Stories	1

Owner : BISMUTH PROPCO SERIES LLC PCN: 70434419200350030 1 of 1

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/22	⊟ $3,070.35		11/5/21	-$3,070.35	Paid
	Net Tax:	$3,114.41			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$44.06			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/21	⊟ $3,072.27		11/19/20	-$3,072.27	Paid
	Net Tax:	$3,116.15			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$43.88			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/20	⊟ $3,078.18		11/20/19	-$3,078.18	Paid
	Net Tax:	$3,122.05			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$43.87			

Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-47

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

BISMUTH PROPCO SERIES LLC
4107 SALLY LANE
PALM SPRINGS, FL 33461

MAILING ADDRESS:
BISMUTH PROPCO SERIES LLC
BROOKFIELD PROP C/O 250 VESEY ST FL 15
NEW YORK NY 10281 1065

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): Construction work performed without a valid building permit, including the installation of a new window above the garage, pacer installation, and the conversion of garage space into living space. Required inspections were not performed.

Address:	4107 SALLY LANE
Legal Description:	SUB 19-44-43 N 162.39 FT OF W 65 FT OF E 195 FT OF TR 35 /LESS N 20 FT RD R/W/
PCN:	70-43-44-19-20-035-0030

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 **21st** day of **August 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): Construction work performed without a valid building permit, including the installation of a new window above the garage, pacer installation, and the conversion of garage space into living space. Required inspections were not performed.

☐ 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): Construction work performed without a valid building permit, including the installation of a new window above the garage, pacer installation, and the conversion of garage space into living space. Required inspections were not performed.

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 31st, 2025:**

- ☐ Administrative costs of $**300.77**
- ☐ 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 **September 22nd, 2025**. If Respondent fails to comply within the time given, a fine of **$200.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **August 31st, 2025**.

- ☐ Administrative costs of **$300.77**
- ☐ 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 21st day of August 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:
250 Vesey St Fl 15
New York Ny 10281 1065

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00048

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
MATUTE JORGE
304 POE DR
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434418060650070

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 14, 2025, the MATUTE JORGE, owners of the property at 304 POE Dr, Palm Springs, FL 33461, violates local ordinances.

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

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

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

These violations must be corrected on or before [AUGUST 20TH, 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 [_AUGUST 21ST, 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

Henry Stout #232

July 15, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2025-48**

MATUTE JORGE
304 POE DRIVE
PALM SPRINGS, FL 33461
Respondent(s)

PCN: 70-43-44-18-06-065-0070

AFFIDAVIT OF SERVICE

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

On the **15TH Day of JULY 2025 at 1:30 PM**, I served the attached Notice of Hearing on the within-named Respondent(s),**304 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: H Stout
Code Enforcement Officer

Date: July 15th 2025

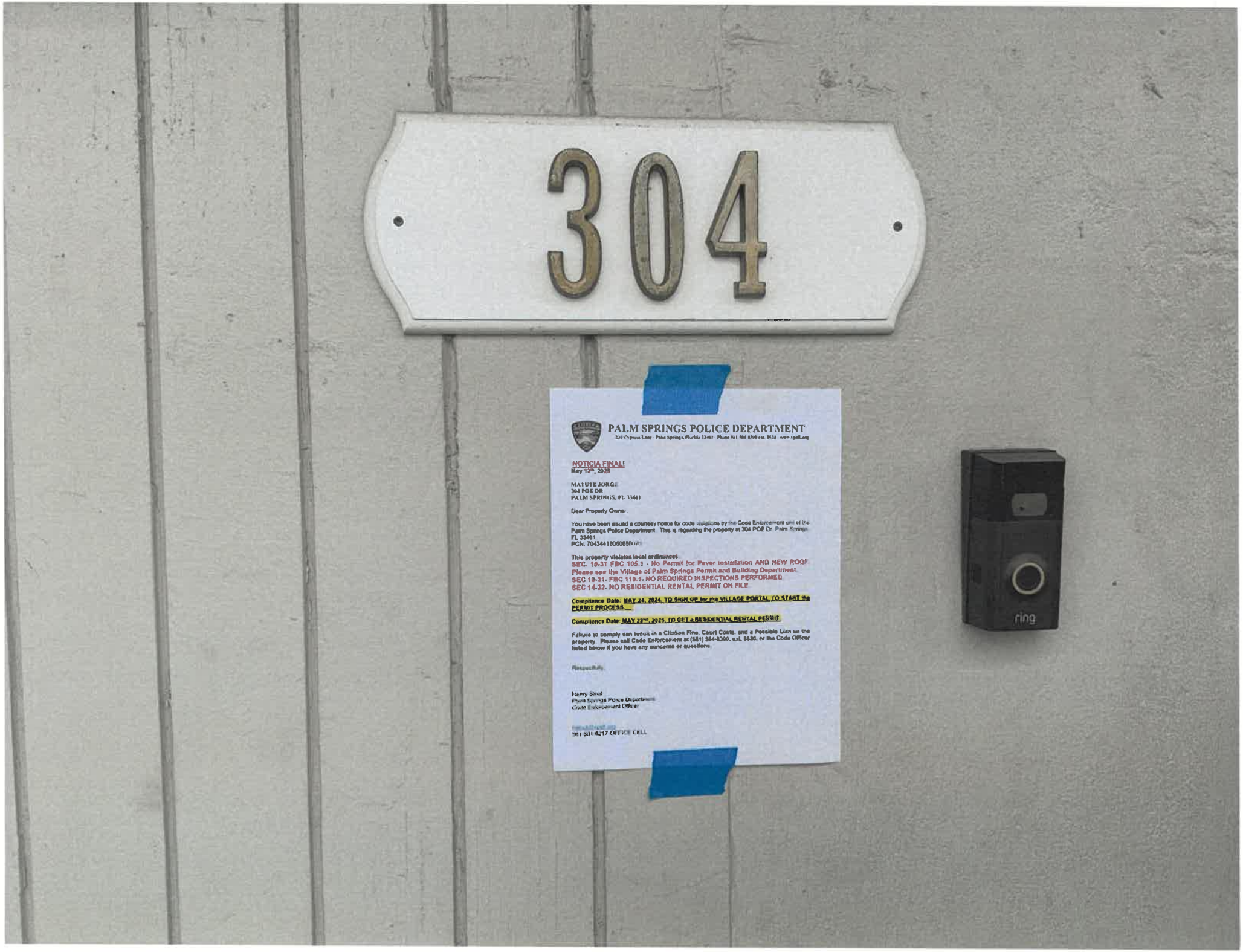
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

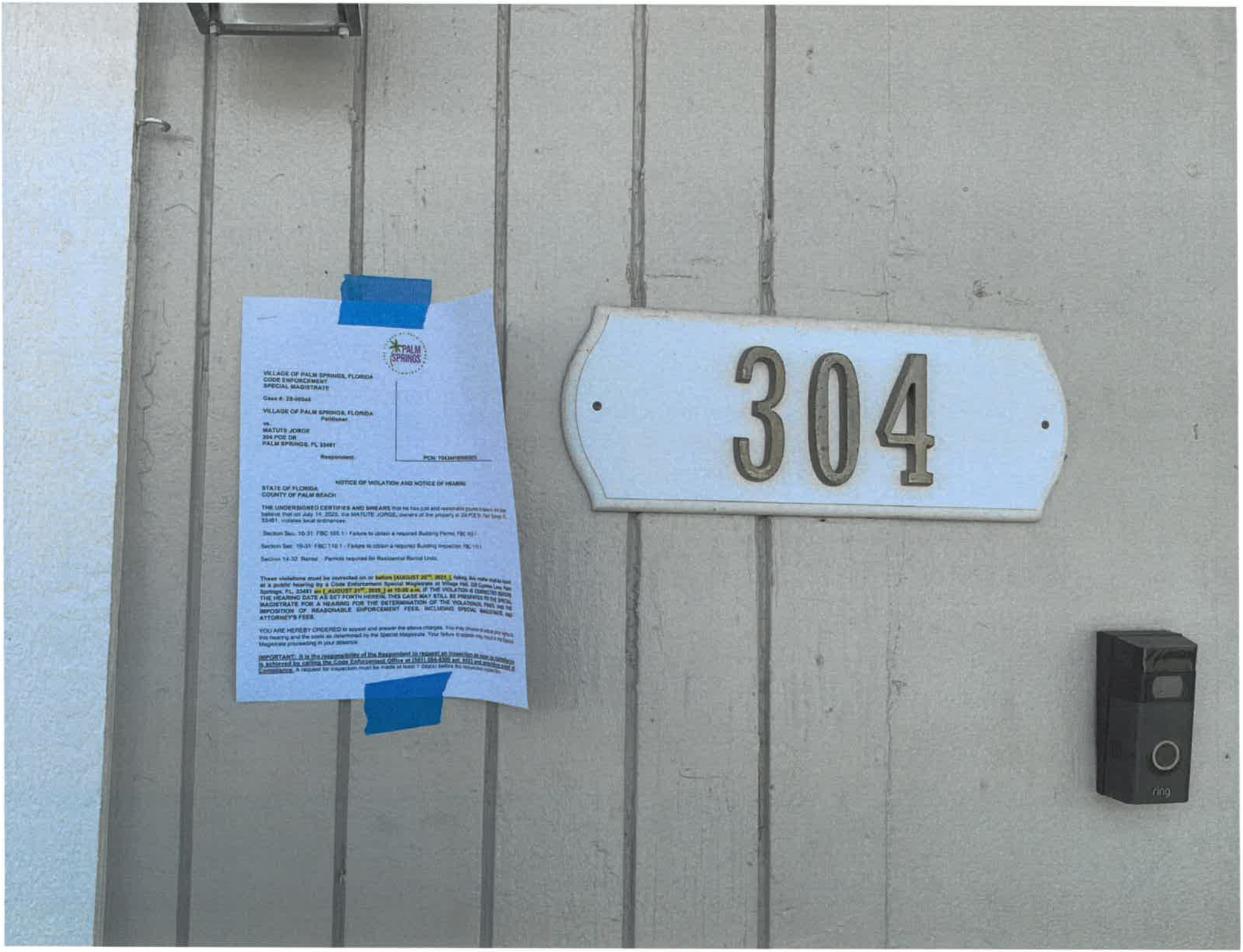
The foregoing instrument was acknowledged before me this 15 day of July, 2025 by Henry Stout, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

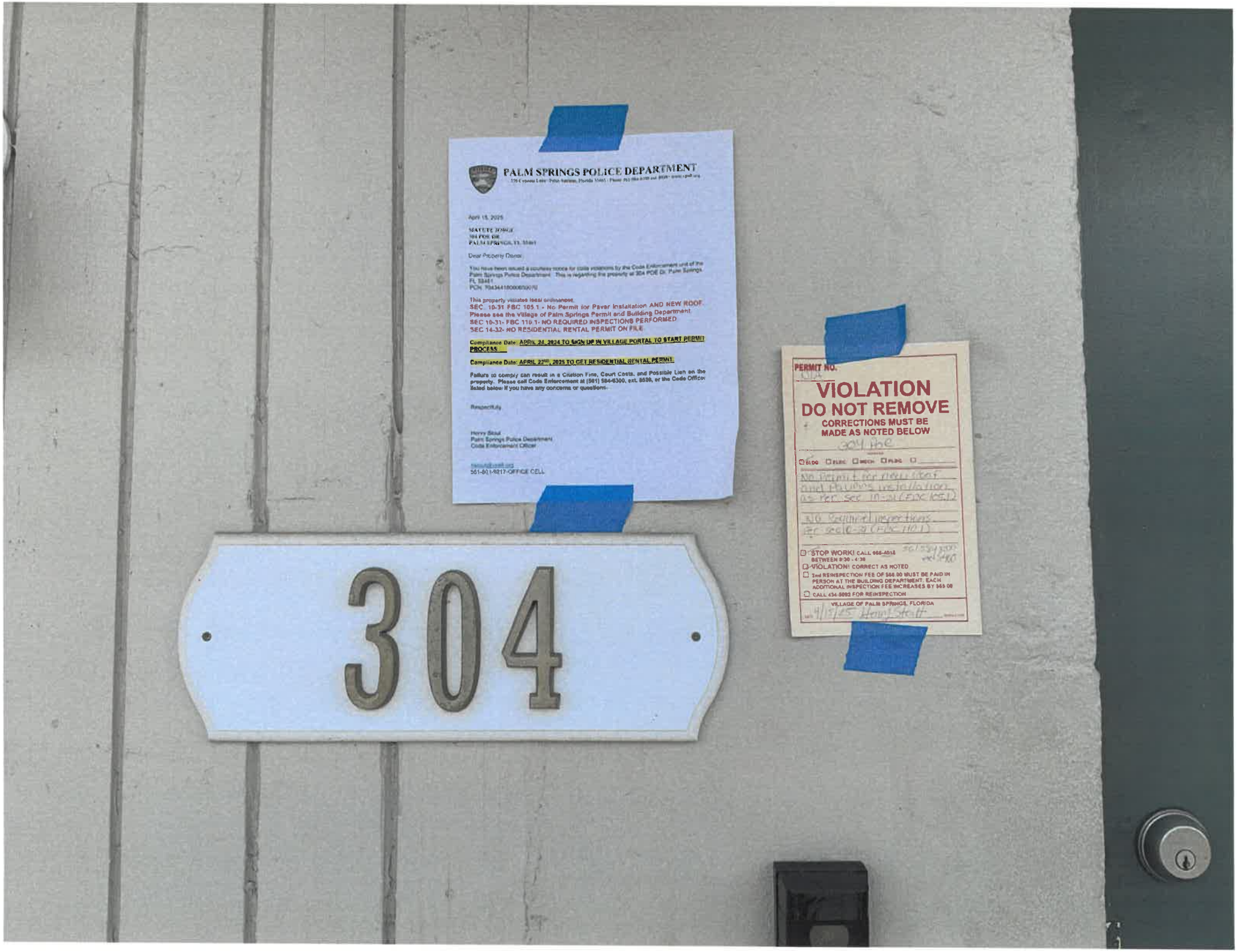
(SEAL)

NOTARY PUBLIC, State of Florida

CHRISTINA RUIZ-WADDELL
Notary Public - State of Florida
Commission # HH 635849
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.


304
PALM SPRINGS POLICE DEPARTMENT
NOTICIA FINAL!
May 12th, 2025
MATUTE JORGE
304 POE DR
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 304 POE Dr Palm Springs FL 33461
PCN: 70434418060850170
This property violates local ordinances:
SEC. 18-31 FBC 105.1 - No Permit for Paver Installation AND NEW ROOF
Please see the Village of Palm Springs Permit and Building Department.
SEC 10-31- FBC 110.1- NO REQUIRED INSPECTIONS PERFORMED.
SEC 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE
Compliance Date: MAY 24, 2024, TO SIGN UP for the VILLAGE PORTAL TO START the PERMIT PROCESS.
Compliance Date: MAY 22ND, 2025, TO GET a RESIDENTIAL RENTAL PERMIT.
Failure to comply can result in a Citation Fine, Court Costs, and a Possible Lien on the property. Please call Code Enforcement at (561) 584-8300, ext. 8630, or the Code Officer listed below if you have any concerns or questions.
Respectfully,
Henry Sosa
Palm Springs Police Department
Code Enforcement Officer
561 301 0217 OFFICE CELL
ring

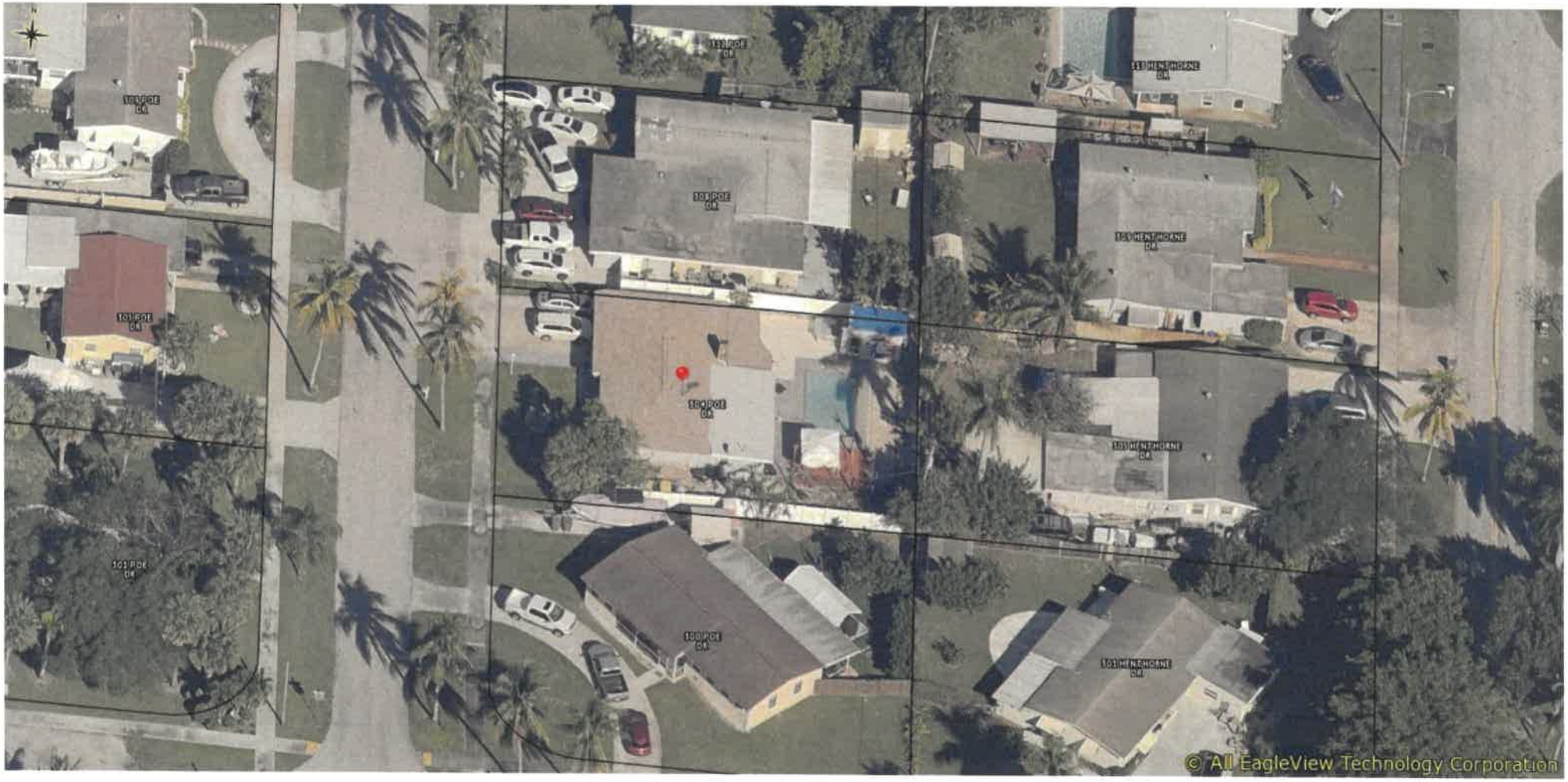

304
VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE
Case #: 25-00048
VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
MATUTE JOIRGE
304 POE DR
PALM SPRINGS, FL 33461
Respondent.
PCN: 19434018060
NOTICE OF VIOLATION AND NOTICE OF HEARING
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe and does believe that on July 14, 2025, the MATUTE JORGE, owners of the property at 304 POE Dr Palm Springs FL 33461, violates local ordinances:
Section Sec. 10-31. FBC 105.1 - Failure to obtain a required Building Permit, FBC 105.1
Section Sec. 10-31. FBC 110.1 - Failure to obtain a required Building Inspection, FBC 110.1
Section 14-32. Rental. - Permits required for Residential Rental Units.
These violations must be corrected on or before [AUGUST 20TH, 2025.] failing this notice shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Way, Palm Springs, FL, 33461 on [AUGUST 21ST, 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, 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 attend your agent at 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 is compliance is achieved by calling the Code Enforcement Office at (561) 864-8300 ext. 8321 and provide proof of compliance. A request for inspection must be made at least 7 day(s) before the requested inspection.
ring


PALM SPRINGS POLICE DEPARTMENT
April 15, 2025
Dear Property Owner,
This property violates local ordinances.
SEC. 10-31 FBC 105.1 - No Permit for Paver Installation AND NEW ROOF
Please see the Village of Palm Springs Permit and Building Department
SEC 10-31- FBC 110.1- NO REQUIRED INSPECTIONS PERFORMED
SEC 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE
Compliance Date: APRIL 24, 2024 TO SIGN UP IN VILLAGE PORTAL TO START PERMIT PROCESS
Compliance Date: APRIL 22ND, 2025 TO GET RESIDENTIAL RENTAL PERMIT.
Failure to comply can result in a Citation Fine, Court Costs, and Possible Lien on the property. Please call Code Enforcement at (561) 584-6300, ext. 6638, or the Code Officer listed below if you have any concerns or questions.
Respectfully,
Harry Stout
Palm Springs Police Department
Code Enforcement Officer
561-801-8217-OFFICE CELL
PERMIT NO.
VIOLATION
DO NOT REMOVE
CORRECTIONS MUST BE MADE AS NOTED BELOW
304 the
BLDG ELEC MECH PLBG
No Permit for new roof and Pavers installation as per Sec 10-31 FBC 105.1
NO required inspections FBC 110.1
STOP WORK! CALL 966-4018 BETWEEN 8:30 - 4:30
VIOLATION! CORRECT AS NOTED
2nd REINSPECTION FEE OF $66.00 MUST BE PAID IN PERSON AT THE BUILDING DEPARTMENT. EACH ADDITIONAL INSPECTION FEE INCREASES BY $45.00
CALL 434-8092 FOR REINSPECTION
VILLAGE OF PALM SPRINGS, FLORIDA
4/15/25 Harry Stout
304

MAY 2020- OLD ROOF

02/08/2020

JAN 2024- NEW ROOF



01/01/2024

pavers
New porch
New fence
304 POE DR
New roof
efficiency
308 POE DR

PALM SPRINGS POLICE DEPARTMENT

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

JULY 14TH, 2025
MATUTE JORGE
304 POE DRIVE
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 **304 POE DRIVE**
PALM SPRINGS, FL 33461 1806

PCN: 70434418060650070

VIOLATION/HEARING CASE 2025-48

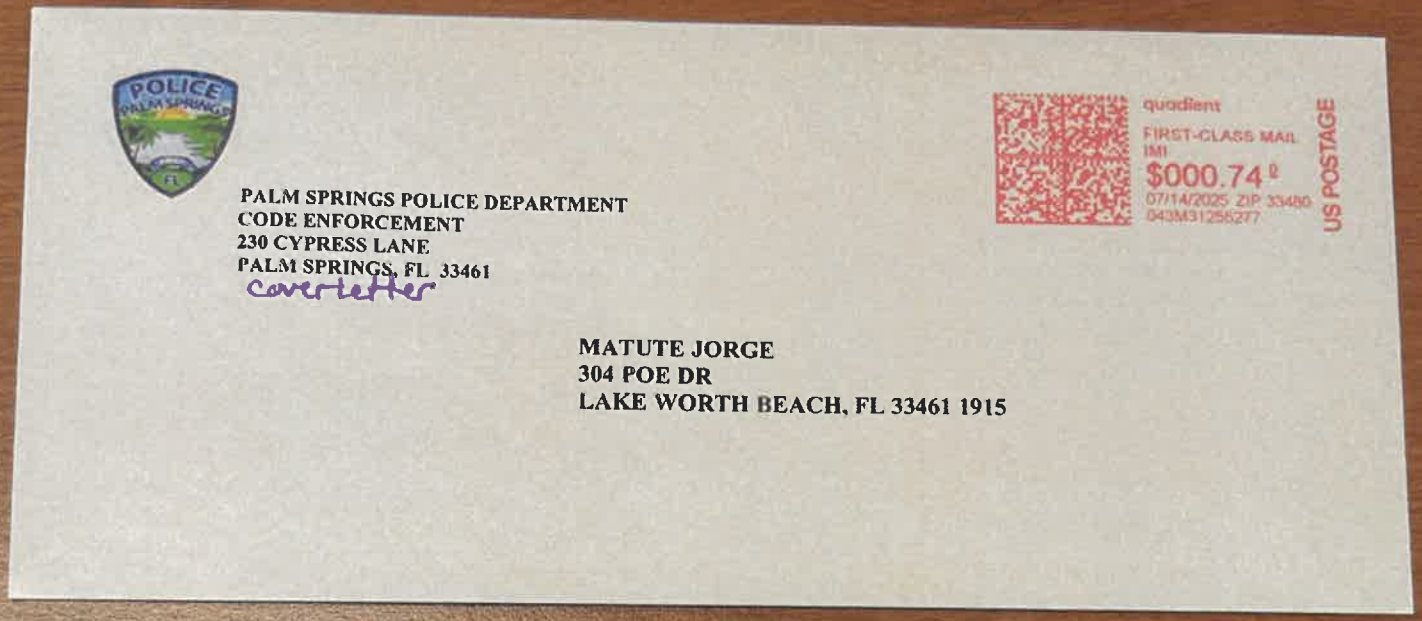
SEC. 10-31 FBC 105.1 - No Permit for Paver Installation AND NEW ROOF. Please see the Village of Palm Springs Permit and Building Department.
SEC 10-31- FBC 110.1- NO REQUIRED INSPECTIONS PERFORMED.

The options available include coming into voluntary compliance on or before **AUGUST 20TH, 2025, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, AUGUST 21ST, 2025, AT 10:00 AM**. This is part of your rights under the judicial system.

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

Please feel free to call/text me if you have any questions or concerns at (561)801-9217.
Respectfully,

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



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

quadient
FIRST-CLASS MAIL
IMI
$000.74
07/14/2025 ZIP 33480
043M31256277
US POSTAGE

MATUTE JORGE
304 POE DR
LAKE WORTH BEACH, FL 33461 1915

UNITED STATES POSTAL SERVICE CERTIFIED MAIL

9489 0178 9820 3040 0469 65

Label 800-QDT March 2023

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

quadient
FIRST-CLASS MAIL
IMI
$008.86
07/14/2025 ZIP 33480
043M31256277
US POSTAGE

MATUTE JORGE
304 POE DR
LAKE WORTH BEACH, FL 33461 1915

SECTION 105
PERMITS

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

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

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

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

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

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

Building:

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

Retractable awnings supported by an exterior wall and do not require additional support of Groups R-3 and U occupancies, but they may be subject to Zoning permits.

6. Non-fixed and movable fixtures, cases, racks, and counters not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

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

Gas:

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

Mechanical:

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

Plumbing:

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

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

   105.2.2. Minor repairs. Ordinary minor repairs may be made with the approval of the Building Official without a permit, provided the repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary

repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

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

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

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

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

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

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

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

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

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as

authorized by chapter 633 Florida Statutes, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.

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

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

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

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

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

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

6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, Florida Statutes.

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

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

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

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

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

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

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

construction activity must commence within 6 months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.

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

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

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

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

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

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

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

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

1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the permit. If a contractor other than the original contractor listed on the permit is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.
2. The property owner may assume the role of an owner-builder, in accordance with Sections 489.103(7) and 489.503(6), Florida Statutes.
3. If a building permit is expired and its requirements have been substantially completed as determined by the local enforcement agency, the permit may be closed without having to obtain a new building permit, and the work required to close the permit may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the permit, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design or method of construction.
4. A local enforcement agency may close a building permit 6 years after the issuance of the permit, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists.

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

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

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

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

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

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

105.6.2 Violation of code provisions. The Building Official may require correction or revoke the permit upon determination by the Building Official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure,

electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.

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

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

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

*105.*10 *Certificate of protective treatment for prevention of termites.* A weather-resistant job-site posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the permit is issued to and another copy for the building permit files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval. For a bait system, see Section 1816.1.7 of the Florida Building Code for contract document requirements.

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

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

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

105.14 Permit issued on basis of an affidavit. The Building Official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the Building Official, are hazardous or complex, the Building Official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the Building Official written affidavit that the work has been done in conformity to the reviewed plans and with the structural provisions of the technical codes.

In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the Building Official. The Building Official shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, Florida Statutes, and that any person conducting inspections is qualified as a building inspector under Part III of Chapter 468, Florida Statutes. Nothing aforesaid shall preclude plan review or inspections by the Building Official (See also Section 107.6).

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

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

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

105.16 Inspection of existing residential building not impacted by construction.

(a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building permit the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought.

(b) This subsection does not apply to a building permit sought for:
   1. A substantial improvement as defined in Section 161.54, Florida Statutes or as defined in the Florida Building Code.
   2. A change of occupancy as defined in the Florida Building Code.
   3. A conversion from residential to nonresidential or mixed use pursuant to Section 553.507(2)(a), Florida Statutes or as defined in the Florida Building Code.
   4. A historic building as defined in the Florida Building Code.

(c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:
   1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).
   2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought in accordance with the prohibition in paragraph (a).
   3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
   4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with Sections 933.20—933.30, Florida Statutes.

105.17 Streamlined low-voltage alarm system installation permitting.

(1) As used in this section, the term:
   (a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of Chapter 489, Florida Statutes.

(b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Section 489.505, Florida Statutes, that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, and ancillary components or equipment attached to such a system, including, but not limited to, home-automation equipment, thermostats, and video cameras.

(c) "Wireless alarm system" means a burglar alarm system or smoke detector that is not hardwired.

(2) Notwithstanding any provision of this Code, this section applies to all low-voltage alarm system projects for which a permit is required by a local enforcement agency. However, a permit is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.

(3) This section does not apply to the installation or replacement of a fire alarm, or access control system affecting required means of egress as required by Florida Building Code Chapter 10, if a plan review is required.

(4) A local enforcement agency shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in Section 553.793, Florida Statutes. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.

(a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.

(b) A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one or more unspecified current or future projects.

(5) A contractor shall post an unused uniform basic permit label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.

(6) A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within 14 days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to timely submit a Uniform Notice of a Low-Voltage Alarm System Project.

(7) The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of Section 553.793(7), Florida Statutes.

(8) A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system project may be inspected by the local enforcement agency to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.

(9) A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.

(10) A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section.

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

SECTION 110
INSPECTIONS

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

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

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

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

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

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

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

the display of the installation and/or construction and job location identifiers. The affidavit and accompanying photographs shall be provided to the inspector onsite, at the next scheduled inspection. If the photographs are found to be insufficient by the Building Official to demonstrate compliance with this code and/or the permitted document, or clearly display location identifiers, or are missing, the inspector shall require the contractor to obtain the services of a registered Florida professional engineer to inspect and certify the installation and/or construction.

110.1.3.1 Exception: Affidavits may not be accepted for inspection of elements of construction which require inspection by the local jurisdiction under the requirements of Title 44, Code of Federal Regulations, Parts 59 and 60, and the local flood damage prevention ordinance.

110.2 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures, and sites for which an application has been filed.

110.3 Required inspections. The Building Official upon notification from the permit holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The Building Official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building:

1. *Foundation inspection.* To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components:
   - Stem-wall
   - Monolithic slab-on-grade
   - Piling/pile caps
   - Footers/grade beams

   1.1. Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

   A foundation/Form board survey prepared and certified by a registered surveyor may be required, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string-up all property lines in preparation for inspection.

   1.2. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the Authority having Jurisdiction.
2. *Framing inspection.* To be made after the roof, all framing, fire blocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved and shall at a minimum include the following building components:
   - Window/door framing
   - Window U-factor/SHGC as indicated on approved calculations
   - Vertical cells/columns
   - Lintel/tie beams
   - Framing/trusses/bracing/connectors (including truss layout and engineered drawings)
   - Draft stopping/fire blocking

- Curtain wall framing
- Energy insulation (Insulation R-factor as indicated on approved calculations)
- Accessibility.
- Verify rough opening dimensions are within tolerances.
- Window/door buck attachment.

2.1. Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal Includes wall and ceiling insulation.

2.2. Lath and gypsum board inspection for fire-resistance-rated or shear assemblies. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

3. *Sheathing inspection.* To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:
   - Roof sheathing
   - Wall sheathing
   - Continuous air barrier
   - Exterior Siding/Cladding
   - Sheathing fasteners
   - Roof/wall dry-in

   NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to installation of the dry-in material. Exception: ring shank nails shall be bent over and a new fastener installed.

4. *Exterior wall coverings.* Shall at a minimum include the following building components in progress inspections:
   - Exterior wall coverings and veneers
   - Soffit coverings

5. *Roofing inspection.* Shall at a minimum be made in at least two inspections and include the following building components:
   - Dry-in
   - Insulation
   - Roof coverings (including In Progress as necessary)
   - Insulation on roof deck (according to submitted energy calculation)
   - Flashing
   - Sheathing

   5.1. Re-Roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the Building Official.

6. *Final inspection.* To be made after the building, including all sub-trade inspections, is completed and ready for occupancy.

   6.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation shall be submitted to the authority having jurisdiction.

7. *Swimming pool inspection.* First inspection to be made after excavation and installation of reinforcing steel, bonding, and main drain and prior to placing of concrete shell.
   1. Steel reinforcement inspection.
   2. Underground electric inspection.
   3. Underground piping inspection including a pressure test.
   4. Underground electric inspection under deck area (including the equipotential bonding)
   5. Underground piping inspection under deck area.

6. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place
7. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.
8. Final pool piping.
9. Final Electrical inspection.
10. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.

In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17. of this code.

8. *Demolition inspections.* First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations. Final inspection to be made after all demolition work is completed.
9. *Manufactured building inspections.* The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility crossovers; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the Florida Building Code. Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code).
10. Where impact resistant coverings or impact resistant systems are installed, the Building Official shall schedule adequate inspections of impact resistant coverings or impact resistant systems to determine the following:

    The system indicated on the plans was installed.

    The system is installed in accordance with the manufacturer's installation instructions and the product approval.

Electrical:

1. *Underground inspection.* To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. *Rough-in inspection.* To be made after the roof, framing, fireblocking and bracing is in place and prior to the installation of wall or ceiling membranes.
3. *Final inspection.* To be made after the building electrical system is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.
4. *Existing Swimming Pools.* To be made after all repairs or alterations are complete, all required electrical equipment, GFCI protection, and equipotential bonding are in place on said alterations or repairs.

Plumbing:

1. *Underground inspection.* To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. *Rough-in inspection.* To be made after the roof, framing, fireblocking and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.
    - includes plumbing provisions of the energy code and approved calculations provisions.
3. *Final inspection.* To be made after the building plumbing system is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

    Note: See Section 312 of the Florida Building Code, Plumbing for required tests.

Mechanical:

1.

Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.

2. *Rough-in inspection.* To be made after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
   - includes mechanical provisions of the energy code and approved calculations provisions.
3. *Final inspection.* To be made after the building mechanical system is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas:

1. *Rough piping inspection.* To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
   - includes gas provisions of the energy code and approved calculations provisions.
2. *Final piping inspection.* To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
3. *Final inspection.* To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

Site Debris:

1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites must be kept clean and in a safe condition at all times.
2. All debris shall be kept in such a manner as to prevent it from being spread by any means.

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

110.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

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

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

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

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

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

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

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

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

*110.3.*10 *Special inspections.* Reserved.

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

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

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

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

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

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

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

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

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

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

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

110.8 Threshold building.

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

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

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

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

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

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

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

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

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

CASE PRESENTATION
CASE No. CASE 2025-48

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. 2025-48**. It concerns the property at **304 Poe Drive** 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 **MATUTE JORGE**

5. Under observation, there are Violations of local ordinances

SEC. 10-31 FBC 105.1 - No Permit for Paver Installation AND NEW ROOF. Please see the Village of Palm Springs Permit and Building Department.
SEC 10-31- FBC 110.1- NO REQUIRED INSPECTIONS PERFORMED.

This case has been open since April 15^{5th,} 2025…. We have issued warnings in the following sequence.
4/15- CCV ISSUED
5/12- ISSUED FINAL NOTICE
5/18- SPOKE WITH AASHLEY AND HE WOULD LIKE TO HAVE THE PERMIT PAPERWORK AND ARE GOING TO WORK ON IT THIS WEEK AND SUBMIT AND OPEN THEIR ACCOUNT ON VILLAGE PORTAL.
6/25- GOT CONTACT INFO FROM UTILITIES 561-460-2218 EMAIL CARNIBULO12@GMAIL.COM
6/25-SPOKE WITH HOMEOWNER. HE SAID SOMEONE OPENED THE PORTAL FOR HIM AND MADE A MISTAKE ON THE SPELLING OF EMAIL! I WILL RESEARCH AND SEE IF I CAN FIND THE EMAIL/ PORTAL WITH PZB
7/13- NO PROGRESS HAS BEEN MADE.DO NOT SEE PERMIT FOR ROOF AND/OR PAVERS.
7/14-TRIED TO MAKE CONTACT WITH HOMEOWNER AND NO ANSWER. SET CASE FOR AUGUST 2025 HEARING
7/21- SPOKE WITH HOMEOWNER HE SAID HE DOESN'T KNOW HOW TO FILL OUT APPLICATION... HE HAS A PORTAL BUT HASN'T submitted anything. I TOOLD HIM IT'S BEEN SINCE APRIL AND IF HE KNEW HE DIDN'T KNOW HE HAS TO COME TO PZB SO THEY CAN HELP. NOT EXTENING THE DEADLINE... HE HAS NO COMMUNICATION. ALL COMMUNICATIONS HAVE BEEN INITIATED BY ME.

5. On **JULY 15TH, 2025,** a Notice of Violation/ Notice of Hearing **2025-48**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.

6. 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 **AUGUST 31ST, 2025**

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

Case Administrative / Court Costs

AUGUST 21ST- 304 POE DRIVE		Case No. 2025-48		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case No. 2025-48			265.77

Property Detail

Parcel Control Number:	70-43-44-18-06-065-0070	Location Address:	304 POE DR		
Owners:	MATUTE JORGE	Municipality:	PALM SPRINGS		
Mailing Address:	304 POE DR, , LAKE WORTH BEACH FL 33461 1915				
Last Sale:	11/22/2021	Book/Page#:	33094 / 00136	Price:	$395,000
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RS - RESIDENTIAL SINGLE-FAMILY		
Legal Description:	VILLAGE OF PALM SPRINGS PLAT 1LT 7 BLK 65	Total SF:	1812	Acres	.19

2024 Values

Improvement Value	$200,296
Land Value	$145,410
Total Market Value	$345,706
Assessed Value	$319,021
Exemption Amount	$50,000
Taxable Value	$269,021

All values are as of January 1st each year.

2024 Taxes

Ad Valorem	$5,385
Non Ad Valorem	$516
Total Tax	$5,900

2025 Qualified Exemptions

HOMESTEAD
ADDITIONAL HOMESTEAD

Applicants

MATUTE JORGE

Building Footprint (Building 1)

Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
SFB Semi Finished Base Area	364
BAS Base Area	1022
FST Finished Storage	56
FOP Finished Open Porch	104
FGR Finished Garage	182
FEP Finished Enclosed Porch	84
Total Square Footage :	1812
Total Area Under Air :	1386

Extra Features

Description	Year Built	Unit
Patio Roof	1989	256
Screen Enclosure	1989	231
Utility Building	1958	120
Patio	1989	248
Pool - In-Ground	1989	1

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	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

Owner : MATUTE JORGE PCN: 70434418060650070

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-18-06-065-0070
Mailing Address:
304 POE DR
Lake Worth Beach, Fl 33461-1915
Owner of Record:
MATUTE JORGE

Property Type:
Real Property
Property Address:
304 POE DR
PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
VILLAGE OF PALM SPRINGS PLAT 1LT 7 BLK 65

Last updated: 7/14/2025 04:13:35 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	**$5,664.29**		11/27/24	-$5,664.29	Paid
	Net Tax:	$5,900.31			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$236.02			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	**$5,530.00**		11/28/23	-$5,530.00	Paid
	Net Tax:	$5,760.42			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$230.42			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/23	**$5,439.01**		11/29/22	-$5,439.01	Paid
	Net Tax:	$5,665.63			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$226.62			

14 Floor Type 1	CARPETING
15 Floor Type 2	CERAMIC/QUARRY TILE
16 Stories	1

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-48

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

JORGE MATUTE
304 POE DRIVE
PALM SPRINGS, FL 33461

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 & 110.1): Paver installation and roof replacement performed without the required building permits. Required inspections were not performed.

Address:	304 POE DRIVE
Legal Description:	VILLAGE OF PALM SPRINGS PLAT 1LT 7 BLK 65
PCN:	70-43-44-18-06-065-0070

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 **21st** day of **August 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): Paver installation and roof replacement performed without the required building permits. Required inspections were not performed.**

☐ 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): Paver installation and roof replacement performed without the required building permits. Required inspections were not performed.**

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 31st, 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 **September 9th, 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 31st, 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 21st day of August 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:
304 Poe Drive
Palm Springs, Fl 33461

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00659

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
LOAIZA RICARDO ARENAS & RODRIGUEZ ADA ADRIANA
18 ANDROS RD
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434419050810280

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on August 05, 2025, the LOAIZA RICARDO ARENAS & RODRIGUEZ ADA ADRIANA, owners of the property at 18 ANDROS Rd, Palm Springs, FL 33461, is in violation of local ordinances.

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

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

These violations must be corrected on or before [_AUGUST 20TH, 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 [_AUGUST 21ST, 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.

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS, FLORIDA,
Petitioner **Case No. 2025-58**

LOAIZA RICARDO ARENAS &
RODRIGUEZ ADA ADRIANA
18 ANDROS ROAD
PALM SPRINGS, FL 233461 **PCN: 70-43-44-19-05-081-0280**

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the **5TH Day of AUGUST 2025, at 2:30 PM**, I served the attached Notice of Request for Authorization of Magistrate Hearing on the within-named Respondent(s),**18 ANDROS ROAD,** Palm Springs, FL 33461 by:

_____	INDIVIDUAL SERVICE:	By serving the within-named Respondent a true copy with the date and hour of service endorsed thereon by me.
_____	SUBSTITUTE SERVICE:	By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein, the age of 15 years or older, to-wit: _____ and inform such person of their contents under F.S. 48.031.
XX	POSTED BY:	Securely affixing a copy to a conspicuous place at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

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

By: _____ Date: August 5th, 2025
Code Enforcement Officer

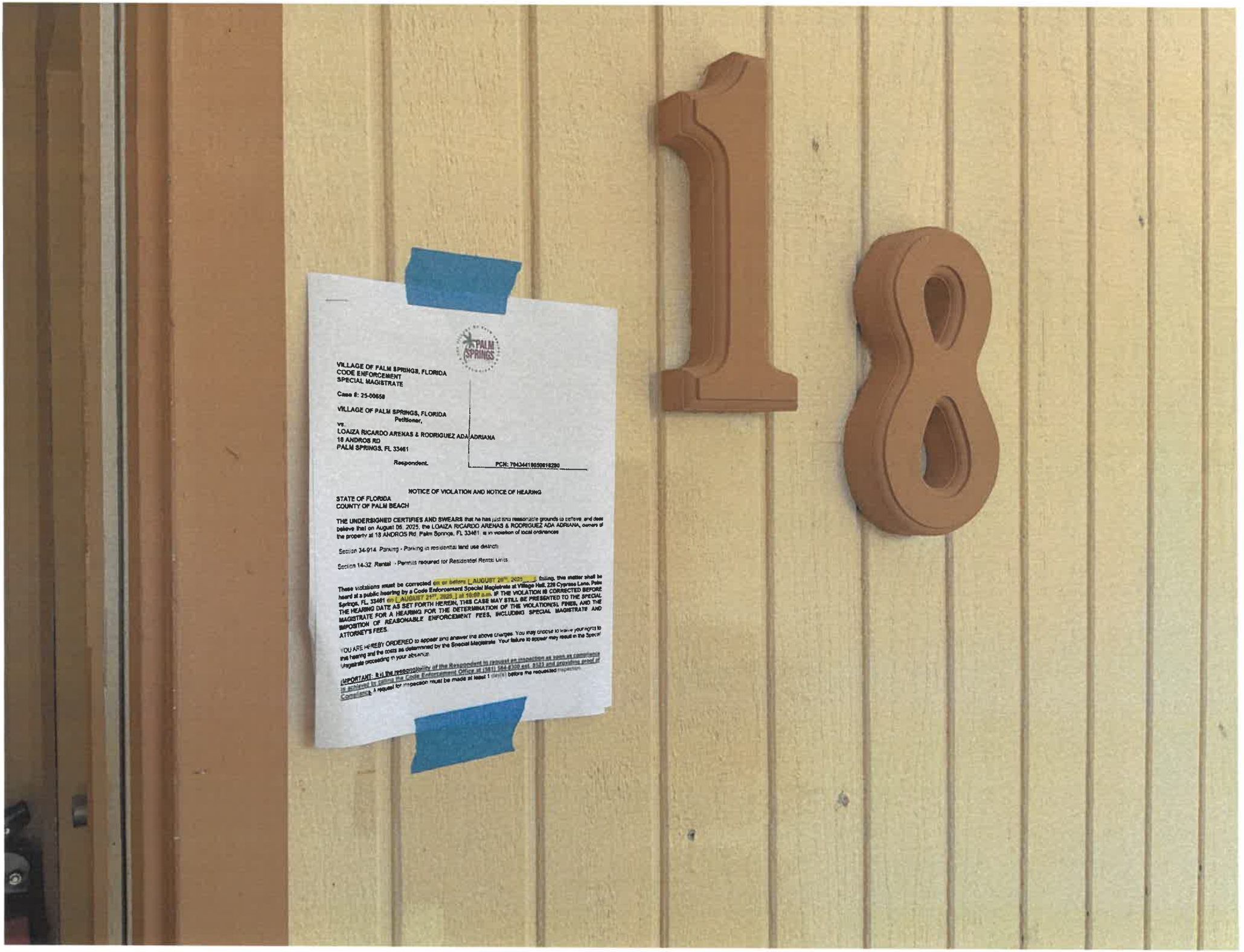
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 5th day of August, 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)

NANCIANN M. CUENOT
Notary Public - State of Florida
Commission # HH 493254
My Comm. Expires Apr 25, 2028
Bonded through National Notary Assn.

NOTARY PUBLIC, State of Florida



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00658

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
LOAIZA RICARDO ARENAS & RODRIGUEZ ADA ADRIANA
18 ANDROS RD
PALM SPRINGS, FL 33461

Respondent.

PCN: 79434418050818280

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on August 05, 2025, the LOAIZA RICARDO ARENAS & RODRIGUEZ ADA ADRIANA, owners of the property at 18 ANDROS Rd, Palm Springs, FL 33461 is in violation of local ordinances

Section 34-914 Parking - Parking in residential land use district

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

These violations must be corrected on or before [AUGUST 28TH, 2025]. Failing, the matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [AUGUST 21ST, 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) 584-6300 ext. 6323 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) before the requested inspection.

PALM SPRINGS POLICE DEPARTMENT

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

AUGUST 5TH, 2025
LOAIZA RICARDO ARENAS &
RODRIGUEZ ADA ADRIANA
18 ANDROS ROAD
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 **18 ANDROS ROAD, PALM SPRINGS, FL 33461**

PCN: 70-43-44-19-05-081-0280

REPEAT VIOLATION/HEARING CASE 2025-58

SEC 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

The options available include coming into voluntary compliance on or before **AUGUST 20TH,2025, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, AUGUST 21ST, 2025, AT 10:00 AM**. This is part of your rights under the judicial system.

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

Please feel free to call/text me if you have any questions or concerns at (561)801-9217.
Respectfully,

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

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PALM SPRINGS, FL 33461
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LOAIZA RICARDO ARENAS &
RODRIGUEZ ADA ADRIANA
5430 HELENE CIR
BOYNTON BEACH FL 33472 1242

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

LOAIZA RICARDO ARENAS &
RODRIGUEZ ADA ADRIANA
5430 HELENE CIR
BOYNTON BEACH FL 33472 1242

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 2025-58

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. 2025-58**. It concerns the property at **18 ANDROS AVE** in the Village of Palm Springs.

4. 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 **LOAIZA RICARDO ARENAS &**
5. **RODRIGUEZ ADA ADRIANA**
6.

5. Under observation, there are Violations of local ordinances
7. **SECTION 34.914- NO PARKING OF VEHICLES or RV ON PROPERTY GRASS (FRONT LAWN) MAY USE SWALE.**
8. **SEC 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.**
9.

THE FOLLOWING ARE ALL THE PREVIOUS TIMES CODE ENFORCEMENT HAS BEEN TO THE PROPERTY ABOVE FOR THE SAME CODE VIOLATION,

. 6/17 - The car that was on the grass is gone, but we still need the RRL.561-889-4814
7/2- COROLLA ON THE GRASS AGAIN.
7/13- STILL NO SIGNS OF THE RRL BEING DONE.
7/27- NO RRL ON FILE WILL ISSUE CITATION
7/29- NO ANSWER-NO CONTACT HAS BEEN MADE BY THE HOMEOWNER
8/5- NOV ISSUED

10. On **AUGUST 5TH, 2025,** a Notice of Violation/ Notice of Hearing **2025-58** 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.

11. The Village has also incurred costs of **$266.47 in** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **AUGUST 27th, 2025**

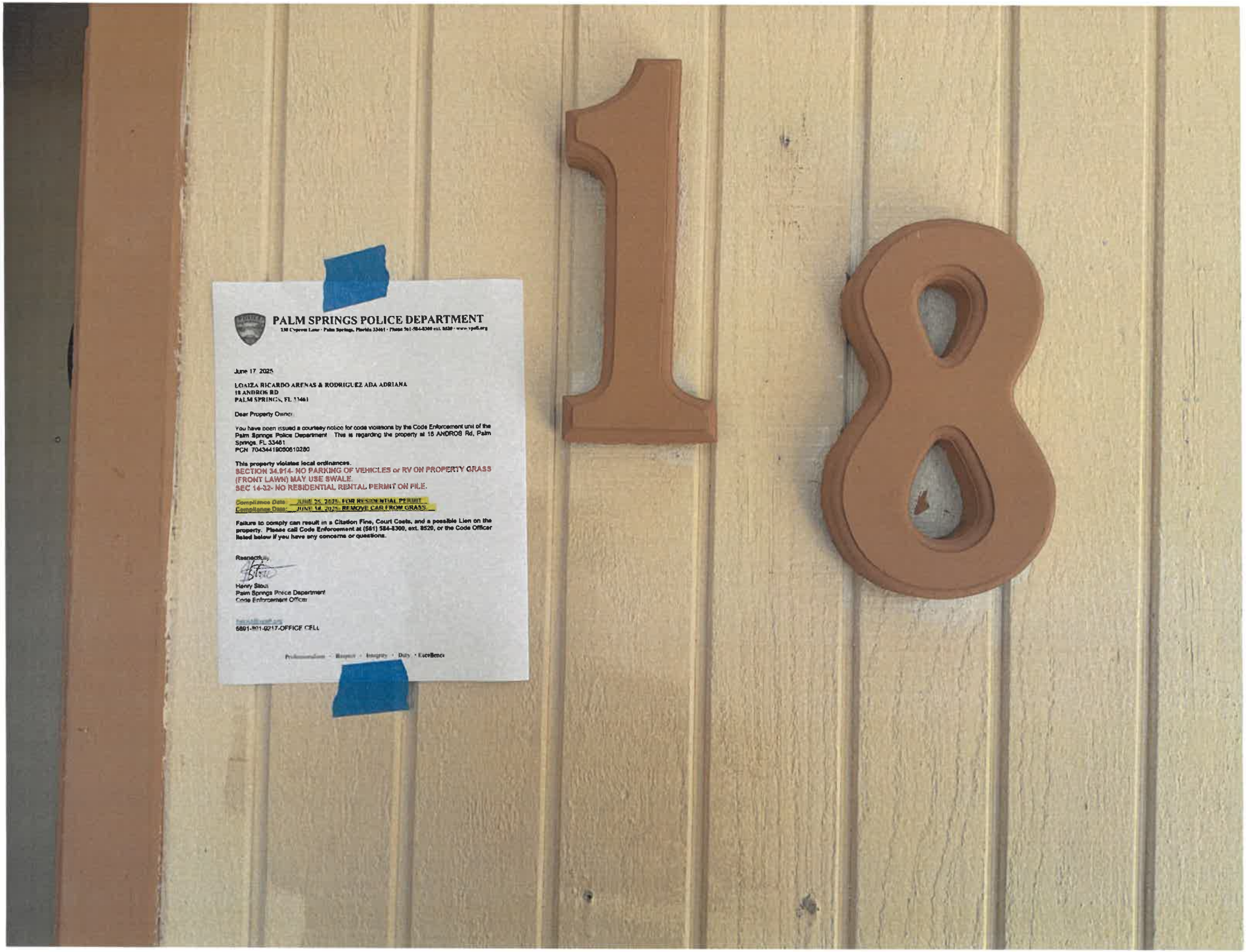
12. Subject to any questions you might have, this concludes the Village Testimony.

Case Administrative / Court Costs

AUGUST 21ST, 2025, 2025- 18 ANDROS AVENUE		Case No. 2025-58		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.86	8.86
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case No. 2025-58			266.47

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

LOAIZA RICARDO ARENAS &
RODRIGUEZ ADA ADRIANA
5430 HELENE CIR
BOYNTON BEACH FL 33472 1242



PALM SPRINGS POLICE DEPARTMENT

June 17 2025

LOAIZA RICARDO ARENAS & RODRIGUEZ ADA ADRIANA
18 ANDROS 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 18 ANDROS Rd, Palm Springs, FL 33461.
PCN: 00434419050610280

This property violates local ordinances.
SECTION 34.014- NO PARKING OF VEHICLES or RV ON PROPERTY GRASS (FRONT LAWN) MAY USE SWALE.
SEC 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

Compliance Date: JUNE 25, 2025- FOR RESIDENTIAL PERMIT.
Compliance Date: JUNE 24, 2025- REMOVE CAR FROM GRASS.

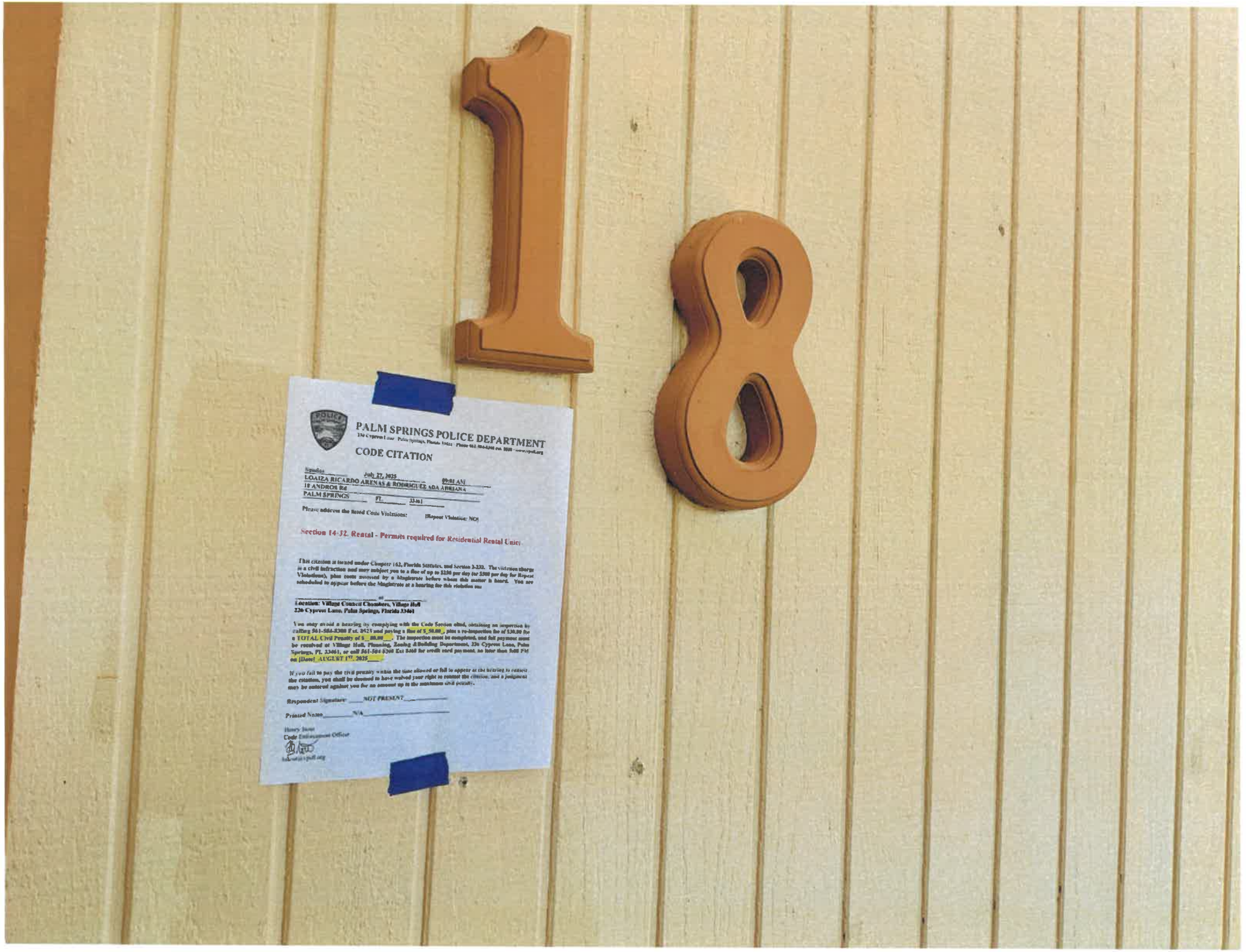
Failure to comply can result in a Citation Fine, Court Costs, and a possible Lien on the property. Please call Code Enforcement at (561) 584-8300, ext. 8520, or the Code Officer listed below if you have any concerns or questions.

Respectfully,

Henry Stoll
Palm Springs Police Department
Code Enforcement Officer

5861-801-9217-OFFICE CELL

Professionalism · Respect · Integrity · Duty · Excellence


18
PALM SPRINGS POLICE DEPARTMENT
CODE CITATION
Sunday July 27, 2025 09:01 AM
LOAIZA RICARDO ARENAS & RODRIGUEZ ADA ARRIANA
18 ANDROS Rd
PALM SPRINGS FL 33461
Please address the listed Code Violations: [Repeat Violation: NO]
Section 14-32. Rental - Permits required for Residential Rental Units
This citation is issued under Chapter 162, Florida Statutes, and Section 3-332. The violation charge is a civil infraction and may subject you to a fine of up to $250 per day (or $500 per day for Repeat Violations), plus costs assessed by a Magistrate before whom this matter is heard. You are scheduled to appear before the Magistrate at a hearing for this violation on
at
Location: Village Council Chambers, Village Hall
226 Cypress Lane, Palm Springs, Florida 33461
You may avoid a hearing by complying with the Code Section cited, obtaining an inspection by calling 561-584-8300 Ext. 8429 and paying a fine of $ 50.00 , plus a re-inspection fee of $30.00 for a TOTAL Civil Penalty of $ 80.00 . The inspection must be completed, and full payment must be received at Village Hall, Planning, Zoning & Building Department, 226 Cypress Lane, Palm Springs, FL 33461, or call 561-584-8300 Ext 8468 for credit card payment, no later than 5:00 PM on [Date] AUGUST 1ST, 2025
If you fail to pay the civil penalty within the time allowed or fail to appear at the hearing to contest the citation, you shall be deemed to have waived your right to contest the citation, and a judgment may be entered against you for an amount up to the maximum civil penalty.
Respondent Signature: NOT PRESENT
Printed Name: N/A
Henry Jane
Code Enforcement Officer

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

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LOAIZA RICARDO ARENAS &
RODRIGUEZ ADA ADRIANA
5430 HELENE CIR
BOYNTON BEACH FL 33472 1242

Property Detail

Parcel Control Number:	70-43-44-19-05-081-0280	Location Address:	18 ANDROS RD		
Owners:	LOAIZA RICARDO ARENAS && RODRIGUEZ ADA ADRIANA	Municipality:	PALM SPRINGS		
Mailing Address:	5430 HELENE CIR, , BOYNTON BEACH FL 33472 1242				
Last Sale:	06/24/2022	Book/Page#:	33673 / 00216	Price:	$400,000
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RS - RESIDENTIAL SINGLE-FAMILY		
Legal Description:	PALM SPRINGS VILLAGE PL 8 REPLLT 28 BLK 81A	Total SF:	2135	Acres	.16

2024 Values

Improvement Value	$274,328
Land Value	$141,678
Total Market Value	$416,006
Assessed Value	$382,445
Exemption Amount	$0
Taxable Value	$382,445

All values are as of January 1st each year.

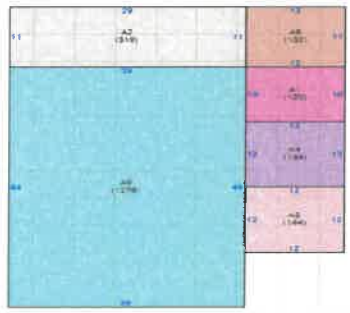
2024 Taxes

Ad Valorem	$7,643
Non Ad Valorem	$516
Total Tax	$8,158

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
SFB Semi Finished Base Area	144
BAS Base Area	1276
SFB Semi Finished Base Area	132
SFB Semi Finished Base Area	120
FOP Finished Open Porch	144
FOP Finished Open Porch	319
Total Square Footage :	2135
Total Area Under Air :	1672

Extra Features

Description	Year Built	Unit
Pool - In-Ground	1968	1
Patio Roof	1980	120

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	1968
3	Air Condition Desc.	HTG & AC
4	Heat Type	FORCED AIR DUCT
5	Heat Fuel	ELECTRIC
6	Bed Rooms	3
7	Full Baths	2
8	Half Baths	0
9	Exterior Wall 2	NONE
10	Roof Structure	GABLE/HIP
11	Roof Cover	ASPHALT/COMPOSITION
12	Interior Wall 1	DRYWALL
13	Interior Wall 2	N/A
14	Floor Type 1	CERAMIC/QUARRY TILE
15	Floor Type 2	N/A
16	Stories	1

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-19-05-081-0280
Mailing Address:
5430 HELENE CIR
Boynton Beach, FI 33472-1242
Owner of Record:
LOAIZA RICARDO ARENAS &

Property Type:
Real Property
Property Address:
18 ANDROS RD
PALM SPRINGS, FL 33461
Second Owner:
RODRIGUEZ ADA ADRIANA

Status: Active
Legal Description:
PALM SPRINGS VILLAGE PL 8 REPLLT 28 BLK 81A

Last updated: 8/05/2025 02:21:26 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	**$7,831.82**		11/27/24	-$7,831.82	Paid
	Net Tax:	$8,158.15			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$326.33			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	**$7,029.16**		11/28/23	-$7,029.16	Paid
	Net Tax:	$7,322.05			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$292.89			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/23	**$5,080.56**		11/29/22	-$5,080.56	Paid
	Net Tax:	$5,292.26			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$211.70			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/22	⊟ $4,925.57		6/30/22	-$4,925.57	Paid
	Net Tax:	$4,541.20			
	Interest:	$136.24			
	Penalty:	$0.00			
	Fees:	$248.13			
	Discount:	$0.00			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/21	⊟ $4,747.14		2/25/22	-$4,747.14	Paid
	Net Tax:	$4,376.22			
	Interest:	$131.29			
	Penalty:	$0.00			
	Fees:	$239.63			
	Discount:	$0.00			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
5/31/19	⊟ $4,038.11		4/17/20	-$4,038.11	Paid
	Net Tax:	$3,845.82			
	Interest:	$192.29			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	$0.00			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/15/20	⊟ $4,230.43		4/17/20	-$4,230.43	Paid
	Net Tax:	$4,099.45			
	Interest:	$122.98			
	Penalty:	$0.00			
	Fees:	$8.00			
	Discount:	$0.00			

Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-58

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

LOAIZA RICARDO ARENAS &
RODRIGUEZ ADA ADRIANA
18 ANDROS ROAD
PALM SPRINGS, FL 33461

MAILING ADDRESS:
LOAIZA RICARDO ARENAS &
RODRIGUEZ ADA ADRIANA
5430 HELENE CIR
BOYNTON BEACH, FL 33472 1242

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-914: Parking of vehicles or recreational vehicles (RVs) on the front lawn is not permitted. Parking is only allowed in the swale area.
Section 14-32: No residential rental permit is on file for the property.

Address:	18 ANDROS ROAD
Legal Description:	PALM SPRINGS VILLAGE PL 8 REPLLT 28 BLK 81A
PCN:	70-43-44-19-05-081-0280

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 **21st** day of **August 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 of vehicles or recreational vehicles (RVs) on the front lawn is not permitted. Parking is only allowed on the swale area.
☐ Section 14-32: No residential rental permit is on file for the property.

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

☐ Section 34-914: Parking of vehicles or recreational vehicles (RVs) on the front lawn is not permitted. Parking is only allowed on the swale area.
☐ Section 14-32: No residential rental permit is on file for the property.

ORDER

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

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

- ☐ Administrative costs of **$266.47**
- ☐ Citation fine of **$ 80.00**
- ☐ 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 **August 27th, 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 **August 27th, 2025**.

- ☐ Administrative costs of **$266.47**
- ☐ Citation fine of **$ 80.00**
- ☐ 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 21st day of August 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:
5430 Helene Cir
Boynton Beach, Fl 33472 1242

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00790

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
SALINAS KATHERINE & LAKS JASON
105 GRANADA CT
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434419010700140

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on August 06, 2025, the SALINAS KATHERINE & LAKS JASON, owners of the property at 105 GRANADA Ct, Palm Springs, FL 33461, violate local ordinances.

. SEC 34.913- PLEASE REMOVE SEMI-TRUCK FROM RESIDENTIAL AREA. (FINAL WARNING).

These violations must be corrected on or before [AUGUST 20TH, 2025], failing, the matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [AUGUST 21ST, 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. 8523, at least 36 hours before the hearing.

Code Enforcement Officer

Henry Stadt #232

August 06, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS, FLORIDA,
Petitioner **Case No. 2025-59**

SALINAS KATHERINE & LAKS JASON
105 GRANADA COURT
PALM SPRINGS, FL 233461 **PCN: 70434419010700140**

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the **6TH Day of AUGUST 2025, at 2:30 PM**, I served the attached Notice of Request for Authorization of Magistrate Hearing on the within-named Respondent(s),**105 GRANADA COURT**, Palm Springs, FL 33461 by:

_____	INDIVIDUAL SERVICE:	By serving the within-named Respondent a true copy with the date and hour of service endorsed thereon by me.
_____	SUBSTITUTE SERVICE:	By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein, the age of 15 years or older, to-wit: _____ and inform such person of their contents under F.S. 48.031.
XX	POSTED BY:	Securely affixing a copy to a conspicuous place at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

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

By: _____ Date: August 6th, 2025
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 6 day of August, 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)

ANA GARI-CADAHIA NOTARY PUBLIC MY COMMISSION EXPIRES 7-16-2029 STATE OF FLORIDA COMMISSION NUMBER HH 668544

NOTARY PUBLIC, State of Florida

105
HOME

PALM SPRINGS POLICE DEPARTMENT

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

AUGUST 6TH, 2025
SALINAS KATHERINE & LAKS JASON
105 GRANADA COURT
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 **105 GRANADA COURT, PALM SPRINGS, FL 33461**

PCN: 70434419010700140

REPEAT VIOLATION/HEARING CASE 2025-59

SEC 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

The options available include coming into voluntary compliance on or before **AUGUST 20TH,2025, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, AUGUST 21ST, 2025, AT 10:00 AM**. This is part of your rights under the judicial system.

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

Please feel free to call/text me if you have any questions or concerns at (561)801-9217.
Respectfully,

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

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

quadient
FIRST-CLASS MAIL
IMI
$000.74
08/06/2025 ZIP 33480
043M31255277
US POSTAGE

LAKS JASON
SALINAS KATHERINE &
105 GRANADA CT
LAKE WORTH BEACH, FL 33461 1925

UNITED STATES POSTAL SERVICE CERTIFIED MAIL®

PALM SPRINGS POLICE D
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461
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Label 800-007, March 2023

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FIRST-CLASS MAIL
IMI
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043M31255277
US POSTAGE

LAKS JASON
SALINAS KATHERINE &
105 GRANADA CT
LAKE WORTH BEACH, FL 33461 1925

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

(a) All vehicles permitted to be parked on any residential premises, as provided in this section, must be primarily operated by a resident of the premises or a guest, or business invitee of the said resident.

(b) The following vehicles shall not be parked in any residential land use district except for the purpose of loading or unloading materials or persons engaged in providing a commercial service at the premises or for the purpose of the driver to make a temporary convenience stop at the residence (a temporary convenience stop shall be limited to no more than one hour in any 24-hour period and shall not be between the hours of 11:00 p.m. and 7:00 a.m.):

(1) Tractor trailers, and semi-trailer trucks;

(2) Tow trucks, wreckers or flat bed vehicle carriers;

(3) Commercial buses, school buses, or vans accommodating more than 16 passengers;

(4) Dump trucks;

(5) Construction equipment and vehicles, whether self-propelled or towed, including farm tractors, backhoes, front-end loaders, cranes, cement mixers, pitch buckets or similar items;

(6) Step vans and panel trucks, and any vehicle used for the commercial sale of food or beverages;

(7) More than three, in total, of any taxi, car service vehicle, limousine, or stretch limousine provided the allowable vehicles are able to be parked on a paved surface and not obstructing any sidewalk or extending into any swale or public right-of-way areas;

(8) Boom or bucket trucks;

(9) Swamp buggies and half-tracks;

(10) Any vehicle that exceeds the roof height of the principal building on the lot.

(c) No mobile unit shall be parked or stored on private property within the village, unless provided for in a properly approved site plan.

(Ord. No. 2005-25, § 2(30-627), 10-13-2005; Ord. No. 2017-19, § 2, 9-28-2017)

CASE PRESENTATION
CASE No. CASE 2025-59

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. 2025-59.** It concerns the property at **105 GRANADA COURT** in the Village of Palm Springs.

4. 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 **LAKS JASON**
5. **SALINAS KATHERINE &**
6.

5. Under observation, there are Violations of local ordinances

7. **SEC 34.913- PLEASE REMOVE SEMI-TRUCK FROM RESIDENTIAL AREA. (FINAL WARNING).**
   THE FOLLOWING ARE ALL THE PREVIOUS TIMES CODE ENFORCEMENT HAS BEEN TO THE PROPERTY ABOVE FOR THE SAME CODE VIOLATION,

   . 6/25-00091 Closed Code Enf. 105 GRANADA Ct, Palm Springs, FL 33461 hstout SEC 34.913- COMMERCIAL VEHICLES ARE NOT ALLOWED TO BE KEPT OVERNIGHT IN A RESIDENTIAL ZONE. (BOX TRUCKS, TOW TRUCKS, SEMI-TRUCKS, FLATBED TRUCKS). 02/05/2025
   24-00651 Closed Code Enf. 105 GRANADA Ct, Palm Springs, FL 33461 hstout SECTION 34-913- PROHIBITED VEHICLES IN RESIDENTIAL DISTRICTS. (SEMI-TRUCK). 06/21/2024
   23-00100 Closed Code Enf. 105 GRANADA Ct, Palm Springs, FL 33461 dthomas 34-913 PARKING PROHIBITED VEHICLE IN RESIDENTIAL DISTRICT - SEMI 34-912 BLOCKING SIDEWALK 11/16/2023
   7/24- POST CCV- DUE DATE 7/31
   8/3- NO PROGRESS-ISSUE NOV FOR SEPT HEARING
   8/6- FAILED REINSPECTION

8. On **AUGUST 6TH, 2025,** a Notice of Violation/ Notice of Hearing **2025-59** 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 **$266.47 in** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **AUGUST 31ST, 2025**

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

Case Administrative / Court Costs

AUGUST 21ST, 2025- 105 GRANADA COURT		Case No. 2025-59		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.86	8.86
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case No. 2025-59			266.47

11/16/23
105 Granada Ct
105

Courtesy Code Violation Notice

Case#

Date: 11/16/23 Time: 9AM

Location: 105 Granada Ct

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

Please address the listed code violations:

34-913 Parking Prohibited Vehicle in Residential District

Remove Sem. from property - it is not allowed

34-912 Semi is blocking sidewalk - Do not block sidewalk

Compliance Date: 11/17/23

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

Ofc D Thomas 917

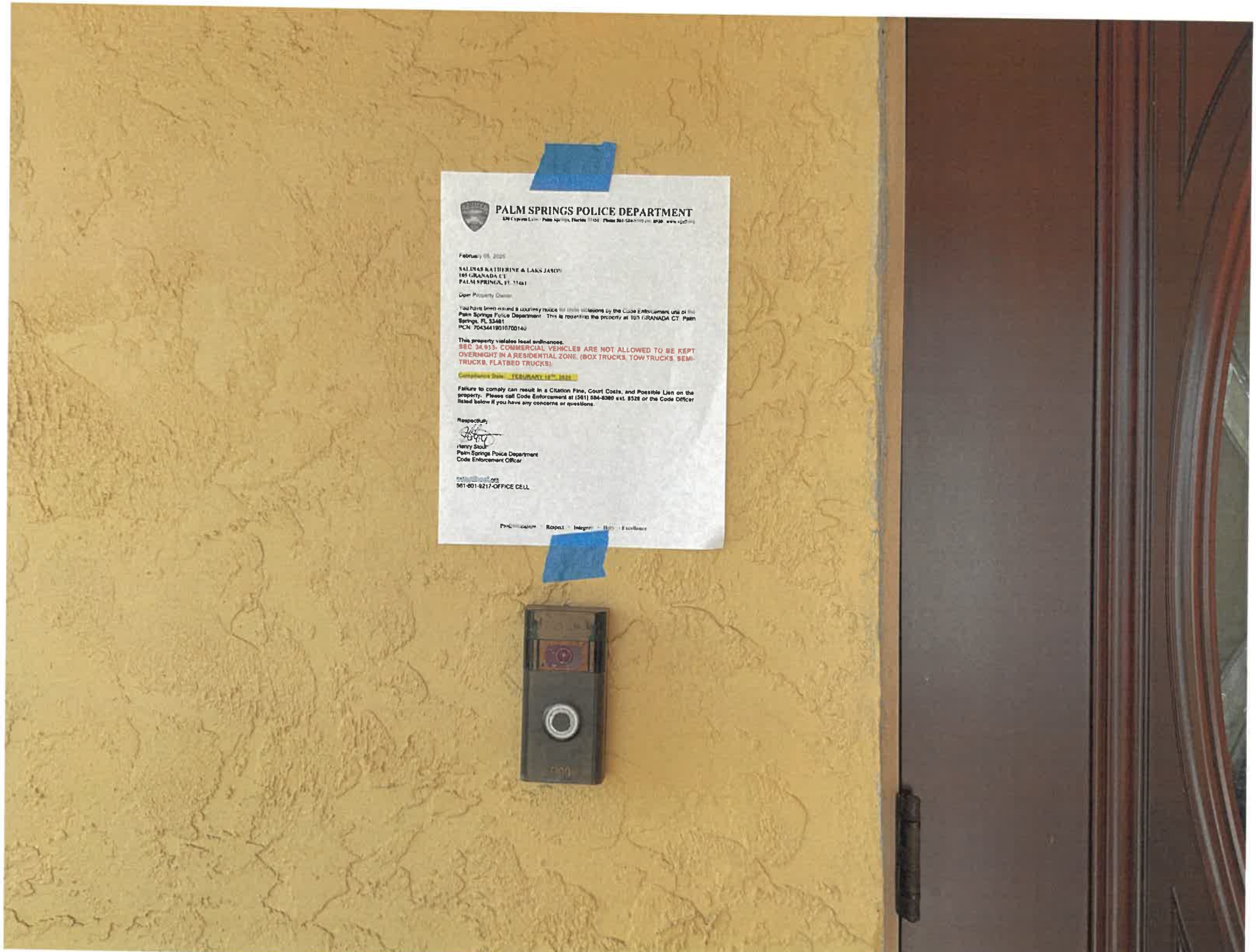
Name I.D. #

Palm Springs Police Department

(561) 584-8300, ext. 8520 or 5623

dthomas@vpsfl.org

105
Home



PALM SPRINGS POLICE DEPARTMENT

[illegible]

February 06, 2025

SALINAS KATHERINE & LAKS JASON
165 GRANADA CT
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 165 GRANADA CT Palm Springs, FL 33461
PCN: 70434419010700140

This property violates local ordinances.
SEC. 34.033- COMMERCIAL VEHICLES ARE NOT ALLOWED TO BE KEPT OVERNIGHT IN A RESIDENTIAL ZONE. (BOX TRUCKS, TOW TRUCKS, SEMI-TRUCKS, FLATBED TRUCKS).

Compliance Date: FEBRUARY 18TH, 2025

Failure to comply can result in a Citation Fine, Court Costs, and Possible Lien on the property. Please call Code Enforcement at (561) 584-8380 ext. 8528 or the Code Officer listed below if you have any concerns or questions.

Respectfully,

Henry Stock
Palm Springs Police Department
Code Enforcement Officer

[illegible].org
561-801-9217-OFFICE CELL

[illegible] Respect Integrity [illegible] Excellence

105
PALM SPRINGS POLICE DEPARTMENT

Property Detail

Parcel Control Number:	70-43-44-19-01-070-0140	Location Address:	105 GRANADA CT		
Owners:	LAKS JASON& SALINAS KATHERINE &	Municipality:	PALM SPRINGS		
Mailing Address:	105 GRANADA CT, , LAKE WORTH BEACH FL 33461 1925				
Last Sale:	07/01/2019	Book/Page#:	30720 / 01676	Price:	$10
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RS - RESIDENTIAL SINGLE-FAMILY		
Legal Description:	VILLAGE OF PALM SPRINGS PL 3 LT 14 BLK 70	Total SF:	2773	Acres	.33

2024 Values

Improvement Value	$312,586
Land Value	$163,941
Total Market Value	$476,527
Assessed Value	$358,645
Exemption Amount	$50,000
Taxable Value	$308,645

All values are as of January 1st each year.

2024 Taxes

Ad Valorem	$6,155
Non Ad Valorem	$516
Total Tax	$6,670

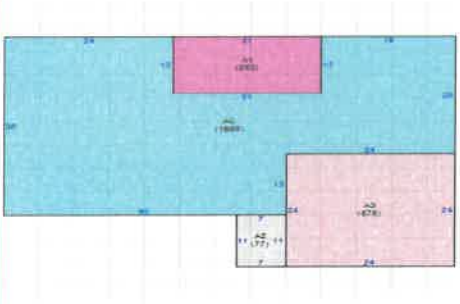
2025 Qualified Exemptions

HOMESTEAD
ADDITIONAL HOMESTEAD

Applicants

SALINAS KATHERINE &
LAKS JASON

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1868
SFB Semi Finished Base Area	252
FOP Finished Open Porch	77
FGR Finished Garage	576
Total Square Footage :	2773
Total Area Under Air :	2120

Extra Features

Description	Year Built	Unit
Pool - In-Ground	1988	1

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	1988
3	Air Condition Desc.	HTG & AC
4	Heat Type	FORCED AIR DUCT
5	Heat Fuel	ELECTRIC
6	Bed Rooms	3
7	Full Baths	2
8	Half Baths	1
9	Exterior Wall 2	NONE
10	Roof Structure	GABLE/HIP
11	Roof Cover	ASPHALT/COMPOSITION
12	Interior Wall 1	DRYWALL
13	Interior Wall 2	N/A
14	Floor Type 1	CERAMIC/QUARRY TILE
15	Floor Type 2	N/A
16	Stories	1

Owner : LAKS JASON PCN: 70434419010700140 1 of 1

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-19-01-070-0140
Mailing Address:
105 GRANADA CT
Lake Worth Beach, Fl 33461-1925
Owner of Record:
SALINAS KATHERINE &

Property Type:
Real Property
Property Address:
105 GRANADA CT
PALM SPRINGS, FL 33461
Second Owner:
LAKS JASON

Status: Active
Legal Description:
VILLAGE OF PALM SPRINGS PL 3 LT 14 BLK 70

Last updated: 8/06/2025 02:21:49 PM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
Delinquent Property Tax cannot be paid online.
Visit our Payment Options page to **view delinquent tax payment options.**

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

Tax Bills

Add Tax Bills to the cart then select cart icon ( ) above to checkout.

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/25	$6,403.39		11/27/24	-$6,403.39	Paid
	Net Tax:	$6,670.20			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$266.81			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	$6,253.58		11/28/23	-$6,253.58	Paid
	Net Tax:	$6,514.14			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$260.56			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/23	$6,156.96		11/29/22	-$6,156.96	Paid
	Net Tax:	$6,413.50			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$256.54			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/22	⊟ $6,325.83		3/28/22	-$6,325.83	Paid
	Net Tax:	$6,325.83			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	$0.00			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/21	⊟ $6,347.40		3/25/21	-$6,347.40	Paid
	Net Tax:	$6,347.40			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	$0.00			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/15/20	⊟ $5,510.77		4/13/20	-$5,510.77	Paid
	Net Tax:	$5,510.77			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	$0.00			

Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-59

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

LAKS JASON
SALINAS KATHERINE &
105 GRANADA CT
LAKE WORTH BEACH, FL 33461 1925

MAILING ADDRESS:
(SAME AS ABOVE)
Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-913: Parking prohibited vehicles in a residential area (semi-truck).

Address:	105 GRANADA COURT
Legal Description:	VILLAGE OF PALM SPRINGS PL 3 LT 14 BLK 70
PCN:	70-43-44-19-01-070-0140

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 **21st** day of **August 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 34-913: Parking prohibited vehicles in a residential area (semi-truck).

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

☐ **Section 34-913: Parking prohibited vehicles in a residential area (semi-truck).**

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 31st, 2025:**

- ☐ Administrative costs of $**266.47**
- ☐ 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 22nd, 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 31st, 2025**.

- ☐ Administrative costs of **$266.47**
- ☐ 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 21st day of August 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:
105 Granada Court
Lake Worth Beach, FL 33461 1925

Notices
Certifies 8-7-25
9489 0178 9820 3040 0462 24
Regular 8-7-25
Posting 8-11-25

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.
WILLIAM S. THOMAS JR
VIOLET O. ZANUTTI EST
2600 DONLD ROAD
WEST PALM BEACH FL 33406 7406
Respondent.

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

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **SEPTEMBER 9, 2024**, the Respondent, **WILLIAM S. THOMAS JR, VIOLET O. ZANUTTI EST,** owner of the property at **2600 DONALD ROAD, PALM SPRINGS, FL, 33406** is in violation of local ordinances.

SECTION 34-914 PARKING VIOLATIONS; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.
Section 30-143 Public Nuisance Violations. Debris & overgrowth visible on the property
SECTION 10-9 Exterior structure / Building must be maintained in good repair. Includes cleaning and painting of the building.
SECTION 14-32 No Required Rental Permits for rented units.

These violations must be corrected on or before AUGUST 18, 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 AUGUST 21, 2025. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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

Tom Gehrman
Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: AUGUST 7, 2025

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.
WILLIAM S. THOMAS JR
VIOLET O. ZANUTTI EST
2600 DONLD ROAD
WEST PALM BEACH FL 33406 7406
Respondent.

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

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **SEPTEMBER 9, 2024**, the Respondent, **WILLIAM S. THOMAS JR, VIOLET O. ZANUTTI EST,** owner of the property at **2600 DONALD ROAD, PALM SPRINGS, FL, 33406** is in violation of local ordinances.

SECTION 34-914 PARKING VIOLATIONS; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.
Section 30-143 Public Nuisance Violations. Debris & overgrowth visible on the property
SECTION 10-9 Exterior structure / Building must be maintained in good repair. Includes cleaning and painting of the building.
SECTION 14-32 No Required Rental Permits for rented units.

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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.

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Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 965-4010, at least 36 hours prior to the hearing.

Tom Gehrman
Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: AUGUST 7, 2025

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2024 - 55**

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

AFFIDAVIT OF SERVICE

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

On the **11th Day of AUGUST 2025 at 9:36 AM** I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), **WILLIAM THOMAS JR & VIOLET ZANUTTI EST.** at 2600 DONALD 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 Gehrman Date: August 12, 2025
Code Enforcement Officer

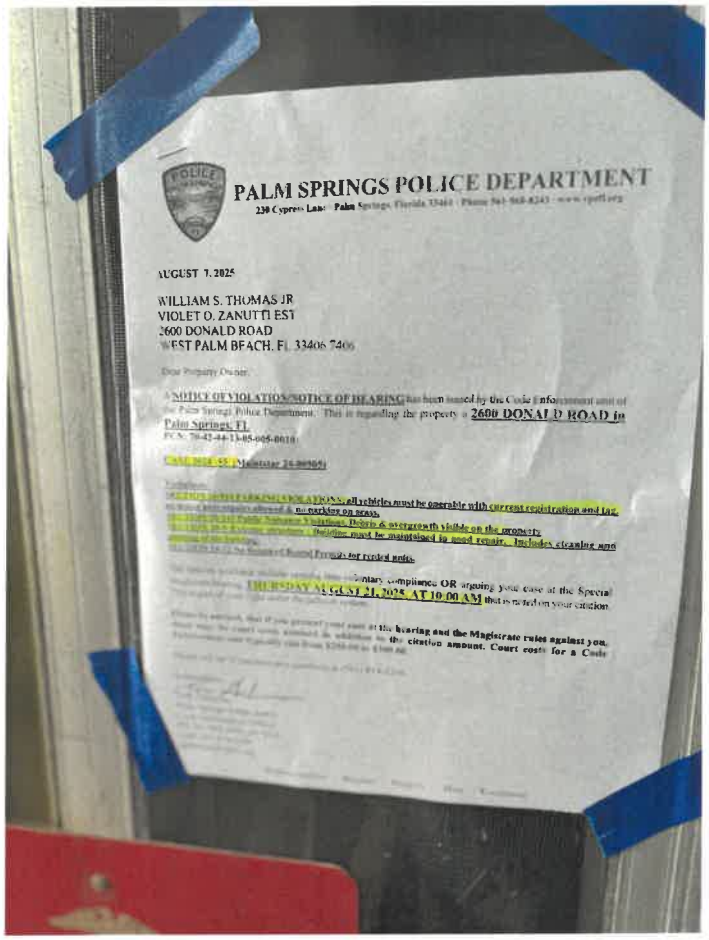
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12th day of August, 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
Commission # HH 493254
My Comm. Expires Apr 25, 2028
Bonded through National Notary Assn.

Nanciann M Cuenot
NOTARY PUBLIC, State of Florida



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-0243 · www.ppfl.org

AUGUST 7, 2025

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

Dear Property Owner:

A NOTICE OF VIOLATION/NOTICE OF HEARING has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 2600 DONALD ROAD in Palm Springs, FL.

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

CASE 2024-55 (Magistrate 24-00005)

Violations:

SECTION 26-155 PARKING/STORAGE/MAINTENANCE OF VEHICLES: all vehicles must be operable with current registration and tag, no inoperable vehicles allowed & no working on grass.

SECTION 26-157 Public Nuisances Prohibited: Debris & overgrowth visible on the property.

SECTION 26-158 Maintenance: Building must be maintained in good repair. Includes cleaning and painting as necessary.

SECTION 26-161 Notice of Rental Property for rented units.

You are hereby notified that you must voluntary compliance OR arguing your case at the Special Magistrate Hearing on THURSDAY AUGUST 21, 2025 AT 10:00 AM that is noted on your citation.

Please be advised, that if you present your case at the hearing and the Magistrate rules against you, you may be subject to the citation amount. Court costs for a Code Enforcement case typically run from $250.00 to $500.00.

8/11/2025 9:37:15 AM

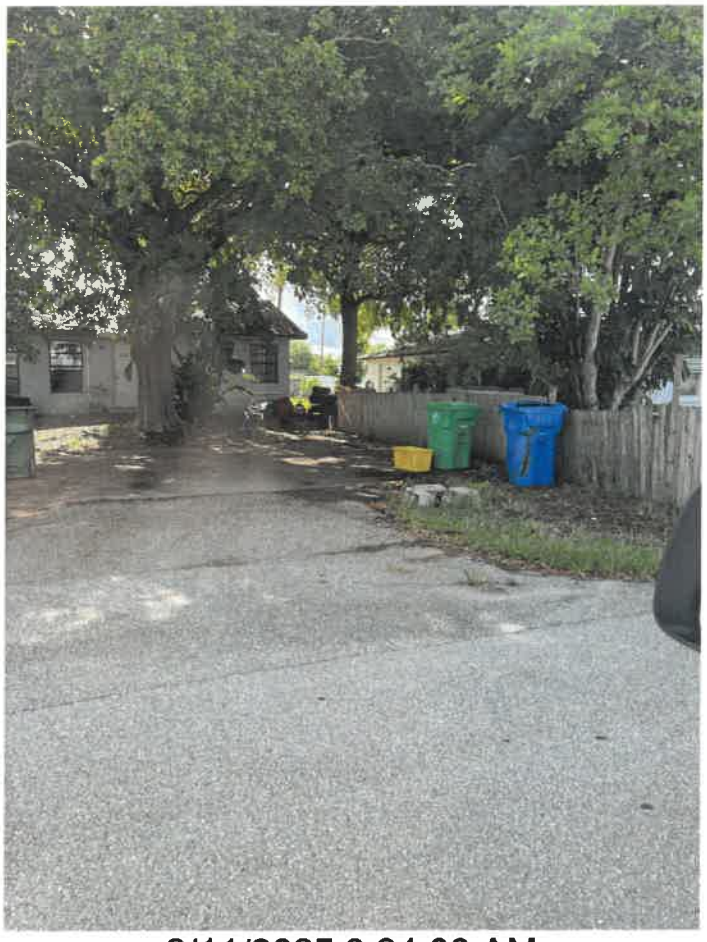
2600 Donald Rd - Case 2024-55 Posting

8/11/2025 9:36:18 AM

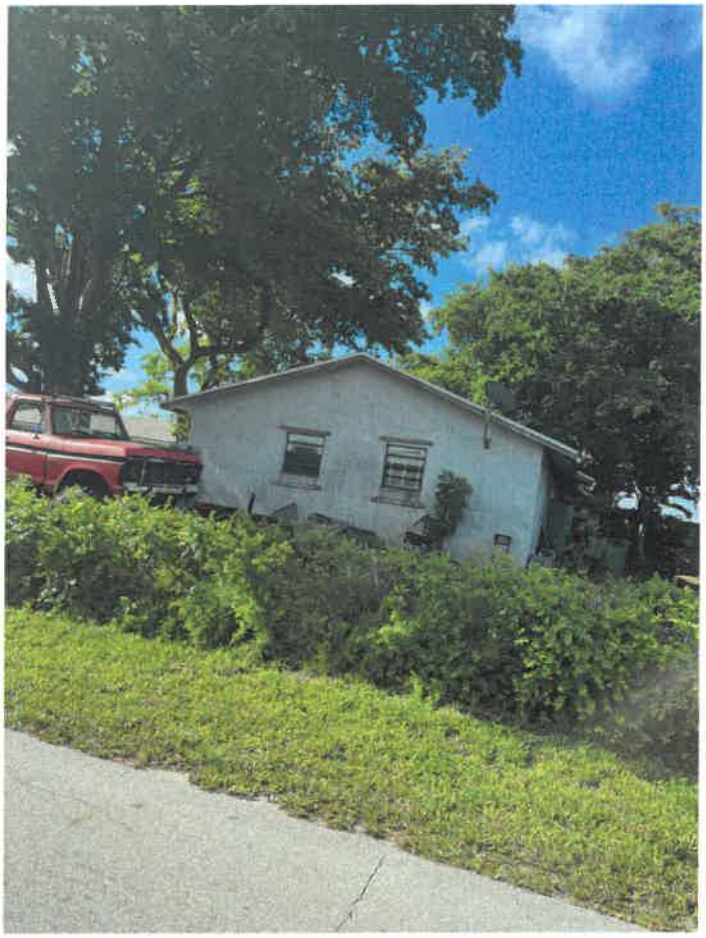
8/11/2025 9:36:22 AM

8/11/2025 9:36:12 AM

8/11/2025 9:36:09 AM



8/11/2025 9:34:09 AM

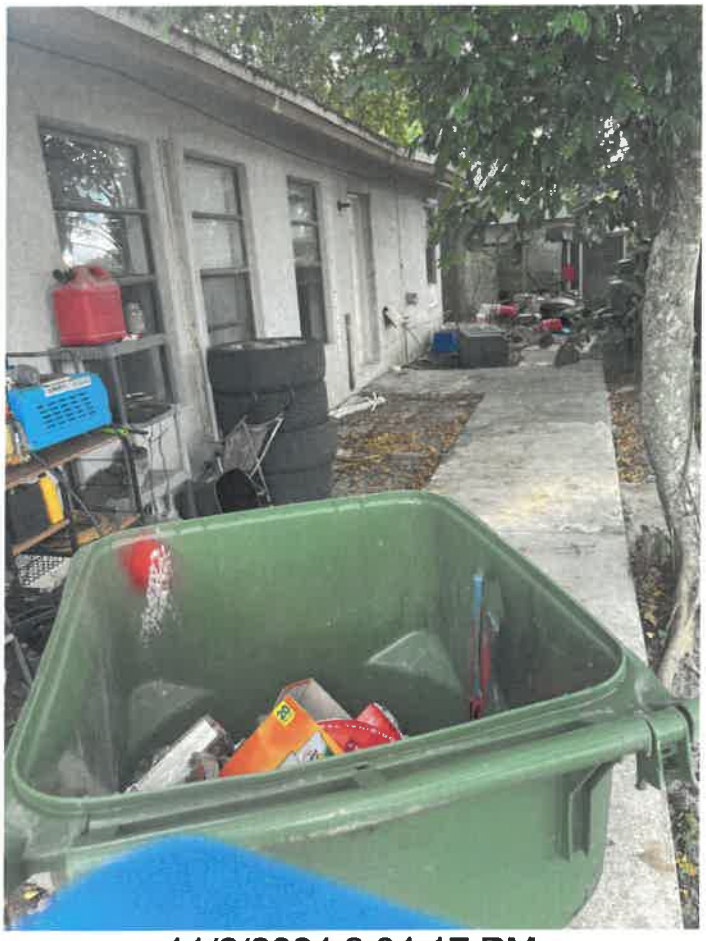


8/11/2025 9:33:46 AM

8/11/2025 9:33:30 AM

11/8/2024 11:04:35 AM

2600 Arnold Rd
case 2024-55



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11/8/2024 2:04:21 PM

2620 Donaes Rd
Case 2024-55

11/8/2024 2:04:32 PM

11/8/2024 2:04:47 PM

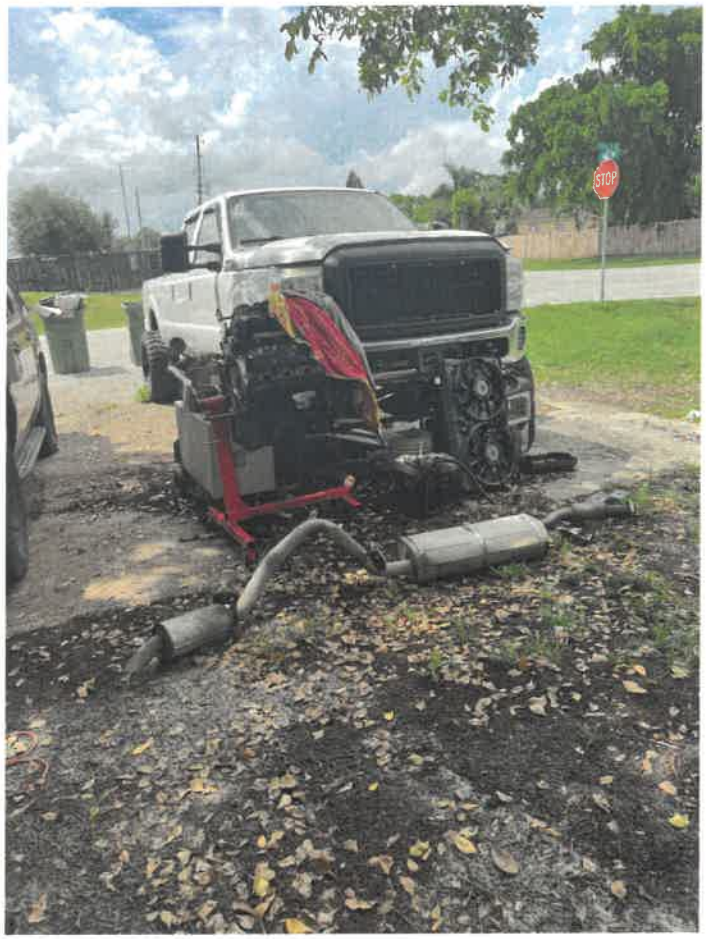
2600 Donald Rd.
Case 2024-55

2600 Donald Rd Case 2024-55

9/9/2024 2:42:25 PM

2600 Donald Road
Case 2024-55

9/9/2024 2:42:29 PM



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2600 DONALD ROAD
Case 2024-55

9/9/2024 2:52:08 PM

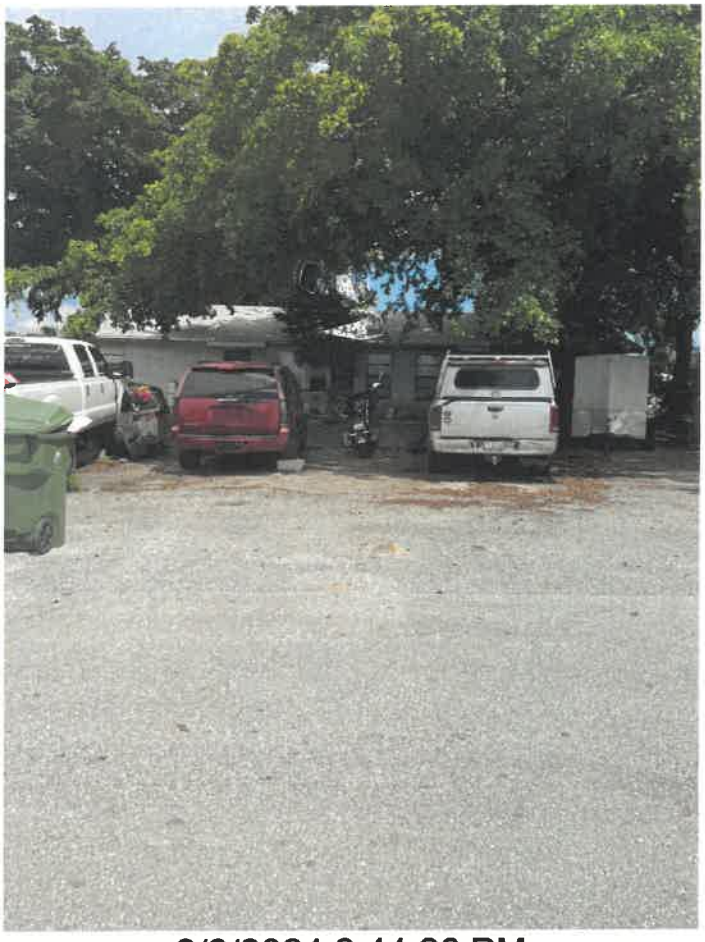
9/9/2024 2:44:16 PM

2600 Donald Rd
Case 2024-55

9/9/2024 2:44:20 PM

9/9/2024 2:44:32 PM

2600 Donald Rd
Case 2024-55



9/9/2024 2:44:26 PM

PALM SPRINGS POLICE DEPARTMENT

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

AUGUST 7, 2025

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

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property a **2600 DONALD ROAD in Palm Springs, FL**
PCN: 70-42-44-13-05-005-0010

CASE 2024 -55 (Maintstar 24-00905)

Violations:
SECTION 34-914 PARKING VIOLATIONS; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.
SECTION 30-143 Public Nuisance Violations. Debris & overgrowth visible on the property
SECTION 10-9 Exterior structure / Building must be maintained in good repair. Includes cleaning and painting of the building.
SECTION 14-32 No Required Rental Permits for rented units.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY AUGUST 21, 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

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

PALM SPRINGS POLICE DEPARTMENT

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

AUGUST 7, 2025

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

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Respectfully,
Tom Gehrman

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

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

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FIRST-CLASS MAIL
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08/07/2025 ZIP 33480
043M31255277
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WILLIAM S. THOMAS JR
VIOLET O. ZANUTT EST
2600 DONALD ROAD
WEST PALM BEACH, FL 33406 7406

PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 3346

UNITED STATES POSTAL SERVICE® **CERTIFIED MAIL®**

9489 0178 9820 3040 0462 24

Label 880-QDT, March 2023

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FIRST-CLASS MAIL
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US POSTAGE

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

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 (e + 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. 30-143. Removal of rubbish, stagnant water and weeds required.

(a) *Public nuisance declared.* The presence of new or used construction materials (without valid permit), debris, rubbish, trash, cans, paper, stagnant water, vines, underbrush, weeds, wild growth or grass in excess of 12 inches in height from the ground on any lot, tract or parcel of land within the village shall be unlawful and is hereby prohibited and declared to be a public nuisance to the extent that it constitutes a menace to life, property, the public health or the public welfare; creates a fire hazard; or provides a nest or breeding ground for sand flies, mosquitoes, rats, mice, other rodents, snakes or other types of pests and vermin.

(b) *Notice.* The village manager, his designee or any code enforcement officer is hereby authorized and empowered to notify, in writing, the owner of any such lot, place or area within the village, or the agent of such owner, to cut, destroy, remove or alleviate conditions existing on such lot, place or area within the village as described in subsection (a) of this section. Such notice shall be by certified mail, addressed to the owner or the agent of the owner at such owner's or agent's last known address.

(c) *Removal by village.* Upon the failure, neglect or refusal of any owner or agent notified pursuant to subsection (b) of this section to remove and eliminate the conditions described in subsection (a) of this section within the time limit stated in the notice, the village manager is authorized, upon approval by the village council, to contract and pay for such maintenance and bill the property owner or his agent. The charges for such services shall be a lien against the property on which the nuisance is located.

(Code 1994, § 26-86)

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

Sec. 10-9. 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.

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.

CASE PRESENTATION
CASE No. CASE 2024-55

1. GOOD MORNING, MY NAME IS **TOM GEHRMAN**, and I have been sworn in.

2. I AM A CODE ENFORCEMENT OFFICER FOR THE VILLAGE OF PALM SPRINGS, FLORIDA.

3. THIS CASE CONCERNS THE PROPERTY AT **2600 DONALD ROAD** IN THE VILLAGE OF PALM SPRINGS.

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

5. PERSUANT TO Complaints and my personal Observation there are VIOLATIONS OF ORDINANCES,
Section 34-914 Parking; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.
Section 30-143 Public Nuisance Violations. Debris & overgrowth visible on the property
Section 10-9 Exterior structure / Building must be maintained in good repair. Includes cleaning and painting of the building.
Section 14-32 No Required Rental Permits for rented units.

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

5. On **AUGUST 7, 2025,** I Re-WROTE **Notice of Violation/Notice of Hearing 2024-55** FOR THE VIOLATIONS THE NOTICE WAS mailed Certified and Regular the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.

6. After Posting the Property Code Enforcement received a call from William Thomas, Mr. Thomas reported that he received the Hearing Notice and had begun cleanup of the property. Removing trucks, cutting overgrowth and cleanup of nuisance items. The Case was continued from November 21, 2024, Hearing to today's hearing on AUGUST 21, 2025. Postings and Notices mailed as required. Compliance efforts had continued but not in compliance. **I REQUEST THAT THE RESPONDENT BE ORDERED TO COME INTO COMPLIANCE BY SEPTEMBER 18, 2025.** Failure to GAIN COMPLIANCE with Village Requirements will result in a $100.00 per day, per violation fine for non-compliance.

7. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **$279.85** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **SEPTEMBER 18, 2025**.

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

Case Administrative / Court Costs

AUGUST 21, 2025, 2600 DONALD ROAD		Case 2024-55		
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	8.86	8.86
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	0.74	0.74
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 2024 -55			279.85

PALM SPRINGS POLICE DEPARTMENT

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

JULY 1, 2025

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

Dear Property Owner,

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

This property is in violation of local ordinances.
SECTION 34-914 PARKING
Parking violations; parking on grass. Parking on grass is not allowed. All vehicles must be operable with current registration tag. All vehicles must be parked on an approved driveway or paved surface.

SECTION 30-143
Public nuisance violations; debris visible on the property. Please keet your property neat and clean. Including mowing and trimming overgrowth (including trees).

SECTION 10-9
Exterior of Structure or Building
The exterior of a structure shall be maintained in good repair, structurally sound and sanitary. Includes painting, cleaning (Pressure Washing) of the building.

Compliance Date: JULY 31, 2025

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

Respectfully,

Tom Gehrman
Palm Springs Police Department
Code Enforcement Officer
(T) 561-584-8300 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

AUGUST 21, 2024

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

Dear Property Owner,

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

This property is in violation of local ordinances.
SECTION 34-914 PARKING
Parking violations; parking on grass. Parking on grass is not allowed. All vehicles must be operable with current registration tag. All vehicles must be parked on an approved driveway or paved surface.

SECTION 30-143
Public nuisance violations; debris visible on the property. Please kept your property neat and clean. Including mowing and trimming overgrowth.

SECTION 10-9
Exterior of Structure or Building
The exterior of a structure shall be maintained in good repair, structurally sound and sanitary. Includes painting, cleaning of the building.

Compliance Date: SEPTEMBER 18, 2024

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

Respectfully,

Tom Gehrman
Palm Springs Police Department
Code Enforcement Officer
(T) 561-584-8300 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

AUGUST 9, 2019

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

Dear Property Owner,

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

This property is in violation of local ordinances;
SECTION 34-914 PARKING
Parking violations: parking on grass. Parking on grass are not allowed. All vehicles must be operable with current registration tag. All currently licensed autos, trucks, vans, RVs must be parked on an approved driveway or paved surface.

SECTION 30-143
Public nuisance violations: debris visible on the property. Please kept your property neat and clean.

SECTION 30-141
OVERGROWN RESIDENTIAL LOT
Please have the lot mowed and maintained. Property must be kept neat and clean.

Compliance Date: AUGUST 20, 2019

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

Respectfully,

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

PALM SPRINGS POLICE DEPARTMENT

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

FEBRUARY 12, 2020

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

Dear Property Owner,

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

Violations on the property.
SECTION 14-32 Permit required for any business running in the village. No permit on file with the village for residential rental units.
Rental permit sign at front of the property.

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

Compliance Date: FEBRUARY 19, 2020

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

Respectfully,

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

PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 29, 2020

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

Dear Property Owner,

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

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

This property is in violation of local ordinances.
SECTION 30-141
Overgrown residential lot: trees and bushes are overgrown and need to be trimmed. They are causing a nuisance to your neighbor.

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

Compliance Date: OCTOBER 13, 2020

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

Respectfully,

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

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

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

Notices
Certified 11-8-24
9489 0178 9820 3034 7920 52
Regular 11-8-24
Posting 11-8-24

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

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **SEPTEMBER 9, 2024**, the Respondent, **WILLIAM S. THOMAS JR, VIOLET O. ZANUTTI EST**, owner of the property at **2600 DONALD ROAD, PALM SPRINGS, FL, 33406** is in violation of local ordinances.

SECTION 34-914 PARKING VIOLATIONS; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.
SECTION 30-143 Public Nuisance Violations. Debris & overgrowth visible on the property

These violations must be corrected on or before NOVEMBER 14, 2024, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200, at 10:00 a.m., on THURSDAY NOVEMBER 21, 2024. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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

Tom Gehrman
Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: November 7, 2024

CODE ENFORCEMENT BOARD
VILLAGE OF PALM SPRINGS, FLORIDA

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner

Case No. 2024-55

RETURN OF SERVICE

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

Respondent

_____/

On the 8**th Day of November 8, 2024 at 2:02 pm**, I served the attached Notice of Violation/Notice of Hearing on the within named Respondents, **William S. Thomas Jr & Violet O. Zanutti Est.** at **2600 DONALD ROAD**, Palm Springs, FL 33406 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

____	INDIVIDUAL SERVICE:	By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.
____	SUBSTITUTE SERVICE:	By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: _____ and informing such person of their contents pursuant to F.S. 48.031.
XX	POSTED BY:	Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Tom Hehman

POSTING 2600 DONALD Rd Case 2024-55
11-21-2024 HEARING

PALM SPRINGS POLICE DEPARTMENT

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

NOVEMBER 7, 2024

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

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property a **2600 DONALD ROAD in Palm Springs, FL**
PCN: 70-42-44-13-05-005-0010

CASE 2024 -55 (Maintstar 24-00905)

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

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

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY NOVEMBER 21, 2024, AT 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,

Tom Gehrman

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

PALM SPRINGS POLICE I
230 CYPRESS LANE
PALM SPRINGS, FL 3346

UNITED STATES POSTAL SERVICE, CERTIFIED MAIL®

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Label 890-QDT, March 2023

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FIRST-CLASS MAIL
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US POSTAGE

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

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

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11/08/2024 ZIP 33480
043M31255277
US POSTAGE

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

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

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

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

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

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **SEPTEMBER 9, 2024**, the Respondent, **WILLIAM S. THOMAS JR, VIOLET O. ZANUTTI EST,** owner of the property at **2600 DONALD ROAD, PALM SPRINGS, FL, 33406** is in violation of local ordinances.

SECTION 34-914 PARKING VIOLATIONS; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.
Section 30-143 Public Nuisance Violations. Debris & overgrowth visible on the property
SECTION 10-9 Exterior structure / Building must be maintained in good repair. Includes cleaning and painting of the building.
SECTION 14-32 No Required Rental Permits for rented units.

These violations must be corrected on or before SEPTEMBER 18, 2024, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200, at 10:00 a.m., on THURSDAY SEPTEMBER 19, 2024. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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

Tom Gehrman
Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: September 9, 2024

CODE ENFORCEMENT BOARD
VILLAGE OF PALM SPRINGS, FLORIDA

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner

Case No. 2024-55

RETURN OF SERVICE

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

Respondent

_____/

On the **9th Day of September, 2024 at 2:42 pm**, I served the attached Notice of Violation/Notice of Hearing on the within named Respondents, **William S. Thomas Jr & Violet O. Zanutti Est.** at **2600 DONALD ROAD**, Palm Springs, FL 33406 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

____	INDIVIDUAL SERVICE:	By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.
____	SUBSTITUTE SERVICE:	By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: _____ and informing such person of their contents pursuant to F.S. 48.031.
XX	POSTED BY:	Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Tom Gehman

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

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

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

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on SEPTEMBER 9, 2024, the Respondent, WILLIAM S. THOMAS JR, VIOLET O. ZANUTTI EST, owner of the property at 2600 DONALD ROAD, PALM SPRINGS, FL, 33406 is in violation of local ordinances.

SECTION 34-914 PARKING VIOLATIONS; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.
Section 30-143 Public Nuisance Violations. Debris & overgrowth visible on the property
SECTION 10-9 Exterior structure / Building must be maintained in good repair. Includes cleaning and painting of the building.
SECTION 14-32 No Required Rental Permits for rented units.

These violations must be corrected on or before SEPTEMBER 18, 2024, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200, at 10:00 a.m., on THURSDAY SEPTEMBER 19, 2024. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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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.

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

Tom Adams

Add a Caption

2600 Donalds Rd.

Monday • Sep 9, 2024 • 2:42 PM

Adjust

IMG_0542

Record #	BT-5908-113276	☐ Within City Limits	Location	2600 N DONALD RD, b, Palm Springs, FL	Received 3/28/2020
Status	Expired	☐ Out of Area	Folio	70424413050050010	Approved 9/1/2023
Type *	Munis				Expires 09/30/2024
Bus. Type			Property Owner	WILLIAM S THOMAS	Closed
Applicant	WILLIAM S THOMAS				CRA
Type of Business	BUSINESS PERMIT				Homestead Yes

Company	WILLIAM S THOMAS	Receipt Year to Print	
DBA		Business Start	2/28/2020
Nature of Business	BUSI	Business Closed	
		# Employees	0
		Notes	
If appl. FEIN	000000000	Drivers License / ID #	
State Issued		Reason For	
PBC License			

State License Type		Sales Tax #	
State License Type		Sales Tax #	
State License Type		Sales Tax #	

Tax Information

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

Details Section

Business Permit | Business Tax 2 | Business Tax 3 | Business Tax 4 | Business Tax 5 | Business Tax 6 | Business Tax 7 | Business Tax 8

Record #	BT-5907-113275	☐ Within City Limits	Location	2600 N DONALD RD, A, Palm Springs, FL	Received 3/28/2020
Status	Expired	☐ Out of Area	Folio	70424413050050010	Approved 9/1/2023
Type	Munis				Expires 09/30/2024
Bus. Type			Property Owner	WILLIAM S THOMAS	Closed
Applicant	WILLIAM S THOMAS				CRA
Type of Business	BUSINESS PERMIT				Homestead Yes

Company	WILLIAM S THOMAS	Receipt Year to Print	
DBA		Business Start	2/28/2020
Nature of Business	BUSI	Business Closed	
		# Employees	0
If appl. FEIN	000000000	Drivers License / ID #	
State Issued		Reason For	
PBC License			

Notes

State License Type		Sales Tax #	
State License Type		Sales Tax #	
State License Type		Sales Tax #	

Tax Information

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

Details Section

Business Permit | Business Tax 2 | Business Tax 3 | Business Tax 4 | Business Tax 5 | Business Tax 6 | Business Tax 7 | Business Tax 8

Property Detail

Location Address : 2600 DONALD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-13-05-005-0010
Subdivision : MILITARY HILL IN
Official Records Book/Page : 05757 / 0732
Sale Date : 07/01/1988
Legal Description : MILITARY HILL LTS 1 & 2 BLK E

Owner Information

Owner(s)	Mailing Address
THOMAS WILLIAM S JR & ZANUTTI VIOLET O EST	2600 DONALD RD WEST PALM BEACH FL 33406 7406

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
07/01/1988	$100	05757 / 00732	WARRANTY DEED	THOMAS WILLIAM S JR &

Exemption Information

Applicant/Owner(s)	Year	Detail
THOMAS WILLIAM S JR &	2025	HOMESTEAD PARTIAL
THOMAS WILLIAM S JR &	2025	QUALIFIED EXEMPTION

Property Information

Number of Units : 3
***Total Square Feet :** 2900
Acres : .32
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1

Exterior Wall 1	MSY: CB STUCCO
Year Built	1991
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	MOD. METAL
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	N/A
Stories	1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-42-44-13-05-005-0010
Mailing Address:
2600 DONALD RD
West Palm Beach, FI 33406-7406
Owner of Record:
THOMAS WILLIAM S JR &

Property Type:
Real Property
Property Address:
2600 DONALD RD
PALM SPRINGS, FL 33406
Second Owner:
ZANUTTI VIOLET O EST

Status: Active
Legal Description:
MILITARY HILL LTS 1 & 2 BLK E

Last updated: 8/12/2025 03:44:16 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	⊟ $7,322.04		11/27/24	-$7,322.04	Paid
	Net Tax:	$7,627.12			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$305.08			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	⊟ $6,821.53		11/28/23	-$6,821.53	Paid
	Net Tax:	$7,105.75			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$284.22			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/23	⊟ $5,517.60		11/29/22	-$5,517.60	Paid
	Net Tax:	$5,747.50			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$229.90			

Property Detail

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

Owner Information

Owner(s)	Mailing Address
THOMAS WILLIAM S JR & ZANUTTI VIOLET O EST	2600 DONALD RD WEST PALM BEACH FL 33406 7406

Sales Information

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

Exemption Information

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

Property Information

Number of Units : 3
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Acres : .32
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

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

Assessed and Taxable Values

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

Taxes

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

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

Property Detail

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

Mansion
24-00905

Owner Information

Owner(s)	Mailing Address
THOMAS WILLIAM S JR & ZANUTTI VIOLET O EST	2600 DONALD RD WEST PALM BEACH FL 33406 7406

Sales Information

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

Exemption Information

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

Property Information

Number of Units : 3
***Total Square Feet :** 2900
Acres : 0.3220
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Improvement Value	$296,704	$238,529	$187,798	$147,227	$179,416
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Account Information

Property Control Number:
70-42-44-13-05-005-0010

Mailing Address:
2600 DONALD RD

West Palm Beach, FI 33406-7406

Owner of Record:
THOMAS WILLIAM S JR &

Property Type:
Real Property

Property Address:
2600 DONALD

PALM SPRINGS, FL 33406

Second Owner:
ZANUTTI VIOLET O EST

Status: Active

Legal Description:
MILITARY HILL LTS 1 & 2 BLK E

Last updated: 9/11/2024 11:59:35 AM

2023 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 2, 2024.
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Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
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Total Payable: $0.00

Recently Paid Bills

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4/1/24	⊟ $6,821.53		11/28/23	-$6,821.53	Paid
	Net Tax:	$7,105.75			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$284.22			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/23	⊟ $5,517.60		11/29/22	-$5,517.60	Paid
	Net Tax:	$5,747.50			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$229.90			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/22	⊟ $4,596.89		11/30/21	-$4,596.89	Paid
	Net Tax:	$4,788.43			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$191.54			

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2024 - 55

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

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

MAILING ADDRESS:
(SAME AS ABOVE)
Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-914: Parking; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.
Section 30-143: Public nuisance violations. Debris & overgrowth visible on the property.
Section 10-9: Exterior structure. Building must be maintained in good repair. Includes cleaning and painting of the building.
Section 14-32: No required rental permits for rented units.

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

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 21st day of August 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 34-914: Parking; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.**
- ☐ **Section 30-143: Public nuisance violations. Debris & overgrowth visible on the property.**

☐ **Section 10-9: Exterior structure. Building must be maintained in good repair. Includes cleaning and painting of the building.**
☐ **Section 14-32: No required rental permits for rented units.**

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

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

ORDER

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

☐ Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before September 18, 2025:

☐ Administrative costs of **$279.85**
☐ Citation fine of $ N/A
☐ Re-inspection fee of $ N/A

☐ Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before September 18, 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 September 18, 2025.

☐ Administrative costs of **$279.85**
☐ Citation fine of $ N/A
☐ Re-inspection fee of $ N/A

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

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

personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgement for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars ($500.00) per day may be imposed beginning on the date the violation begins. Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561)584-8300 Ext. 8522 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 21st Day of August 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:

2600 Donald Road
West Palm Beach, FL 33406 7406

Notices
Certified 8-7-25
9489 0178 9820 3040 0462 17
Regular (2) 8-7-25
Posting 8-11-25

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 60 (Mainstar 25-00746)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.
LAURA LEE CHAPMAN
4033 LAKEWOOD ROAD
LAKE WORTH BEACH, FL 33461 34326
Respondent.

PCN 70-42-44-24-12-000-0152

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **AUGUST 6, 2025**, the Respondent, **LAURA LEE CHAPMAN**, owner of the property at **4033 LAKEWOOD ROAD, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

Section 34-914 Parking; all vehicles must be operable, registration & tag, no parking on grass-dirt.
Section 30-143 Public Nuisance Violations. debris & overgrowth visible on the property
Section 10-31(FBC 105.1 & 110.1) Issued permits and Inspections required.
Section 14-32 No Required Rental Permits for rented units.

These violations must be corrected on or before AUGUST 18, 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 AUGUST 21, 2025. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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

Tom Gehrman
Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: August 6, 2025

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 60 (Mainstar 25-00746)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.
LAURA LEE CHAPMAN
4033 LAKEWOOD ROAD
LAKE WORTH BEACH, FL 33461 34326
Respondent.

PCN 70-42-44-24-12-000-0152

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **AUGUST 6, 2025**, the Respondent, **LAURA LEE CHAPMAN,** owner of the property at **4033 LAKEWOOD ROAD, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

Section 34-914 Parking; all vehicles must be operable, registration & tag, no parking on grass-dirt.
Section 30-143 Public Nuisance Violations. debris & overgrowth visible on the property
Section 10-31(FBC 105.1 & 110.1) Issued permits and Inspections required.
Section 14-32 No Required Rental Permits for rented units.

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Tom Gehrman
Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: August 6, 2025

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2025 - 60**

LAURA LEE CHAPMAN
4033 LAKEWOOD ROAD
LAKE WORTH BEACH, FL 33461 34326
Respondent(s)
_____/

AFFIDAVIT OF SERVICE

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

On the **11th Day of AUGUST 2025 at 9:24 AM** I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), **LAURA LEE CHAPMAN.** at 4033 LAKEWOOD 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 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 Date: 8-12-25
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12th day of August, 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)

NANCIANN M. CUENOT
Notary Public - State of Florida
Commission # HH 493254
My Comm. Expires Apr 25, 2028
Bonded through National Notary Assn.

PALM SPRINGS POLICE DEPARTMENT
230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpdfl.org

AUGUST 6, 2025

LAURA LEE CHAPMAN
4033 LAKEWOOD ROAD
LAKE WORTH BEACH, FL 33461 3432

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 4033 LAKEWOOD ROAD in Palm Springs, FL
PCN: 78-42-44-24-12-000-0152

CASE 2025-60 (Reinvestor 25-007461)

Violations:
Section 34-914 Parking: all vehicles must be operable, registration & tag, no parking on grass/dirt.
Section 30-143 Public Nuisance Violations, debris & overgrowth visible on the property
Section 10-31(FBC 105.1 & 110.1) Issued permits and inspections required.
Section 14-32 No Required Rental Permits for rented units.

The options available include coming into voluntary compliance OR arguing your case at the Special Magistrate hearing. THURSDAY AUGUST 21, 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.

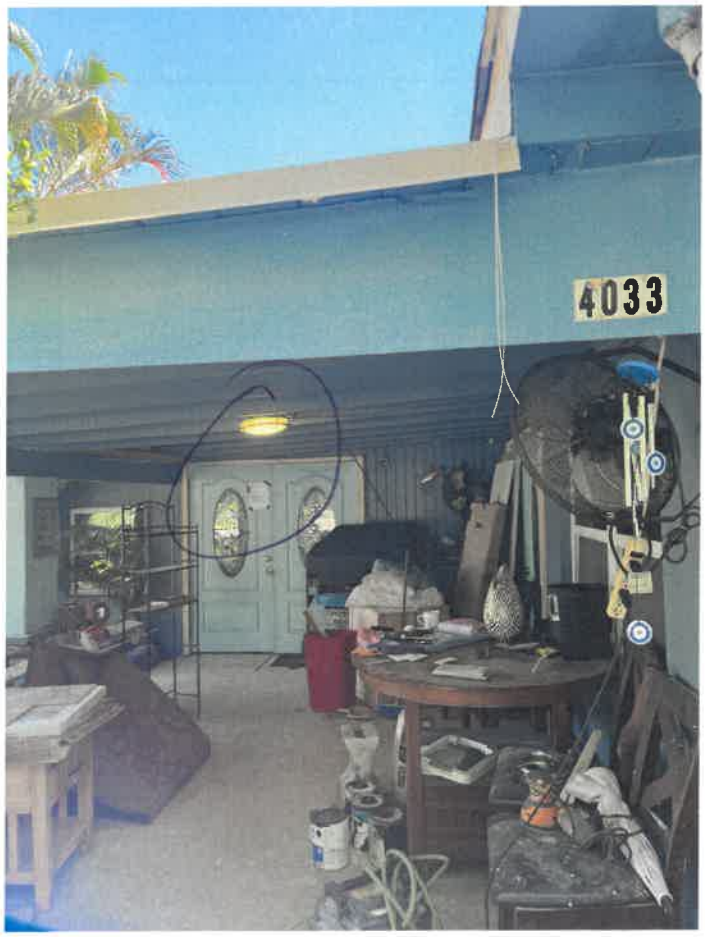
Please call me if you have any questions at (561) 814-3208.

Respectfully,
Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-583-8300 ext. 3520
(cell) 561-814-3208
tgehrman@vpdfl.org

Professionalism · Respect · Integrity · Duty · Excellence

8/11/2025 9:24:47 AM

4033 LAKEWOOD Rd. _ Case 2025-60 POSTING



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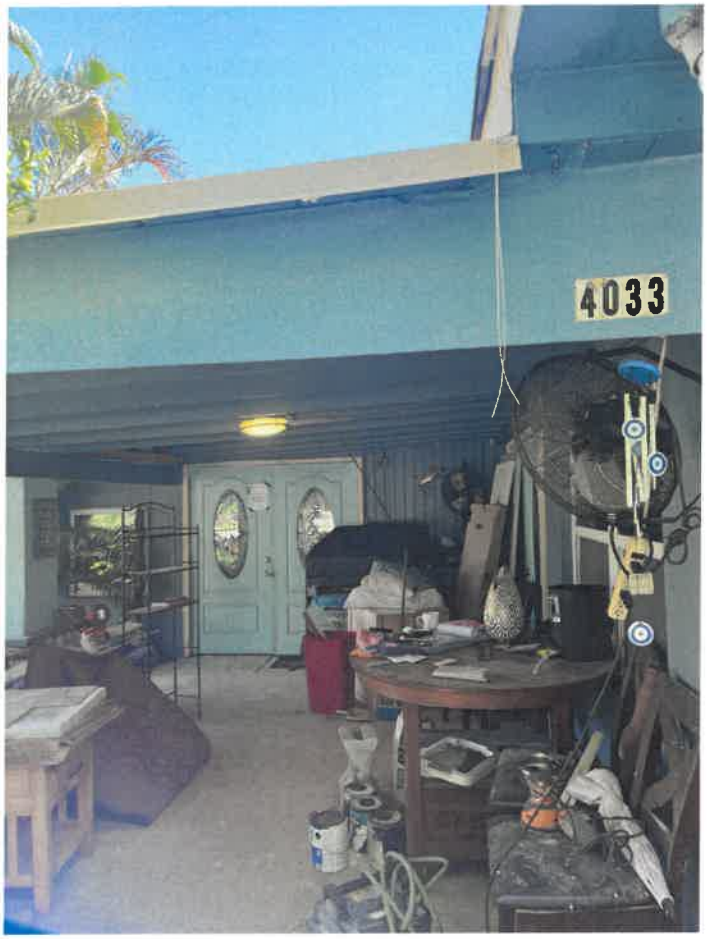

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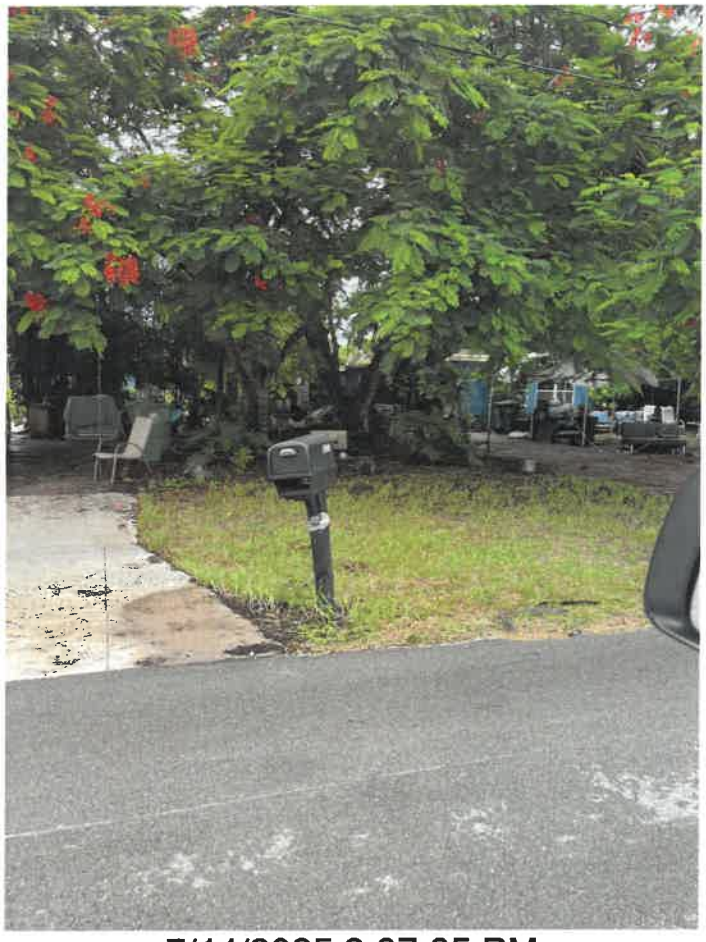

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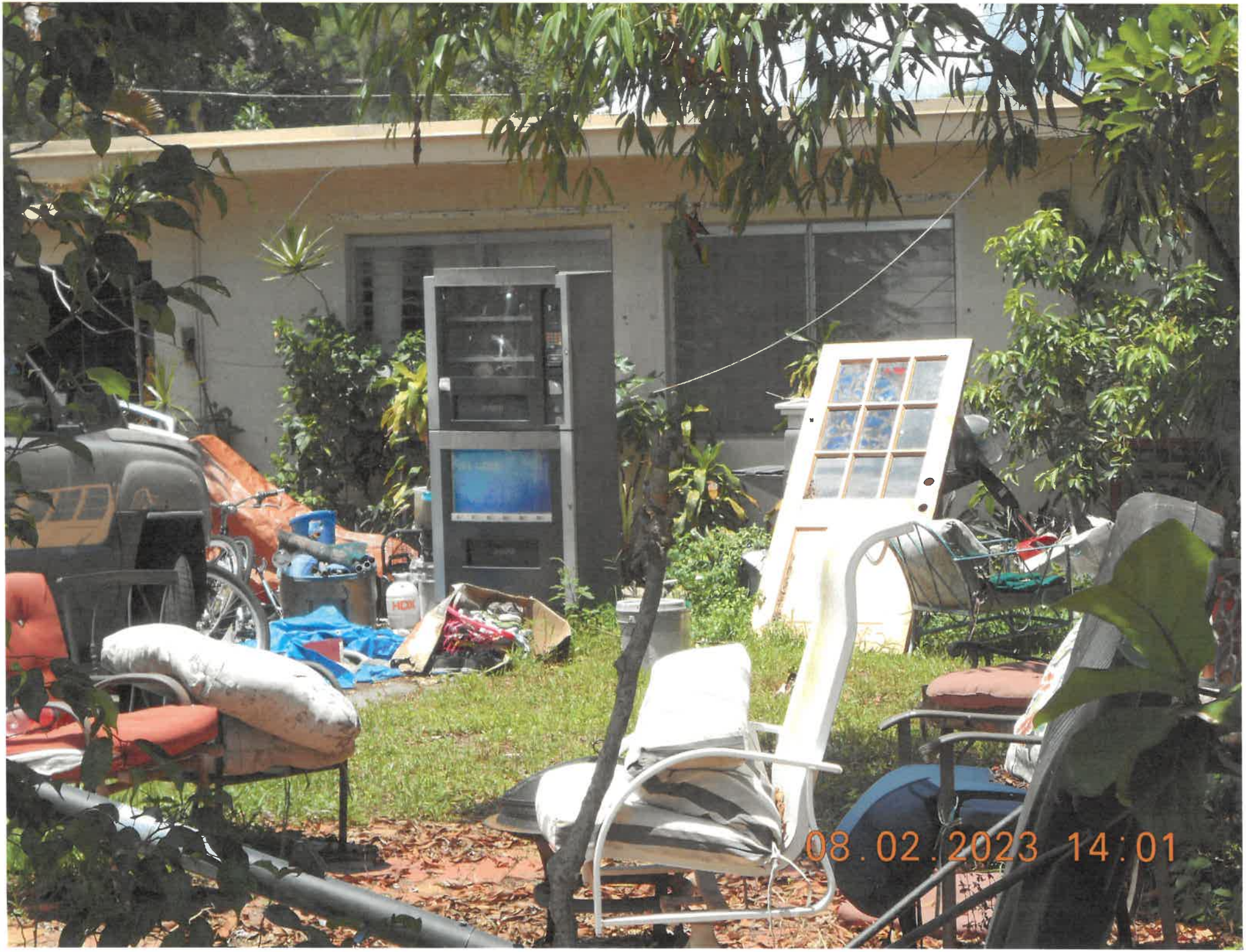
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PALM SPRINGS POLICE DEPARTMENT

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

AUGUST 6, 2025

LAURA LEE CHAPMAN
4033 LAKEWOOD ROAD
LAKE WORTH BEACH, FL 33461 3432

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 **4033 LAKEWOOD ROAD in Palm Springs, FL**
PCN: 70-42-44-24-12-000-0152

CASE 2025 -60 (Maintstar 25-00746)

Violations:
Section 34-914 Parking: all vehicles must be operable, registration & tag, no parking on grass-dirt.
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Please call me if you have any questions at (561) 814-3208.

Respectfully,
Tom Gehrman

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

PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 33461

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Label 880-QDT, March 2023

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FIRST-CLASS MAIL
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08/07/2025 ZIP 33480
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US POSTAGE

LAURA LEE CHAPMAN
4033 LAKEWOOD ROAD
LAKE WORTH BEACH, FL 33461 3432

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

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FIRST-CLASS MAIL
IMI
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08/07/2025 ZIP 33480
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US POSTAGE

LAURA LEE CHAPMAN
4033 LAKEWOOD ROAD
LAKE WORTH BEACH, FL 33461 3432

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

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FIRST-CLASS MAIL
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08/07/2025 ZIP 33480
043M31255277
US POSTAGE

LAURA LEE CHAPMAN
4037 LAKEWOOD ROAD
LAKE WORTH BEACH, FL 33461 3432

Registered Agent Address

Sec. 14-32. Regulatory fee; application.

(a) *Establishment of permit fee.* There is hereby established a regulatory fee of $50.00 per year for the issuance of a business permit, payable in advance, for all persons or entities, engaged in a business, occupation, or profession within the village, unless exempted from same by the terms of this article, or as otherwise provided by law. Such fee shall be due and payable on or before October 1 of each year, and the fee shall be prorated to $25.00 for those persons making an initial application on or after April 1 of the year in which first made.

(b) *Permit application.* The business permit provided herein shall be issued upon the payment of the application fee and approval of the application by the village. The applicant must complete an application form provided by the village, which shall require at a minimum, the provision of valid information concerning the nature of the business to be operated, the business experience, qualifications, and competence of the employees and the individuals operating the business, number of employees of the business, the licenses, certifications and registrations held by the business operators, insurance coverage(s) maintained by the business, the criminal history of the business operators and employees, and the applicant's agreement not to engage in criminal activity. The applicant shall furnish the village with a copy of all occupational licenses held by the business with the completed application form.

(c) *Multiple permits required for residential rental units.* Persons and/or entities engaged in the rental of dwellings for residential use, specifically including mobile homes and trailers, shall be required to obtain a separate business permit for each and every dwelling rented, regardless of whether the dwelling is for single or multi-family occupancy, or is located on the same or adjacent lot or parcel of real property. For purposes of this section, a business permit shall not be required for the rental of dwelling units in a motel, hotel, boardinghouse, or a commercial apartment complex, for which an occupational license is required by this code.

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

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

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

(a) *Public nuisance declared.* The presence of new or used construction materials (without valid permit), debris, rubbish, trash, cans, paper, stagnant water, vines, underbrush, weeds, wild growth or grass in excess of 12 inches in height from the ground on any lot, tract or parcel of land within the village shall be unlawful and is hereby prohibited and declared to be a public nuisance to the extent that it constitutes a menace to life, property, the public health or the public welfare; creates a fire hazard; or provides a nest or breeding ground for sand flies, mosquitoes, rats, mice, other rodents, snakes or other types of pests and vermin.

(b) *Notice.* The village manager, his designee or any code enforcement officer is hereby authorized and empowered to notify, in writing, the owner of any such lot, place or area within the village, or the agent of such owner, to cut, destroy, remove or alleviate conditions existing on such lot, place or area within the village as described in subsection (a) of this section. Such notice shall be by certified mail, addressed to the owner or the agent of the owner at such owner's or agent's last known address.

(c) *Removal by village.* Upon the failure, neglect or refusal of any owner or agent notified pursuant to subsection (b) of this section to remove and eliminate the conditions described in subsection (a) of this section within the time limit stated in the notice, the village manager is authorized, upon approval by the village council, to contract and pay for such maintenance and bill the property owner or his agent. The charges for such services shall be a lien against the property on which the nuisance is located.

(Code 1994, § 26-86)

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

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.

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.

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 (g + 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)

CASE PRESENTATION
CASE No. CASE 2025- 50

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 **4033 Lakewood Rd** 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 **Laura Lee Chapman.**

5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
Section 34-914 Parking; all vehicles must be operable, registration & tag, no parking on grass-dirt.
Section 30-143 Public Nuisance Violations. debris & overgrowth visible on the property
Section 10-31(FBC 105.1 & 110.1) Issued permits and Inspections required.
Section 14-32 No Required Rental Permits for rented units.

Courtesy Notices Posted at the property and Mailed to the property owner regarding the code violations at the Property, Business license for the rental Property, parking issues and Property Maintenance. Subsequent Phone conversation with the owner that was followed by little to no improvements to the property code violations. In consideration of previous warnings given in 2023 that also resulted in minimal improvements to the code violations.

5. On **AUGUST 6, 2025,** I WROTE **Notice of Violation/Notice of Hearing 2025-50** 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, additional conversations with the property owner have resulted in very little if any Code Compliance.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY SEPTEMBER 18, 2025.** Failure to GAIN COMPLIANCE within the time designated shall result in a $100.00 per day, per violation fine commencing on September 18, 2025.

8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **$279.85** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **SEPTEMBER 18, 2025**.

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

Case Administrative / Court Costs

AUGUST 21, 2025, 4033 LAKEWOOD ROAD		Case 2025-50		
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	8.86	8.86
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	0.74	0.74
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			279.85

Courtesy Code Violation Notice

Case# _____

Date: 7-22-25 Time: 11:00 AM

Location: 4033 LAKEWOOD Rd

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

Please address the listed code violations:

30-143.
Section 30-143 PUBLIC NUISANCE:
Removal of Debris, Overgrowth
Required
Section 34-914 PARKING ALL VEHICLES
MUST BE OPERABLE WITH CURRENT TAG
Section 14-32 RENTALS NEED A LICENSE
Section 10-31 (FBC105.1) PERMITS
REQUIRED FOR INTERIOR RENOVATION
~~INSPECTIONS REQUIRED + CANOPY~~

Compliance Date: 8-1-2025

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. → 561-814-3208

Tom Gehrman 101

Name I.D. #

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

THE VILLAGE OF PALM SPRINGS FLORIDA
PALM SPRINGS

PALM SPRINGS POLICE DEPARTMENT

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

July 15, 2025

CHAPMAN LAURA LEE
4033 LAKEWOOD 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 **4033 LAKEWOOD Rd, Palm Springs, FL 33461.**
PCN: 70424424120000152

This property is in violation of local ordinances.
Section30-143. Nuisance - Removal of rubbish, weeds and overgrowth required

Section34-914. Parking - Parking in residential land use districts

Section14-32. Rental - Permits required for Residential Rental Units

Section Sec.10-31. (FBC105.1) - Failure to obtain a required Building Permit;

Section Sec.10-31. (FBC110.1) - Failure to obtain a required Building Inspection; FBC 110.1

Compliance Date: _____

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 Cell PHONE
tgehrman@vpsfl.org

New request received

Village of Palm Springs Code Enforcement <do_not_reply@civicplus.com>
Tue 7/11/2023 6:49 PM
To:Thomas Gehrman <tgehrman@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.

Category Code Enforcement has received a new request.

Here is what we have on file:

Report a Code Violation

#6430

View Request

Category:	Code Enforcement
Priority:	3
Assigned To:	Gehrman Thomas
Submitted:	7/11/2023 6:48 PM
Source:	Website 73.244.209.37

SUBMITTER
Allison Bal
Lakewood Road 4033 Apt 110B
West Palm Beach, FL 33461
CONTACT
allisonmbal@gmail.com
2014505216

4033 Lakewood Road
4033 Lakewood Road
Lake Worth, Florida 33461

REQUEST DETAILS

Description
I am trying to file a formal complaint against LLC Stepping Stones which is a sober living home at 4033 Lakewood Rd. in Lake Worth, FL. Laura Lee Chapman is the owner of sober living homes in the Lake Worth area of Palm Beach. I had been living in her home for 2 months after getting out of substance abuse treatment. The properties outside and inside are filled with junk. There is an infestation of rats, cockroaches, flies, and mosquitoes outside and inside the house where I was living. Upon being asked multiple times, Laura Lee was unwilling to hire an exterminator to take care of such problems. We have mandatory house meetings where we have to sit outside and get bit by insects for which she provides no solution for. Inside, there are many holes in the walls and broken windows. There is a hole in the wall inside the shower where rats crawl in and out. The toilet does not flush reliably and the air conditioning barely works. It gets to be up to 90 degrees inside in the middle of the day due to the broken

windows. The rats eat any food that is not in the refrigerator and will also eat through personal items. She continues to move people in even if there is nowhere for them to sleep and charges rent as if there was nothing wrong with the home. This house was unsafe, unsanitary, and detrimental to my recovery. It is my hope that I can help prevent other people in early recovery from landing in this situation. Thank you.

Your Information

Name

Allison Bal

Fax Number

Email Address

allisonmbal@gmail.com

Preferred Contact Method

email

Request Type:	Report a Code Violation	Request Location:	4033 Lakewood Road 4033 Lakewood Road Lake Worth, Florida 33461
Request ID Number:	6430		
Date Submitted:	7/11/2023		
Date Closed:	(open)		
Date Printed:	8/2/2023 3:16:36 PM		
		Submitter Information:	Allison Bal Lakewood Road 4033 Apt 110B West Palm Beach, FL 33461
Priority:	Normal		
Assigned To:	Sanders, Joey		
			Phone: 2014505216 Email: allisonmbal@gmail.com

Date/Person	Comments
8/2/2023 3:16:30 PM Joey Sanders	On 08/02/2023, CEO Thomas, CEO Tamayo and I responded to the property. CEO Thomas and CEO Tamayo photographed the outside of the property as I made contact with PO Laura Chapman inside her residence. PO Chapman was advised of the complaint and voluntarily provided me a tour of the property. I did not observe an infestation of rats/cockroaches/flies/mosquitoes nor any holes throughout the interior of the property. Furthermore, I observed both properties to have running water, A/C and the toilets appeared to be functioning properly. As far as the exterior, I observed various code enforcement violations. PO Chapman and I discussed the violations and PO Chapman stated that she will have everything corrected within the next 30 days. A follow up inspection will be performed after the 30 days. This complaint will be closed but may be reopened if PO Chapman fails to comply. No further action is required at this time. CEO J. Sanders ID #211
7/27/2023 8:49:15 AM Thomas Gehrman	Request assigned to Joey Sanders. Reason: (None given)
7/16/2023 1:19:36 PM Joey Sanders	On 07/16/2023, officer made contact with the complainant via telephone. Officer gathered information from the complainant and advised the complainant that their complaint is currently being investigated. Follow up will be conducted at a later date. Code Officer J. Sanders ID #211.
7/16/2023 1:19:30 PM Joey Sanders	On 07/16/2023, officer made contact with the complainant via telephone. Officer gathered information from the complainant and advised the complainant that their complaint is currently being investigated. Follow up will be conducted at a later date. Code Officer J. Sanders ID #211.
7/11/2023 6:48:56 PM Allison Bal	Village of Palm Springs Your Request ID Number is 6430. **Brief Description** I am trying to file a formal complaint against LLC Stepping Stones which is a sober living home at 4033 Lakewood Rd. in Lake Worth, FL. Laura Lee Chapman is the owner of sober living homes in the Lake Worth area of Palm Beach. I had been living in her home for 2 months after getting out of substance abuse treatment. The properties outside and inside are filled with junk. There is an infestation of rats, cockroaches, flies, and mosquitoes outside and inside the house where I was living. Upon being asked multiple times, Laura Lee

was unwilling to hire an exterminator to take care of such problems. We have mandatory house meetings where we have to sit outside and get bit by insects for which she provides no solution for. Inside, there are many holes in the walls and broken windows. There is a hole in the wall inside the shower where rats crawl in and out. The toilet does not flush reliably and the air conditioning barely works. It gets to be up to 90 degrees inside in the middle of the day due to the broken windows. The rats eat any food that is not in the refrigerator and will also eat through personal items. She continues to move people in even if there is nowhere for them to sleep and charges rent as if there was nothing wrong with the home. This house was unsafe, unsanitary, and detrimental to my recovery. It is my hope that I can help prevent other people in early recovery from landing in this situation. Thank you.

Problem Location
Street Number and Name 4033 Lakewood Road
Address Line 2 4033 Lakewood Road
City Lake Worth
State Florida
Zip Code 33461
Photograph No file was uploaded
Your Information
Name Allison Bal
Street Number and Name Lakewood Road 4033
Address Line 2 Apt 110B
City West Palm Beach
State FL
Zip Code 33461
Phone Number 2014505216
Fax Number
Email Address allisonmbal@gmail.com
Preferred Contact Method email

Thank you for your submission. We are currently looking into your question/ concern and will do everything we can to find a solution.

We appreciate your patience.

Property Detail

Location Address : 4033 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-12-000-0152
Subdivision : MANILA PARK IN
Official Records Book/Page : 29865 / 777
Sale Date : 05/17/2018
Legal Description : MANILA PARK S 25 FT OF W 25 FT OF LT 15, W 25 FT OF LT 16, S 126.16 FT OFLT 17 & S 126.16 FT OF E 10 FT OF LT 18

Owner Information

Owner(s)	Mailing Address
CHAPMAN LAURA LEE	4033 LAKEWOOD RD LAKE WORTH BEACH FL 33461 3432

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/17/2018	$1	29865 / 00777	QUIT CLAIM	CHAPMAN LAURA LEE
04/17/2018	$1	29830 / 01599	QUIT CLAIM	CHAPMAN LAURA L
04/27/2006	$425,000	20404 / 00686	WARRANTY DEED	RODRIGUEZ JUAN &
06/03/2002	$145,000	13771 / 01432	WARRANTY DEED	SETTLE JOHN D
11/01/1989	$100,000	06266 / 01067	WARRANTY DEED	
12/01/1980	$100	03424 / 01571	QUIT CLAIM	
01/01/1980	$105,000	03241 / 01381		
01/01/1979	$100,000	03114 / 00934		

Exemption Information

Applicant/Owner(s)	Year	Detail
CHAPMAN LAURA LEE	2025	HOMESTEAD
CHAPMAN LAURA LEE	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 2
***Total Square Feet :** 3467
Acres : .39
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1

Exterior Wall 1	MSY: CB STUCCO
Year Built	1955
Air Condition Desc.	NO HTG/AC
Heat Type	NONE
Heat Fuel	NONE
Bed Rooms	0
Full Baths	2
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	PLASTER

Sketch for Building 1

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-42-44-24-12-000-0152
Mailing Address:
4033 LAKEWOOD RD
Lake Worth Beach, Fl 33461-3432
Owner of Record:
CHAPMAN LAURA LEE

Property Type:
Real Property
Property Address:
4033 LAKEWOOD RD
LAKE WORTH, FL 33461
Second Owner:

Status: Active
Legal Description:
MANILA PARK S 25 FT OF W 25 FT OF LT 15, W 25 FT OF LT 16, S 126.16 FT OFLT 17 & S 126.16 FT OF E 10 FT OF LT 18

Last updated: 8/07/2025 11:46:58 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	**$5,295.10**		3/4/25	-$5,295.10	Paid
	Net Tax:	$5,295.10			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	$0.00			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	**$4,937.75**		11/6/23	-$4,937.75	Paid
	Net Tax:	$5,143.49			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$205.74			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/23	**$4,699.08**		11/29/22	-$4,699.08	Paid
	Net Tax:	$4,894.87			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$195.79			

Property Detail

Location Address	4033 LAKEWOOD RD
Municipality	PALM SPRINGS
Parcel Control Number	70-42-44-24-12-000-0152
Subdivision	MANILA PARK IN
Official Records Book	29865 Page 777
Sale Date	MAY-2018
Legal Description	MANILA PARK S 25 FT OF W 25 FT OF LT 15, W 25 FT OF LT 16, S 126.16 FT OFLT 17 & S 126.16 FT OF E 10 FT OF LT 18

Owner Information

Owners	Mailing address
CHAPMAN LAURA LEE	4033 LAKEWOOD RD LAKE WORTH BEACH FL 33461 3432

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2018	$1	29865 / 00777	QUIT CLAIM	CHAPMAN LAURA LEE
APR-2018	$1	29830 / 01599	QUIT CLAIM	CHAPMAN LAURA L
APR-2006	$425,000	20404 / 00686	WARRANTY DEED	RODRIGUEZ JUAN &
JUN-2002	$145,000	13771 / 01432	WARRANTY DEED	SETTLE JOHN D
NOV-1989	$100,000	06266 / 01067	WARRANTY DEED	
DEC-1980	$100	03424 / 01571	QUIT CLAIM	
JAN-1980	$105,000	03241 / 01381		
JAN-1979	$100,000	03114 / 00934		

Exemption Information

Applicant/Owner	Year	Detail
CHAPMAN LAURA LEE	2023	HOMESTEAD
CHAPMAN LAURA LEE	2023	ADDITIONAL HOMESTEAD

Property Information

Number of Units	2
*Total Square Feet	3467
Acres	0.3910
Use Code	0800 - MULTIFAMILY < 5 UNITS
Zoning	RM - RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2022	2021	2020
Improvement Value	$160,996	$153,134	$206,194
Land Value	$243,257	$142,260	$117,000
Total Market Value	$404,253	$295,394	$323,194

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2022	2021	2020
Assessed Value	$192,546	$182,579	$175,113
Exemption Amount	$50,000	$50,000	$50,000
Taxable Value	$142,546	$132,579	$125,113

Taxes

Tax Year	2022	2021	2020
Ad Valorem	$3,865	$3,431	$2,835
Non Ad Valorem	$1,030	$904	$897
Total tax	$4,895	$4,335	$3,732

Detail by Officer/Registered Agent Name

Florida Limited Liability Company
L.L.& R.'S STEPPING STONES, LLC

Filing Information

Document Number	L08000035437
FEI/EIN Number	26-2350580
Date Filed	04/08/2008
Effective Date	04/07/2008
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/16/2011

Principal Address

4035 LAKEWOOD ROAD
LAKE WORTH, FL 33461

Changed: 02/26/2014

Mailing Address

4037 LAKEWOOD ROAD
LAKE WORTH, FL 33461

Registered Agent Name & Address

CHAPMAN, LAURA LEE
4037 LAKEWOOD ROAD
LAKE WORTH, FL 33461

Authorized Person(s) Detail

Name & Address

Title Authorized Member, Manager

CHAPMAN, LAURA LEE
4037 LAKEWOOD ROAD
LAKE WORTH, FL 33461

Annual Reports

Report Year	Filed Date
2020	06/30/2020
2021	04/30/2021

Detail by Officer/Registered Agent Name

Florida Limited Liability Company
L.L.& R.'S STEPPING STONES, LLC

Filing Information

Document Number	L08000035437
FEI/EIN Number	26-2350580
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Effective Date	04/07/2008
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/16/2011

Principal Address

4035 LAKEWOOD ROAD
LAKE WORTH, FL 33461

Changed: 02/26/2014

Mailing Address

4037 LAKEWOOD ROAD
LAKE WORTH, FL 33461

Registered Agent Name & Address

CHAPMAN, LAURA LEE
4037 LAKEWOOD ROAD
LAKE WORTH, FL 33461

Authorized Person(s) Detail

Name & Address

Title Authorized Member, Manager

CHAPMAN, LAURA LEE
4037 LAKEWOOD ROAD
LAKE WORTH, FL 33461

Annual Reports

Report Year	Filed Date
2020	06/30/2020
2021	04/30/2021

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-60

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

LAURA LEE CHAPMAN
4033 LAKEWOOD ROAD
LAKE WORTH BEACH, FL 33461 3432

MAILING ADDRESS:
(SAME AS ABOVE)
Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-914: Parking. All vehicles must be operable, registration & tag, no parking on grass-dirt.
Section 30-143: Public nuisance violations. Debris & overgrowth visible on the property.
Section 10-31 (FBC 105.1 &110.1): Issued permits and inspections required.
Section 14-32: No required rental permits for rented units.

Address:	4167 LAKEWOOD ROAD
Legal Description:	LAKEWOOD VILLAS UNIT NO 1 AS IN OR3956P147
PCN:	70-42-44-24-28-000-0010

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **21st** day of **August 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. All vehicles must be operable, registration & tag, no parking on grass-dirt.**
☐ **Section 30-143: Public nuisance violations. Debris & overgrowth visible on the property.**
☐ **Section 10-31 (FBC 105.1 &110.1): Issued permits and inspections required.**
☐ **Section 14-32: No required rental permits for rented units.**

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

☐ **Section 34-914: Parking. All vehicles must be operable, registration & tag, no parking on grass-dirt.**
☐ **Section 30-143: Public nuisance violations. Debris & overgrowth visible on the property.**
☐ **Section 10-31 (FBC 105.1 &110.1): Issued permits and inspections required.**
☐ **Section 14-32: No required rental permits for rented units.**

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **September 1st, 2025:**

- ☐ Administrative costs of **$279.85**
- ☐ Citation fine of $ N/A
- ☐ Re-inspection fee of $ N/A

☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **September 18, 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 **September 18, 2025**.

- ☐ Administrative costs of **$279.85**
- ☐ 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 21st day of August 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:
4033 Lakewood Road
Lake Worth Beach, FL 33461 3432

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-61

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

Luis D & Saturnina R Feliciano
3763 Gulfstream RD
Palm Springs, FL 33461
Respondent(s).

70-43-44-19-11-001-0105

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **August 8th, 2025**, the Respondent(s), **Luis D & Saturnina R Feliciano** owner(s) of the property at **3763 Gulfstream RD, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 30-141: Overgrowth-Trim all overgrown trees, bushes and vegetation.
SECTION 10-8: Weeds-Remove all weeds attached to the fence.
SECTION 34-221: Landscape Maintenance-Remove all artificial turf and pavers and replace all sections of dead grass located in the swale and the front of the property.
SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles.
SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property.
SECTION 30-143: Trash/Debris-Remove all trash and debris stored in the front of the property.
SECTION 10-9: Exterior Property Maintenance-Post "3763" house ID numbers on the other side of the mailbox.

These violations must be corrected on or before August 18th, 2025, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8430, at 10:00 A.M., on THURSDAY August 21st, 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: August 8th, 2025

CODE ENFORCEMENT BOARD
VILLAGE OF PALM SPRINGS, FLORIDA

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner

Case No. 2025-61

RETURN OF SERVICE

LUIS D & SATURNINA R FELICIANO
3763 GULFSTREAM RD
PALM SPRINGS, FL 33461 3569

Respondent

_____/

On the 8th **Day of August 2025 at 3:39PM**, I served the attached NOV/NOH on the within named Respondent, **Luis D & Saturnina R Feliciano** at **3763 Gulfstream RD** , Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

____	INDIVIDUAL SERVICE:	By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.
____	SUBSTITUTE SERVICE:	By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: ___ and informing such person of their contents pursuant to F.S. 48.031.
XX	POSTED BY:	Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders
Code Enforcement Officer

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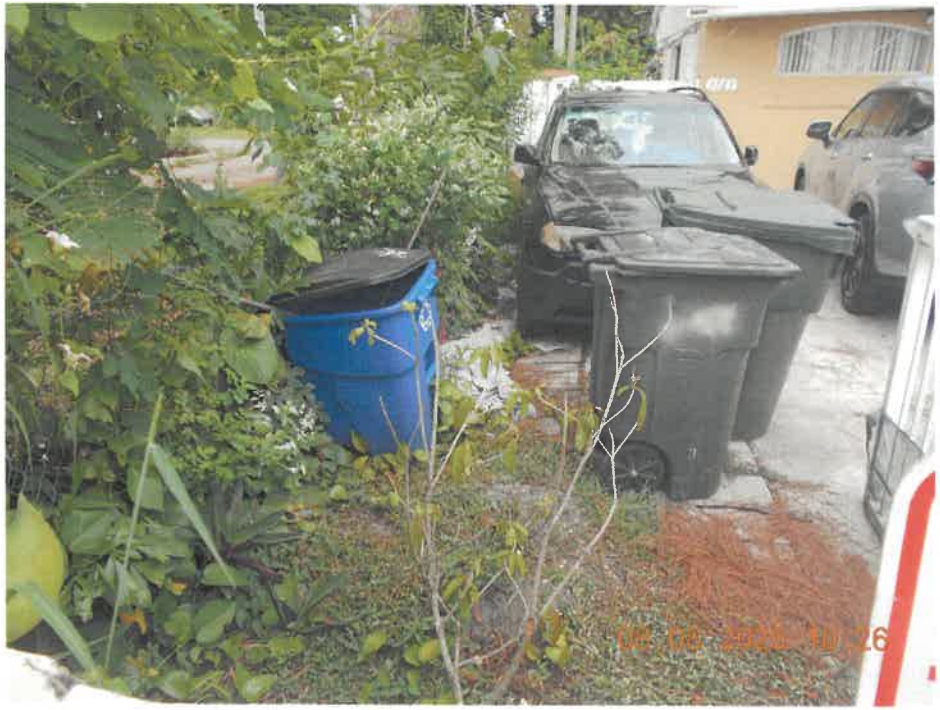

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Property Owner,
POLICE PALM SPRINGS FL
Officer Joey Sanders
Code Enforcement
PALM SPRINGS
Please call me. Thank You.
Palm Springs Police Department
230 Cypress Lane
Palm Springs, FL 33461
www.vpsfl.org
Cell: (561) 801-9290
(561) 584-8300, ext. 8525
jsanders@vpsfl.org
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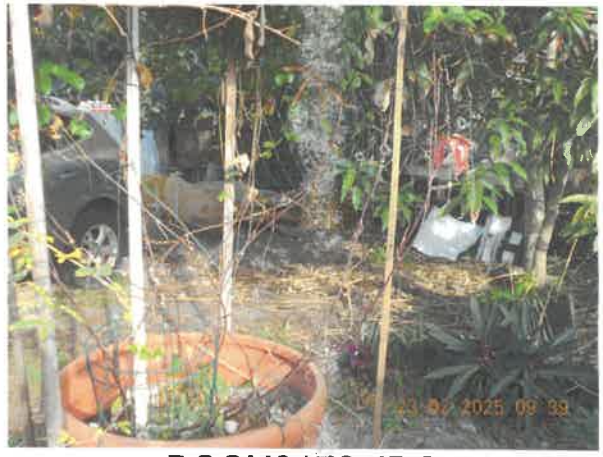

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3763 Gulfstream RD-2016

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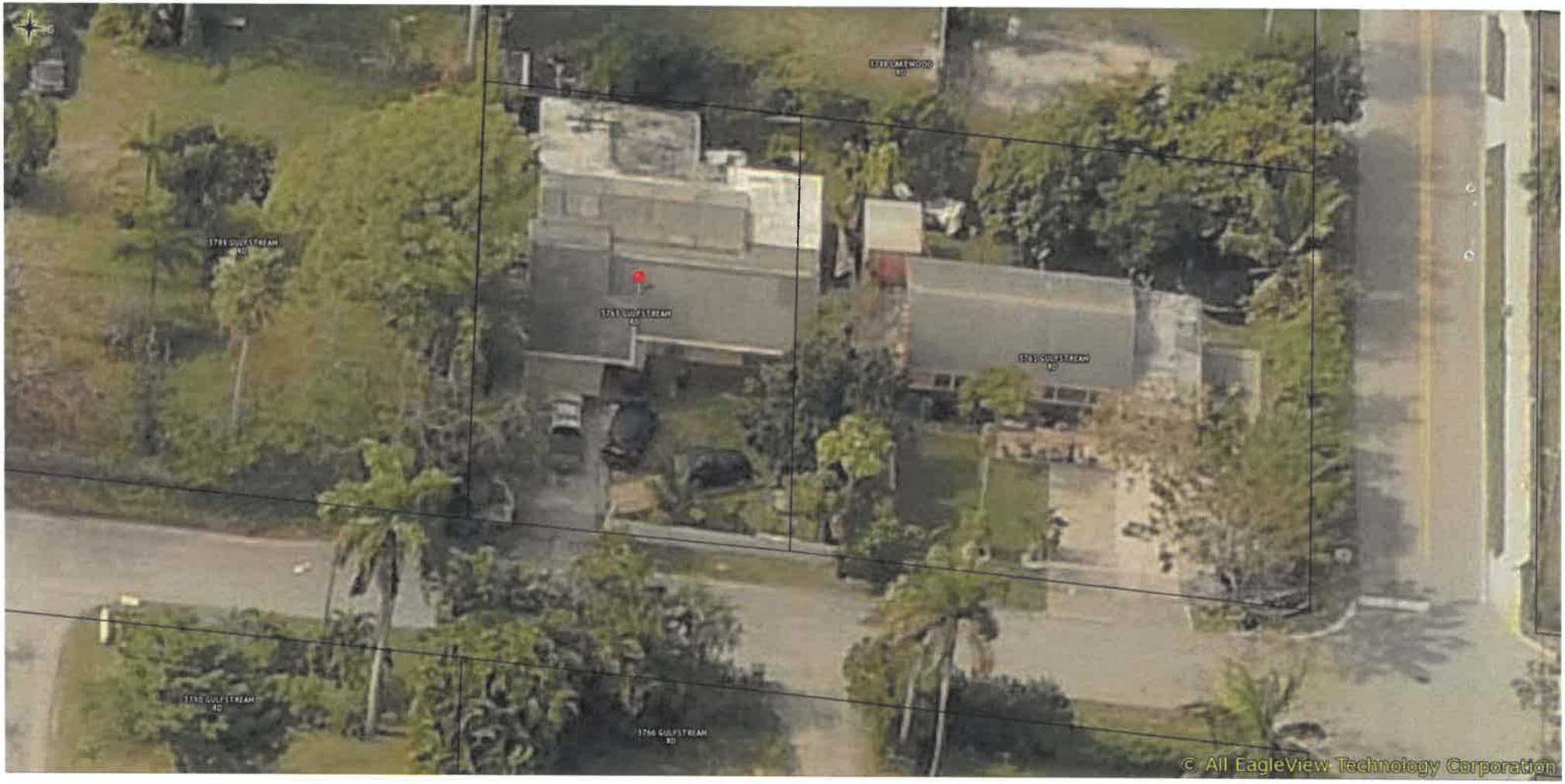
3763 Gulfstream RD-2020



02/08/2020

PALM SPRINGS POLICE DEPARTMENT

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

August 8th, 2025

Luis D & Saturnina R Feliciano
3763 Gulfstream RD
Palm Springs, FL 33461

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **3763 Gulfstream RD in Palm Springs, FL.**
PCN: 70-43-44-19-11-001-0105

VIOLATION/HEARING CASE 2025-61

SECTION 30-141: Overgrowth-Trim all overgrown trees, bushes and vegetation.
SECTION 10-8: Weeds-Remove all weeds attached to the fence.
SECTION 34-221: Landscape Maintenance-Remove all artificial turf and pavers and replace all sections of dead grass located in the swale and the front of the property.
SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles.
SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property.
SECTION 30-143: Trash/Debris-Remove all trash and debris stored in the front of the property.
SECTION 10-9: Exterior Property Maintenance-Post "3763" house ID numbers on the other side of the mailbox.

The options available include coming into voluntary compliance on or before **August 18th, 2025 OR** arguing your case at the Special Magistrate Hearing, **Thursday August 21st, 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

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

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Luis D & Saturnina R Feliciano
3763 Gulfstream RD
Palm Springs, FL 33461

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CODE ENFORCEMENT DIVISIO
230 CYPRESS LANE
PALM SPRINGS, FL 33461

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Luis D & Saturnina R Feliciano
3763 Gulfstream RD
Palm Springs, FL 33461

Sec. 10-8. Exterior property areas.

(a) *Sanitation.* All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which the occupant occupies or controls in a clean, neat, and sanitary condition.

(b) *Sidewalks and driveways.* All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Stairs shall comply with the requirements of subsection 10-10(g).

(c) *Weeds.* All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches, as set forth in chapter 30. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.

(d) *Accessory structures.* All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

(1) *Water clarity in swimming pools.* Water clarity shall be maintained. When standing at the pool's edge at the deep end, the deepest portion of the swimming pool floor shall be visible.

(Ord. No. 2006-47, § 2, 11-9-2006)

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

(a) *General.* The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

(b) *Exterior painting.* All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.

(c) *Street numbers.* One address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained or multi-unit buildings which utilize a roadside marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of four inches for residential and six inches for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. When the building utilizes multiple addresses, such as multiple occupant mercantile buildings, the address range shall be posted as indicated above. Signs shall be plainly visible from the street or right-of-way providing access to the lot and shall be installed and maintained pursuant to the county building security code. This requirement shall apply to all new and existing structures.

(d) *Structural members.* All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

(e) *Foundation walls.* All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.

(f) *Exterior walls.* All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

(g) *Roofs and drainage.* The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.

(h) *Decorative features.* All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

(i) *Overhang extensions.* All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

(j) *Stairways, decks, porches and balconies.* Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

(k) *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.

(l) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

(m) *Window and doorframes.* Every window, door and frame shall be kept in sound condition, good repair and weather tight.

(1) *Glazing.* All glazing materials shall be maintained free from cracks and holes.

(2) *Openable window.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

(n) *Doors.* All exterior doors and hardware shall be maintained in good condition Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.

(o) Holiday lights and decorations, erected during the appropriate holiday season, shall comply with all applicable building and electrical codes. Holiday lights and decorations may be erected no earlier than 30 days prior to the subject holiday, with the exception of the Christmas/Hanukkah holidays. Christmas/Hanukkah lights and decorations may be erected no earlier than October 15. All Christmas/Hanukkah lights and decorations must be removed within 30 days following the holiday. All other holiday lights and decorations shall be removed within 14 days following the holiday.

(p) Protection from windborne debris is encouraged for all structures certified for occupancy in the village. Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the building code in effect at the time such hurricane protection was permitted by the building department.

(q) It is prohibited to maintain any device (including but not limited to wood, aluminum, or approved hurricane shutters) used for securing property, which impede egress, light, and/or ventilation in a closed/secured position on occupied buildings after a designated hurricane watch or warning has terminated. In addition, it is prohibited to maintain any hurricane protective devices, with the exception of those covering clerestory windows, in a closed/secured position for periods in excess of ten consecutive days unless:

(1) A hurricane occurs during the ten-day period, at which point the ten-day period begins anew the day after hurricane conditions have subsided; or

(2) Hurricane or tropical storm watch conditions are predicted to occur within 48 hours after the tenth day; or

(3) The structure is used for residential purposes, but no person is in residence for a period in excess of ten consecutive days, except that (1) and (2), above, shall still apply during periods when a person is in residence.

(4) Clerestory windows exempted under this section, shall be removed ten days after the official conclusion of the hurricane season.

(r) The owner of an occupied structure shall promptly repair any broken door or window so that a temporary boarded up condition is limited. Any such repair, other than in the case of a natural disaster, shall be made within ten (10) consecutive days. Any means of securing property including crime prevention devices shall be subject to review by the building official for safety and compliance with the Florida Building Code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Real property may be secured via boarding up windows, doors, or other openings upon the requirement of the building official provided a permit is issued by the village prior to securing a property.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2007-07, § 2, 9-13-2007)

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

(a) The growth of weeds over 12 inches in height, or that which is conducive to harboring vermin, reptiles or other wild animal life, upon any lot, piece or parcel of land within the limits of the village, is hereby declared to be a nuisance and a violation of this article.

(b) All lands in the village shall be kept free from debris, overgrowth, vegetation, including trees, or any other matter which by reason of height, proximity to neighboring structures, physical condition, disease such as, but not limited to, lethal yellowing of palms, or any other peculiar characteristics, might, in time of hurricane winds prevalent in the region, cause damage to life or property within the immediate area surrounding the region or which constitutes a hazard to health, safety or proper fire control. The existence of any debris, overgrowth, vegetation or other matter as shall create such a hazard is declared to be a nuisance.

(Code 1994, § 26-86)

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

(a) *Public nuisance declared.* The presence of new or used construction materials (without valid permit), debris, rubbish, trash, cans, paper, stagnant water, vines, underbrush, weeds, wild growth or grass in excess of 12 inches in height from the ground on any lot, tract or parcel of land within the village shall be unlawful and is hereby prohibited and declared to be a public nuisance to the extent that it constitutes a menace to life, property, the public health or the public welfare; creates a fire hazard; or provides a nest or breeding ground for sand flies, mosquitoes, rats, mice, other rodents, snakes or other types of pests and vermin.

(b) *Notice.* The village manager, his designee or any code enforcement officer is hereby authorized and empowered to notify, in writing, the owner of any such lot, place or area within the village, or the agent of such owner, to cut, destroy, remove or alleviate conditions existing on such lot, place or area within the village as described in subsection (a) of this section. Such notice shall be by certified mail, addressed to the owner or the agent of the owner at such owner's or agent's last known address.

(c) *Removal by village.* Upon the failure, neglect or refusal of any owner or agent notified pursuant to subsection (b) of this section to remove and eliminate the conditions described in subsection (a) of this section within the time limit stated in the notice, the village manager is authorized, upon approval by the village council, to contract and pay for such maintenance and bill the property owner or his agent. The charges for such services shall be a lien against the property on which the nuisance is located.

(Code 1994, § 26-86)

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

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

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

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

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

(a) Parking or storage locations for cars, light trucks, motorcycles, and other vehicles not otherwise provided for in this subdivision, shall be permitted as provided below. Such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and permanent building(s), as follows:

(1) Within a garage, covered carport, or front driveway.

(2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,

(3) In the rear yard behind the setback line, at the height of or below the roofline of the house,

(4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.

(b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.

(c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster") within any zoning district in the village, is subject to the following regulations:

(1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.

(2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time

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

(3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.

(4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.

(d) Parking or storage locations for not more than the following:

(1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:

a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;

b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.

(2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.

(e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.

(f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.

(g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.

(h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.

(i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.

(j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

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

Sec. 34-1381. Nuisances generally; scope.

(a) No land use or land development activity may be conducted in a manner inconsistent from the normal manner of conduct of such activity and in a way which results in the unusual or extraordinary generation of noise, air or water pollution, smoke or dust, uncontrolled or uncontained solid, liquid, or airborne waste or debris, or which involves unusual accumulation of stored materials not immediately and directly required for the normal operation of the permitted use present on the property.

(b) No materials may be stored in an outside area visible from any adjacent or nearby street or property in any residential district. No inoperative wheeled vehicle may be stored for more than five days on any parcel in a residential district, except when stored in a completely enclosed structure.

(Code 1994, § 30-956)

CASE PRESENTATION
CASE No. CASE 2025-61

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 #2025-61** is concerning the property located at **3763 Gulfstream 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 **Luis D & Saturnina R Feliciano.**

4. Pursuant to observation there are violations of the following local ordinances:
SECTION 30-141: Overgrowth-Trim all overgrown trees, bushes and vegetation.
SECTION 10-8: Weeds-Remove all weeds attached to the fence.
SECTION 34-221: Landscape Maintenance-Remove all artificial turf and pavers and replace all sections of dead grass located in the swale and the front of the property.
SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles.
SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property.
SECTION 30-143: Trash/Debris-Remove all trash/debris stored in the front of the property
SECTION 10-9: Exterior Property Maintenance-Post "3763" house ID numbers on the other side of the mailbox.
Photos are included in the file.

5. On 01/27/2025, the Code Enforcement Division received a complaint in reference to a dump truck parked in the front yard of the property. On 02/02/2025, I inspected the property and confirmed the presence of a dump truck and observed additional code violations to include several inoperative and/or unregistered vehicles being stored on the property. I issued a code courtesy violation notice and posted it on the front door of the property. All of the other above noted violations were also discovered throughout the duration of this case.

It should be noted that I mailed the property owners a total of two follow-up letters which included a "Final Notice Before Special Magistrate Hearing" warning notice dated 06/20/2025 with a compliance date of 07/07/2025. As of this writing, I've met with property owners on (2) separate occasions but they have failed to make any further attempts to contact me since my last documented site visit which took place on 05/23/2025.

6. On **August 8th, 2025,** Notice of Violation/ Notice of Hearing **2025-61** 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 **September 1st, 2025**. If not in compliance by **September 1st, 2025,** a **$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of **$277.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **September 1st, 2025**.

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

Case Administrative / Court Costs

August 21, 2025, 3763 Gulfstream RD		Case 2025-61		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	5.00	20.00	100.00
6	Additional certified copies for hearing	1.00	8.86	8.86
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	0.74	0.74
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 2025-61			277.35

PALM SPRINGS POLICE DEPARTMENT

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

June 20th, 2025

Luis D & Saturnina R Feliciano
3763 Gulfstream RD
Palm Springs, FL 33461

Final Notice Before Special Magistrate Hearing

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **3763 Gulfstream RD Palm Springs, FL 33461**
PCN: 70-43-44-19-11-001-0105

This property is in violation of the following Village of Palm Springs ordinances:
SECTION 105.1 & 110.1
Work W/o Permits: Pavers installed without a permit and inspection (front). Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

SECTION 34-914
Vehicles: Remove all inoperative and/or unregistered vehicles off the property (blue BMW SUV and silver Nissan SUV).

SECTION 34-1381
Open Storage: Remove all misc. items stored in the front of the property (reference attached photos).

Compliance Date: July 7th, 2025

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

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

Respectfully,

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

PALM SPRINGS POLICE DEPARTMENT

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

February 2nd, 2025

Luis D & Saturnina R Feliciano
3763 Gulfstream RD
Palm Springs, FL 33461

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **3763 Gulfstream RD Palm Springs, FL 33461**
PCN: 70-43-44-19-11-001-0105

This property is in violation of the following Village of Palm Springs ordinances:
SECTION 10-8
Driveways: Driveway needs to be pressure washed.

SECTION 34-913 & 34-913
Vehicles:
-Remove small black trailer off the property.
-Remove all inoperative and/or unregistered vehicles off the property.
-Remove all prohibited commercial vehicles off the property (white and blue Mack dump truck).

SECTION 34-225
Fence Maintenance: Front gate and fence needs to be pressure washed.

SECTION 30-141
Overgrowth/Weeds:
-Mow all overgrown grass.
-Remove all weeds off the property.
-Trim all overgrown trees/bushes/vegetation located throughout the property.

SECTION 30-143 & 34-1381
Trash/Debris/Materials/Open Storage: Remove all trash, debris, materials and misc. items stored around the property (reference attached photos).

SECTION 10-9
Exterior Property Maintenance/Shutters/Holiday Lights: Open all shutters and remove all holiday lights off the property.

Compliance Date: February 16th, 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 · **R**espect · **I**ntegrity · **D**uty · **E**xcellence

Courtesy Code Violation Notice

Case#

Date: 02/03/2025 Time:

Location: 3763 Gulfstream 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:

108- Driveways/Weeds

34-913/34-914- Vehicles/Parking

34-225- Fence Maintenance

30-141- Overgrowth

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

109- Exterior Property Maintenance/Shutters/Holiday Lights

* Reference Attached Letter

Compliance Date: 02/16/2025

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

Code Officer J. Sanders #211

Name I.D. #

Palm Springs Police Department
(561) 584-8300, ext. 8520 EXT 8525

Property Detail

Location Address : 3763 GULFSTREAM RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-001-0105
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 28234 / 1456
Sale Date : 04/14/2016
Legal Description : LAKEWOOD GARDENS PLAT 1 S 60 FT OF E 110 FT OF TR 10 BLK 1

Owner Information

Owner(s)	Mailing Address
FELICIANO LUIS D & FELICIANO SATURNINA R	3763 GULFSTREAM RD LAKE WORTH BEACH FL 33461 3569

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/14/2016	$180,000	28234 / 01456	WARRANTY DEED	FELICIANO LUIS D &
06/30/2014	$0	26886 / 01591	CERT OF TITLE	VISTA PROPERTY MANAGEMENT INC
02/27/2006	$10	20024 / 00463	WARRANTY DEED	WILSON JUDITH A
07/01/1999	$100	11216 / 00398	QUIT CLAIM	
05/01/1998	$100	10504 / 00136	QUIT CLAIM	
03/01/1992	$100	07150 / 01101	WARRANTY DEED	
07/01/1989	$58,900	06150 / 00716	REP DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
FELICIANO LUIS D &	2025	HOMESTEAD PARTIAL
FELICIANO LUIS D &	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 1701
Acres : .13
Property Use Code : 0100—SINGLE FAMILY
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1	
Exterior Wall 1	MSY: CB STUCCO
Year Built	1960
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	4
Full Baths	2
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	PLYWOOD PNL.
Interior Wall 2	N/A

Sketch for Building 1

$0.00 CHECK OUT

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-19-11-001-0105
Mailing Address:
3763 GULFSTREAM RD
Lake Worth Beach, Fl 33461-3569
Owner of Record:
FELICIANO LUIS D &

Property Type:
Real Property
Property Address:
3763 GULFSTREAM RD
PALM SPRINGS, FL 33461
Second Owner:
FELICIANO SATURNINA R

Status: Active
Legal Description:
LAKEWOOD GARDENS PLAT 1 S 60 FT OF E 110 FT OF TR 10 BLK 1

Last updated: 8/16/2025 05:12:20 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

Outlook

New request received

From Village of Palm Springs Code Enforcement <do_not_reply@civicplus.com>
Date Mon 1/27/2025 11:03 AM
To Thomas Gehrman <tgehrman@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.

Category Code Enforcement has received a new request.

Here is what we have on file:

Report a Code Violation

#10823

View Request

Category:	Code Enforcement
Priority:	3
Assigned To:	Gehrman Thomas
Submitted:	1/27/2025 11:03 AM
Source:	Website 99.98.10.132

SUBMITTER
Johnnie Tieche
305 Winged Foot Road
Palm Springs, Fl 33461

CONTACT
tiechej@bellsouth.net
5616017946

Hey, Can You take a look at this address and parking issue ? Thanks, John

3763 Gulfstrem Rd
Palm Springs, FL 33461

South of Lakewood !

REQUEST DETAILS

Description
Dump truck parked in front yard

Your Information
Please note: Pursuant to FL Statute 162.21 an investigation of a potential violation by way of an anonymous tip cannot be initiated. Please provide your name, address and contact information.

Name
Johnnie Tieche
Fax Number

Request Type:	Report a Code Violation	Request Location:	3763 Gulfstrem Rd Palm Springs, FL 33461
Request ID Number:	10823		
Date Submitted:	1/27/2025		
Date Closed:	(open)		
Date Printed:	2/2/2025 5:42:40 PM		
		Submitter Information:	Johnnie Tieche 305 Winged Foot Road Palm Springs, Fl 33461
Priority:	Normal		
Assigned To:	Sanders, Joey		
			Phone: 5616017946 Email: tiechej@bellsouth.net

Date/Person	Comments
2/2/2025 5:42:29 PM Joey Sanders	Good afternoon Mr. Tieche. I inspected the property today and observed a MACK dump truck parked in the front of the property. I cited the property for the commercial vehicle as well as several other code violations. Have a great day! Code Officer Sanders.
1/31/2025 11:51:04 AM Thomas Gehrman	Request assigned to Joey Sanders. Reason: (None given)
1/27/2025 11:03:07 AM Johnnie Tieche	Village of Palm Springs Your Request ID Number is 10823. **Brief Description** Dump truck parked in front yard **Problem Location** **Street Number and Name** 3763 Gulfstrem Rd **Address Line 2** **City** Palm Springs **State** FL **Zip Code** 33461 **Photograph** No file was uploaded **Your Information** **Please note: Pursuant to FL Statute 162.21 an investigation of a potential violation by way of an anonymous tip cannot be initiated. Please provide your name, address and contact information.** **Name** Johnnie Tieche **Street Number and Name** 305 Winged Foot Road **Address Line 2** **City** Palm Springs **State** Fl **Zip Code** 33461 **Phone Number** 5616017946 **Fax Number** **Email Address:** **Must be a valid email address** tiechej@bellsouth.net **Preferred Contact Method** email Thank you for your submission. We are currently looking into your question/ concern and will do everything we can to find a solution.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-61

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

LUIS D & SATURNINA R FELICIANO
3763 GULFSTREAM ROAD
Palm Springs, FL 33461 3569
Respondent(s).

ORDER FINDING VIOLATION

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

Section 30-141: Overgrowth. Trim all overgrown trees, bushes and vegetation.
Section 10-8: Weeds. Remove all weeds attached to the fence.
Section 34-221: Landscape maintenance. Remove all artificial turf and pavers and replace all sections of dead grass located in the swale and the front of the property.
Section 34-914: Vehicles. Remove all inoperative and/or unregistered vehicles.
Section 34-1381: Open storage. Remove all miscellaneous items stored in the front of the property.
Section 30-143: Trash and debris. Remove all trash and debris stored in the front of the property.
Section 10-9: Exterior property maintenance. Post "3763" house ID numbers on the other side of the mailbox.

Address:	3763 GULFSTREAM ROAD
Legal Description:	LAKEWOOD GARDENS PLAT 1 S 60 FT OF E 110 FT OF TR 10 BLK 1
PCN:	70-43-44-19-11-001-0105

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 **21st** day of **August 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 30-141: Overgrowth. Trim all overgrown trees, bushes and vegetation.
☐ Section 10-8: Weeds. Remove all weeds attached to the fence.
☐ Section 34-221: Landscape maintenance. Remove all artificial turf and pavers and replace all sections of dead grass located in the swale and the front of the property.
☐ Section 34-914: Vehicles. Remove all inoperative and/or unregistered vehicles.
☐ Section 34-1381: Open Storage. Remove all miscellaneous items stored in front of the property.
☐ Section 30-143: Trash and debris. Remove all trash and debris stored in front of the property.
☐ Section 10-9: Exterior property maintenance. Post "3763" house ID numbers on the other side of the mailbox.

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

☐ Section 30-141: Overgrowth. Trim all overgrown trees, bushes and vegetation.
☐ Section 10-8: Weeds. Remove all weeds attached to the fence.
☐ Section 34-221: Landscape maintenance. Remove all artificial turf and pavers and replace all sections of dead grass located in the swale and the front of the property.
☐ Section 34-914: Vehicles. Remove all inoperative and/or unregistered vehicles.
☐ Section 34-1381: Open Storage. Remove all miscellaneous items stored in front of the property.
☐ Section 30-143: Trash and debris. Remove all trash and debris stored in front of the property.
☐ Section 10-9: Exterior property maintenance. Post "3763" house ID numbers on the other side of the mailbox.

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **September 1st, 2025:**

☐ Administrative costs of $**277.35**
☐ Citation fine of $ N/A
☐ Re-inspection fee of $ N/A

☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **September 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 **September 1st, 2025**.

- ☐ Administrative costs of **$277.35**
- ☐ 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 21st day of August 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:
3763 Gulfstream Road
Palm Springs, FL 33461 3569

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-55

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

SPEEDY'S NEW & USED TIRES PLUS LLC
3585 LAKE WORTH RD
PALM SPRINGS, FL 33461

Respondent(s).

PCN 70-43-44-19-20-067-0030

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 **AUGUST 8, 2025**, the Respondent(s), **Speedy's New & Used Tires Plus LLC,** owner(s) of the property at **3615 Lake Worth Road, PALM SPRINGS, FL, 33461,** is in violation of local ordinances.

SECTION 34-914 Parking - truck with expired license and registration.

SECTION 34-916. Parking commercial vehicles on commercial property – Panel Truck.

SECTION 34-823. No Accessory uses – Parking and storage for used tires.

SECTION 70-124 (b)(3) Use, and occupancy certificates and inspections required and enforcement – new owner obtaining a title to a property on which a business or occupation is conducted without a valid Village of Palm Springs business license.

SECTION 70-125 No required application of use and certificate of occupancy for the property.

SECTION 70-94 Application; local business tax receipt required. It shall be unlawful for any person to engage in any trade, business, or occupation within the village without a business tax receipt.

These violations must be corrected on or before AUGUST 18, 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 AUGUST 21, 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 Officer 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.

Nanciann M Cuenot
Code Enforcement Officer 561-584-8300 x 8524
Nanciann Cuenot
Printed Name of Officer

Date Issued: AUGUST 8, 2025

9489 0178 9820 3040 0462 62

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

UNITED STATES POSTAL SERVICE® CERTIFIED MAIL®

9489 0178 9820 3040 0462 62

Label 880-QDT, March 2023

quadient
FIRST-CLASS MAIL
IMI
$008.86 02
08/08/2025 ZIP 33480
043M31255277

US POSTAGE

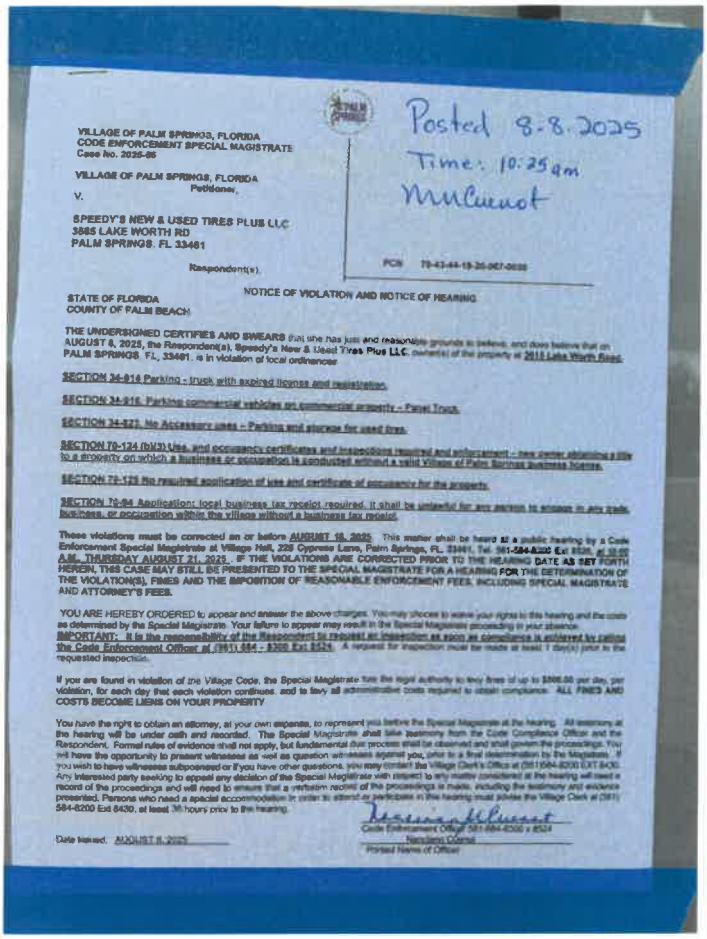
SPEEDY'S NEW & USED TIRES PLUS LLC
CAROL GARDINER, REG. AGENT
3585 LAKE WORTH RD
PALM SPRINGS, FL 33461

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

quadient
FIRST-CLASS MAIL
IMI
$000.74 02
08/08/2025 ZIP 33480
043M31255277

US POSTAGE

SPEEDY'S NEW & USED TIRES PLUS LLC
CAROL GARDINER, REG. AGENT
3585 LAKE WORTH RD
PALM SPRINGS, FL 33461



Posted 8.8.2025
Time: 10:25 am
MMcCunot

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-66

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

SPEEDY'S NEW & USED TIRES PLUS LLC
3685 LAKE WORTH RD
PALM SPRINGS, FL 33461

Respondent(s).

PCN 70-43-44-19-26-067-0030

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 AUGUST 6, 2025, the Respondent(s), Speedy's New & Used Tires Plus LLC, owner(s) of the property at 3615 Lake Worth Road, PALM SPRINGS, FL, 33461, is in violation of local ordinances

SECTION 34-914 Parking - truck with expired license and registration.

SECTION 34-915. Parking commercial vehicles on commercial property – Panel Truck.

SECTION 34-923. No Accessory uses – Parking and storage for used tires.

SECTION 70-124 (b)(3) Use, and occupancy certificates and inspections required and enforcement – new owner obtaining a title to a property on which a business or occupation is conducted without a valid Village of Palm Springs business license.

SECTION 70-123 No required application of use and certificate of occupancy for the property.

SECTION 70-94 Application; local business tax receipt required. It shall be unlawful for any person to engage in any trade, business, or occupation within the village without a business tax receipt.

These violations must be corrected on or before AUGUST 18, 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. 561-584-6200 Ext. 8524, at 10:00 A.M., THURSDAY AUGUST 21, 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 Officer at (561) 584 - 6200 Ext 8524. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

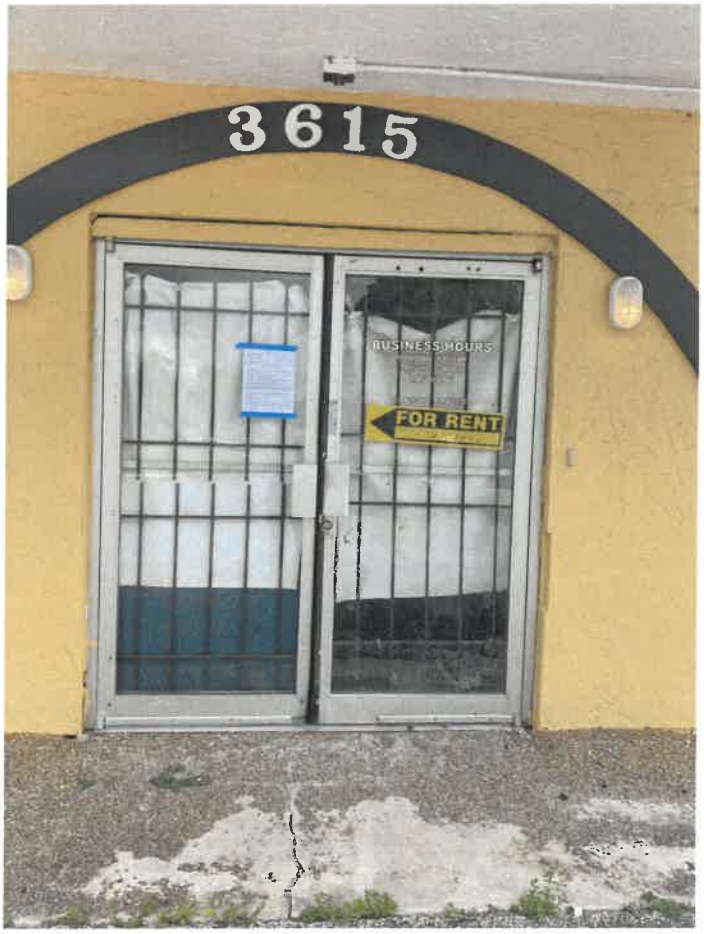
If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to $500.00 per day, per violation, for each day that each violation continues, and to levy all administrative costs required to obtain compliance. ALL FINES AND COSTS BECOME LIENS ON 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)584-6200 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) 584-6200 Ext 8430, at least 96 hours prior to the hearing.

Code Enforcement Officer (561-584-6200 x 8524
Nancy Cornet
Printed Name of Officer

Date Issued: AUGUST 8, 2025

8/8/2025 10:26:01 AM



8/8/2025 10:26:11 AM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2025-55**

SPEEDY'S NEW & USED TIRES PLUS LLC
CAROL GARDINER, REG. AGENT
3585 LAKE WORTH ROAD
PALM SPRINGS, FL 33461
Respondent(s)
_____/

AFFIDAVIT OF SERVICE

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

On the 8th **Day of AUGUST 2025 at 10:25 AM**, I served the attached Notice of VIOLATION/ NOTICE OF HEARING on the within named Respondent(s), **SPEEDY'S NEW & USED TIRES PLUS LLC** at 3615 Lake Worth Road, Palm Springs, FL 33461 by:

_____	INDIVIDUAL SERVICE:	By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.
_____	SUBSTITUTE SERVICE:	By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: _____ and informing such person of their contents pursuant to F.S. 48.031.
XX	POSTED BY:	Securely affixing a copy to a conspicuous place at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

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

By: Nanciann L Cuenot Date: August 8, 2025
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 11TH day of AUGUST, 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)

ANA GARI-CADAHIA NOTARY PUBLIC MY COMMISSION EXPIRES 7-16-2029 STATE OF FLORIDA COMMISSION NUMBER HH 66934

_____
NOTARY PUBLIC, State of Florida

8/8/2025 10:26:35 AM

Truck parked on vacant property

8/8/2025 10:26:47 AM

8/8/2025 10:27:05 AM

8/8/2025 10:40:03 AM

Expired Tag + Registration 8/8/2025 10:27:28 AM

Truck used to store Used tires

8/8/2025 10:27:22 AM

7/29/2025 2:38:30 PM

Truck on vacant property used for Business Operation located next door at 3585 Lake Worth Rd

7/29/2025 2:38:25 PM

7/29/2025 2:38:44 PM

Trucks stored on vacant property.

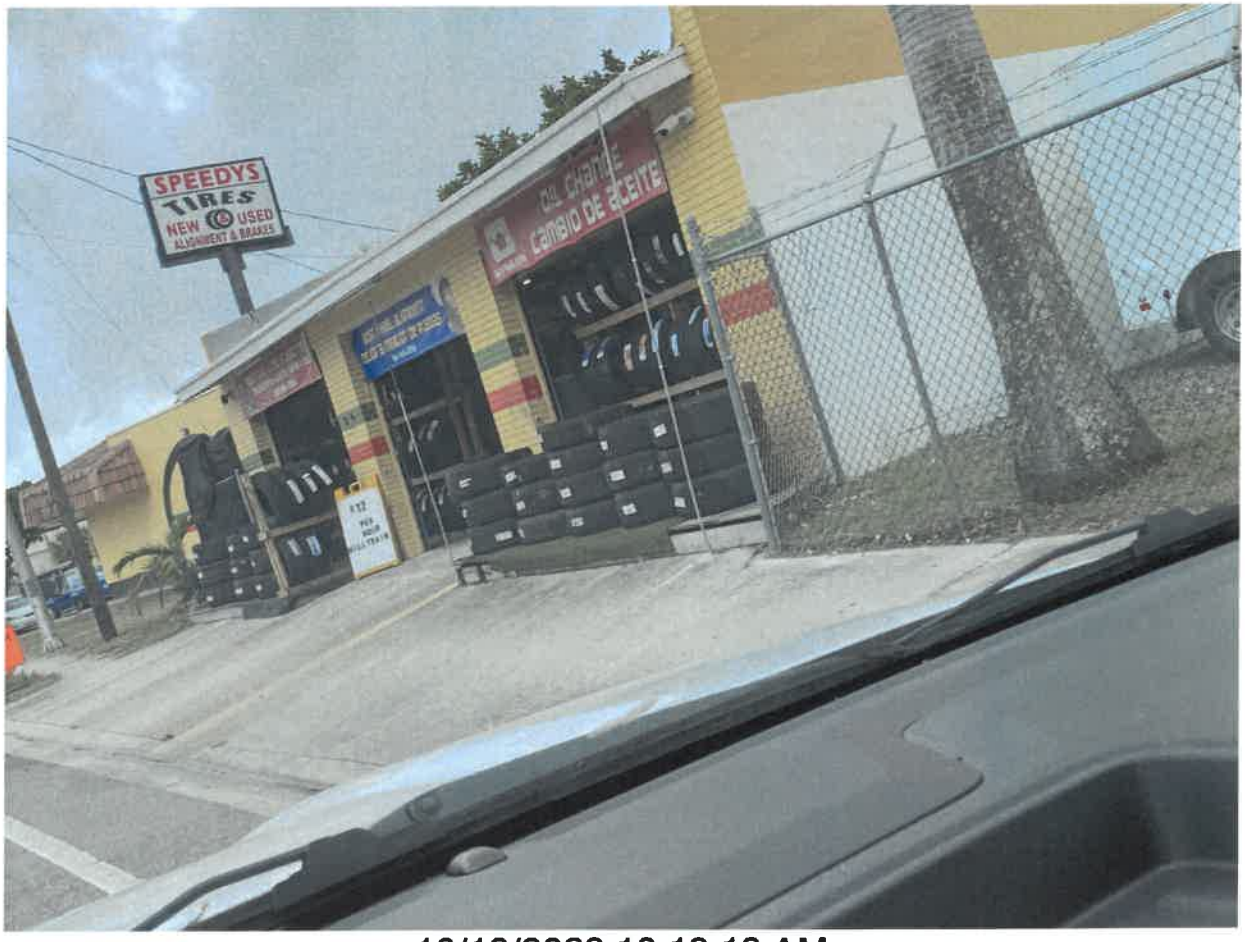
7/29/2025 2:38:59 PM

5/21/2024 11:42:09 AM

3585 Lake Worth Rd - Speedy's Used & New Tires using vacant property at 3615 Lake Worth Rd for business

10/13/2023 9:58:36 AM

8/8/2025 10:40:43 AM



10/13/2023 10:13:13 AM

CASE PRESENTATION

CASE No. 2025-55 3615 LAKE WORTH ROAD

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 **CASE NO. 2025-55** CONCERNS THE PROPERTY AT **3615 LAKE WORTH ROAD, LAKE WORTH, FLORIDA.**

4. ACCORDING TO THE PALM BEACH COUNTY TAX COLLECTOR AND PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS, THE OWNER OF THE PROPERTY IS **SPEEDY'S NEW & USED TIRES PLUS LLC.**

5. PERSUANT TO INVESTIGATION AND MY OWN OBSERVATION, THE PROPERTY IS IN VIOLATION OF THE VILLAGE CODE **SECTIONS 34-914 Parking - truck with expired license and registration. SECTION 34-916. Parking commercial vehicles, Panel Truck on commercial property. SECTION 34-823. No Accessory uses allowed – using the property for parking and storage for used tires. SECTION 70-124 (b)(3) Use, and occupancy certificates and inspections required – new owner obtaining a title to a property on which a business or occupation is conducted without a valid Village of Palm Springs business license. SECTION 70-125 No required application of use and certificate of occupancy for the property. SECTION 70-94 Application; local business tax receipt required. It shall be unlawful for any person to engage in any trade, business, or occupation within the village without a business tax receipt.**

6. The owner of the property also owns the property and business next door at 3585 Lake Worth Road. Discussions with the property /business owner, Dwight Scott, and with the registered agent, Carol Gardiner. Courtesy Notices were posted at the door and hand-delivered to Ms. Gardiner. Courtesy letters and phone conversations with the property owner. These violations continued.

7. ON **AUGUST 8, 2025,** A NOTICE OF VIOLATION/NOTICE OF HEARING WAS ISSUED FOR THE VIOLATIONS. THE NOTICE WAS MAILED CERTIFIED AND REGULAR TO THE ADDRESS ON RECORD. I POSTED THE NOTICE AT VILLAGE HALL AND AT THE PROPERTY.

8. I REQUEST THAT THE RESPONDENT BE ORDERED TO COME INTO COMPLIANCE WITH ACTIONS TO CORRECT THE VIOLATIONS AND GAIN COMPLIANCE BY **JULY 28, 2025**. IF NOT IN COMPLIANCE BY THE STATED DATE, A $100.00 PER DAY, PER VIOLATION FINE SHALL COMMENCE.

9. THE VILLAGE HAS INCURRED COSTS IN THE AMOUNT OF **$372.35** IN THE PROSECUTION OF THIS CASE AND I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE PROSECUTION COSTS TO THE VILLAGE BY NO LATER THAN **JULY 28, 2025.**

10. I ASK THAT THE ENTIRE FILE BE ENTERED INTO EVIDENCE AND PENDING ANY FURTHER QUESTIONS YOU MAY HAVE; THIS CONCLUDES THE VILLAGE'S TESTIMONY.

Case Administrative / Court Costs

August 21, 2025, 3615 Lake Worth Road, Speedy's New & Used Tires Plus LLC		Case 2025-55		
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	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	8.00	20.00	160.00
6	Additional certified copies for hearing	1.00	8.86	8.86
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	0.74	0.74
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 2025-55			372.35

PALM SPRINGS POLICE DEPARTMENT

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

AUGUST 8, 2025

SPEEDY'S NEW & USED TIRES PLUS LLC
3585 LAKE WORTH RD
PALM SPRINGS, FL 33461

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:

3615 Lake Worth Road, in Palm Springs, FL. **PCN: 70-43-44-19-20-067-0030**

VIOLATION / HEARING CASE 2025-55

SECTION 34-914 Parking - truck with expired license and registration.

SECTION 34-916. Parking commercial vehicles on commercial property – Panel Truck.

SECTION 34-823. No Accessory uses – Parking and storage for used tires.

SECTION 70-124 (b)(3) Use, and occupancy certificates and inspections required and enforcement – new owner obtaining a title to a property on which a business or occupation is conducted without a valid Village of Palm Springs business license.

SECTION 70-125 No required application of use and certificate of occupancy for the property.

SECTION 70-94 Application; local business tax receipt required. It shall be unlawful for any person to engage in any trade, business, or occupation within the village without a business tax receipt.

The options available include coming into voluntary compliance on or before **AUGUST 18, 2025 OR** arguing your case at the Special Magistrate Hearing on **Thursday, AUGUST 21, 2025 at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your right under the judicial system.

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

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

Respectfully,

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

PALM SPRINGS POLICE DEPARTMENT

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

July 16, 2025

SPEEDY'S NEW & USED TIRES OF LAKE WORTH L
3585 LAKE WORTH 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 3615 LAKE WORTH RD, Palm Springs, FL 33461.
PCN: 70434419200670030
This property is in violation of local ordinances.

Sec. 34-822. Permitted uses within the CG commercial general land development district shall be limited to the following:
(1) All permitted uses in the CN commercial neighborhood land development district.
(2) Financial institutions.
(3) Retail sales and services.
(4) Personal services.
(5) Commercial Planned Developments.

There is no approved use on record at 3615 Lake Worth Road. Remove vehicles from parking on the property. Vehicles shall be located on the same lot as the principal use (3585 Lake Worth Rd).

Sec. 34-823. Accessory uses.
No accessory uses shall be permitted in the CG commercial general land development district.

Section 34-916 (i). Parking - Vehicles shall be in usable and operable condition at all times and shall have a current tag, if required by state law to have registration and a tag. 8-1-25 1 truck removed.

PD 7/25/25

Section 70-95 Due Date Delinquencies. Business tax receipts are sold beginning August 1, 2024 and due by September 30, 2024. Pay INV25-5240 $377.16 & INV25-5241 $14471 online with the Village of Palm Springs.

Compliance Date: July 24, 2025
Failure to comply can result in a Notice of Violation/ Notice of Hearing, Court Costs and possible Lien on the property. Please call Code Enforcement at (561) 584-8300 ext. 8520 or Code Officer listed below if you have any concerns or questions.

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

Courtesy Code Violation Notice

Case# Vacant Property-FINAL Notice

Date: 7-15-2025 Time: 10:05am

Location: 3615 Lake Worth 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:

Vehicles prohibited from parking on this parcel.
No "USE" Approved on this site.
Two trucks are not registered or have valid license plates.
INoperable.
FINAL NOTICE - VIOLATIONS WILL BE ISSUED.

Compliance Date: 7-16-2025

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.

N. Cuenot 154

Name I.D. #

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

Ext. 8524

PALM SPRINGS POLICE DEPARTMENT

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

November 25, 2024

SPEEDYS NEW & USED TIRES OF LAKE WORTH L
3585 LAKE WORTH 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 3615 LAKE WORTH RD, Palm Springs, FL 33461.
PCN: 70434419200670030

This property is in violation of local ordinances.
Section 34-916. Parking - Parking, Commercial Vehicles- panel box trucks
Section 34-898. Mobile food dispensing vehicles and mobile vendors. No principle Use on property.

Compliance Date: December 2, 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. 8524 or Code Officer listed below if you have any concerns or questions.

Respectfully,

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

Palm Springs Police Department
Supervisor's Shift Report

Date 5/30/24 Shift Delta Supervisor Sgt Annunziata Jail Inspection ☑ Facility Issues

10-61 Village Facilities ☑ 10-61 Directed ☑

Response to Resistance ☐ Case#

Pursuit ☐ Case#

CAD Narrative Review CFS# Start 12975 CFS# End 12998

Shift Calls Summary

Case #	Signal	Address	Brief of Case
24-12980	S-51	[redacted]	[redacted]
24-12981	S-9	3585 Lake Worth Rd SPEEDY's	Tag stolen from vehicle sometime since March. (Fl QD9YW)

dwight Scott -
hysakb27@outlook.com

Add a Caption

Thursday • Nov 14, 2024 • 11:15 AM Adjust

IMG_1622

Apple iPhone 13 Pro Max HEIF

Wide Camera — 26 mm ƒ1.5

12 MP • 3024 × 4032 • 1.8 MB

ISO50 | 50mm | 0ev | ƒ1.5 | 1/6993s

Add a Caption

Saturday • Nov 23, 2024 • 6:59 PM Adjust

IMG_1661

Apple iPhone 13 Pro Max HEIF

Wide Camera — 26 mm ƒ1.5

12 MP • 4032 × 3024 • 1.4 MB

ISO1250 | 26mm | -0.1ev | ƒ1.5 | 1/15s

Add a location...

Courtesy Code Violation Notice

Case# Sandy Tires

Date: 9-8-2023 Time: 12:28

Location: 3615 Lake Worth 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:

Repeat Violation

30-141 Overgrown

30-143 Trash + Debris

34-262- "A" Frame Sign Prohibited

Compliance Date: 5 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

Courtesy Code Violation Notice

Case# _____

Date: 1-27-2023 Time: 2:30pm

Location: 3615 Fairview 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:

Building must be used for approved business or obtain Home Business Tax Receipt.

Not allowed to use as "parking lot" or "storage" facility

Compliance Date: Feb. 28, 2023

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

Name I.D. #

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

x 8524

Planning + Zoning
561-584-8200-Ext. 8460

PALM SPRINGS POLICE DEPARTMENT

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

JANUARY 30, 2023

SPEEDYS NEW & USED TIRES OF LAKE WORTH
3585 LAKE WORTH RD
LAKE WORTH BEACJ, FL 33461 4030

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 **3615 Lake Worth Rd in Palm Springs, FL**
PCN: 70-43-44-19-20-067-0030

This property is in violation of local ordinances.
It shall be unlawful for any person to engage in any trade, business, or profession or occupation with the village without a business tax receipt.

Storing of tires and using property as auxiliary parking is not allowed.

SECTION 70-94 Application; local business tax receipt required.
This parcel and business require a separate BTR. Unity of Title is required to work under 3585 Lake Worth Rd.
Contact the Village Planning & Zoning in Village Hall at phone number 561-584-8200 Ext 8460

Compliance Date: February 27, 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) 584-8200 Ext.8524

2-27-23 Dwight Scott called - tires removed + atty working on business reg. w State - will take some time
561-856-1259
hysak627@outlook.com
3-14-23 Spoke to Corey OGorman planner
Cell # 561-801-2461
corey@placepnd.com
7-25-23 Unity of title sent to PZB

Respectfully,

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

PAPA Banner

Location Address	3615 LAKE WORTH RD
Municipality	PALM SPRINGS
Parcel Control Number	70-43-44-19-20-067-0030
Subdivision	SUB 19-44-43
Official Records Book	33985 Page 1096
Sale Date	NOV-2022
Legal Description	SUB 19-44-43, WLY 263 FT OF THPT OF TR 67 LYG N OF LAKE WORTH RD R/W AS IN OR2636P209 (LESS ADDL SR 802 R/W AS IN OR2644P1488)

Owners	Mailing address
SPEEDYS NEW & USED TIRES OF LAKE WORTH L	3585 LAKE WORTH RD LAKE WORTH BEACH FL 33461 4030

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2022	$450,000	33985 / 01096	DEED OF TRUST	SPEEDYS NEW & USED TIRES OF LAKE WORTH L
APR-2014	$10	26757 / 00750	WARRANTY DEED	CHILLEMI MICHAEL F SR TR
JAN-1978	$53,500	02837 / 01519		CHILLEMI MICHAEL F &

No Exemption Information Available.

Number of Units	0	*Total Square Feet	1508
Acres	0.2688		
Use Code	1100 - STORES	Zoning	CG - Commercial General (70-PALM SPRINGS)

Tax Year	2022	2021	2020
Improvement Value	$131,563	$109,117	$111,037
Land Value	$232,150	$199,019	$199,019
Total Market Value	$363,713	$308,136	$310,056

All values are as of January 1st each year

Tax Year	2022	2021	2020
Assessed Value	$338,950	$308,136	$310,056
Exemption Amount	$0	$0	$0
Taxable Value	$338,950	$308,136	$310,056

Tax Year	2022	2021	2020
Ad Valorem	$6,949	$6,343	$6,439
Non Ad Valorem	$455	$440	$432
Total tax	$7,404	$6,783	$6,871

1-30-23
CCV Letter sent
Reg. mail.

7-26-23
Unity of title
Sent to Iramis
PZB

Property Detail

Location Address : 3615 LAKE WORTH RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-20-067-0030
Subdivision : SUB 19-44-43
Official Records Book/Page : 33985 / 1096
Sale Date : NOV-2022
Legal Description : SUB 19-44-43, WLY 263 FT OF THPT OF TR 67 LYG N OF LAKE WORTH RD R/W AS IN OR2636P209 (LESS ADDL SR 802 R/W AS IN OR2644P1488)

Owner Information

Owner(s)

SPEEDYS NEW & USED TIRES OF LAKE WORTH L

Mailing Address

3585 LAKE WORTH RD
LAKE WORTH BEACH FL 33461 4030

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2022	$450,000	33985 / 01096	DEED OF TRUST	SPEEDYS NEW & USED TIRES OF LAKE WORTH L
APR-2014	$10	26757 / 00750	WARRANTY DEED	CHILLEMI MICHAEL F SR TR
JAN-1978	$53,500	02837 / 01519		CHILLEMI MICHAEL F &

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 1508
Acres : 0.2688
Property Use Code : 1100—STORES
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	$141,073	$131,563	$109,117	$111,037	$105,687
Land Value	$243,740	$232,150	$199,019	$199,019	$189,888
Total Market Value	$384,813	$363,713	$308,136	$310,056	$295,575

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	$384,813	$338,950	$308,136	$310,056	$295,575
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$384,813	$338,950	$308,136	$310,056	$295,575

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	$7,539	$6,949	$6,343	$6,439	$6,209
NON AD VALOREM	$470	$455	$440	$432	$443
TOTAL TAX	$8,009	$7,403	$6,783	$6,871	$6,651

Detail by Entity Name

Florida Limited Liability Company
SPEEDY'S NEW AND USED TIRES PLUS LLC - changed name

Filing Information

Document Number	L08000090043
FEI/EIN Number	26-3442956
Date Filed	09/22/2008
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	08/08/2022

Principal Address

3585 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Mailing Address

3585 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Registered Agent Name & Address

carol, gardiner
3585 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Name Changed: 04/30/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

SCOTT, DWIGHT
3585 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Annual Reports

Report Year	Filed Date
2022	08/08/2022
2023	04/30/2023
2024	05/01/2024

Detail by Entity Name

Florida Limited Liability Company
SPEEDY'S NEW AND USED TIRES OF LAKE WORTH, LLC

Filing Information

Document Number	L22000459966
FEI/EIN Number	NONE
Date Filed	10/25/2022
Effective Date	10/25/2022
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2023
Event Effective Date	NONE

Principal Address

3585 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Mailing Address

3585 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461

Registered Agent Name & Address

SCOTT, DWIGHT
3585 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Authorized Person(s) Detail

Name & Address

Title AMBR

SCOTT, DWIGHT
3585 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Annual Reports

No Annual Reports Filed

Document Images

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-55

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

SPEEDY'S NEW & USED TIRES PLUS LLC
3615 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

MAILING ADDRESS:
SPEEDY'S NEW & USED TIRES PLUS LLC
3585 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461 4030
Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-914: Parking. Truck with expired license and registration.
Section 34-916: Parking commercial vehicles on commercial property. Panel truck.
Section 34-823: No accessory uses. Parking and storage for used tires.
Section 70-124 (b)(3): Use and occupancy certificates and inspections required and enforcement. New owner obtaining a title to a property on which a business or occupation is conducted without a valid Village of Palm Springs business license.
Section 70-125: No required application of use and certificate of occupancy for the property.
Section 70-94: Application; local business tax receipt required. It shall be unlawful for any person to engage in any trade, business, or occupation within the Village without a business tax receipt.

Address:	3615 LAKE WORTH ROAD
Legal Description:	SUB 19-44-43, WLY 263 FT OF THPT OF TR 67 LYG N OF LAKE WORTH RD R/W AS IN OR2636P209 (LESS ADDL SR 802 R/W AS IN OR2644P1488)
PCN:	70-43-44-19-20-067-0030

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 **21st** day of **August 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. Truck with expired license and registration.**
- ☐ **Section 34-916: Parking commercial vehicles on commercial property. Panel truck.**
- ☐ **Section 34-823: No accessory uses. Parking and storage for used tires.**
- ☐ **Section 70-124 (b)(3): Use and occupancy certificates and inspections required and enforcement. New owner obtaining a title to a property on which a business or occupation is conducted without a valid Village of Palm Springs business license.**
- ☐ **Section 70-125: No required application of use and certificate of occupancy for the property.**
- ☐ **Section 70-94: Application; local business tax receipt required. It shall be unlawful for any person to engage in any trade, business, or occupation within the village without a business tax receipt.**

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

- ☐ **Section 34-914: Parking. Truck with expired license and registration.**
- ☐ **Section 34-916: Parking commercial vehicles on commercial property. Panel truck.**
- ☐ **Section 34-823: No accessory uses. Parking and storage for used tires.**
- ☐ **Section 70-124 (b)(3): Use and occupancy certificates and inspections required and enforcement. New owner obtaining a title to a property on which a business or occupation is conducted without a valid Village of Palm Springs business license.**
- ☐ **Section 70-125: No required application of use and certificate of occupancy for the property.**
- ☐ **Section 70-94: Application; local business tax receipt required. It shall be unlawful for any person to engage in any trade, business, or occupation within the village without a business tax receipt.**

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 28th, 2025:**

- ☐ Administrative costs of $**372.35**
- ☐ 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 28th, 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 28th, 2025**.

- ☐ Administrative costs of **$372.35**
- ☐ 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 21st day of August 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:

3585 Lake Worth Road
Palm Springs, FL 33461

CFN 20180009357
OR BK 29574 PG 1816
RECORDED 01/08/2018 09:41:17
Palm Beach County, Florida
AMT
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 1816-1817; (2Pgs)

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

CODE CASE: 2016-31

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

Ian A. Sconhoft
4107 Colle Drive
Lake Worth, FL 33461
Respondent(s).

This board certified

ORDER FINDING VIOLATION

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

Address:	4107 Colle Drive
Legal Description:	NORTH KIRK ROAD PROPERTIES LOT 7 BLK 3
PCN:	00-42-44-13-06-003-0070

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 13th day of September, 2016, 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, Ian A. Sconhoft, as owner or occupant of the above described property or responsible party for the violation(s), was/was not present at the hearing; however, there was a finding of proper notice.

2. The Village of Palm Springs Code Inspector/Officer testified to and/or produced photographs of the violation(s).

CONCLUSIONS OF LAW

Respondent is/is not in violation of Section(s) 78-69, of the Village of Palm Springs Code of Ordinances as charged.

ORDER

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

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

☑ Respondent is not in compliance with the code violation section(s) 78-69. Respondent must bring all violations into compliance by **October 14, 2016.** If Respondent fails to comply within the time given, a fine of **$200.00** per day will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection determines that the violations have been brought into compliance.

7695

Administrative costs of **$136.18**

-Respondent must pay Administration Costs by **October 14, 2016.**

☐ Respondent has failed to pay and is ordered to pay the following amounts within _____ days of this order:
Citation fine of $_____
Re-inspection fee of $_____
Administrative costs of $_____

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 304-4821 to request a reinspection of the property and/or violation(s).

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

ORDERED this 13th day of September, 2016.

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:
4107 Colle Drive
Lake Worth, FL 33461

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

Jane R. Worth, CMC
Deputy Village Clerk

VILLAGE OF PALM SPRINGS SEAL 1957 FLORIDA

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

Receipt #: PT06960

Application Date: 07/08/25

Receipt Date	07/14/25	Permit Number	25-00724
Payee	SCONHOFT IAN		
Address	4107 Colle Dr, Palm Springs, FL 33461		
Permit Type	All other Violations		
Payment Method	Online Payment **********0383		
Confirmation #	003214		

CE Hearing Administrative Cost	$136.18

Comments:

Amount $136.18

Total Paid **$136.18**

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

Receipt #: PT06960

Application Date: 07/08/25

Receipt Date	07/14/25	Permit Number	25-00724
Payee	SCONHOFT IAN		
Address	4107 Colle Dr, Palm Springs, FL 33461		
Permit Type	All other Violations		
Payment Method	Online Payment **********0383		
Confirmation #	003214		

CE Hearing Administrative Cost	$136.18

Comments:

Amount $136.18

Total Paid **$136.18**

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
CASE NO: 2016-31

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.
IAN SCONHOFT
4107 COLLE DRIVE
LAKE WORTH, FL 33461
Respondent

The property at **4107 COLLE DRIVE** in the Order Finding Violation dated September 13, 2016, in the above-mentioned case, has been re-inspected and, I Nanciann Cuenot state that said property has connected to the Village's wastewater system and is **NOW** in compliance with **Section 78-69** of the Ordinance Codes of the Village of Palm Springs on the **Tenth (10th) day of November 2016.**

ADMINISTRATIVE COSTS OF $136.18 HAVE NOT BEEN PAID

Nanciann M Cuenot
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 1ST day of July, 2025, by, NANCIANN CUENOT, who is personally known to me or who has produced _____ as identification.

My Commission expires:

Notary Public State of Florida
Ana M Gari-Cadahia
My Commission HH 154714
Expires 07/16/2025

NOTARY SIGNATURE

Ana Gari Cadahia
PRINT NAME
Notary Public, State of Florida
Commission No.:

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT SPECIAL MAGISTRATE

CASE NO: 2016-31

REQUEST FOR REDUCTION OF FINE

INSTRUCTIONS: Please answer all questions on this form completely. Be specific and use additional pages if necessary. **PRIOR TO SUBMITTING THIS REQUEST, ALL UNPAID CITATIONS AND ADMINISTRATIVE COSTS MUST BE PAID AND PROPERTY MUST BE IN TOTAL COMPLIANCE.** Return this form and the **$250.00** application fee, to the Village Clerk of the Code Enforcement Special Magistrate. The request will then be presented to the Magistrate at the next regularly scheduled hearing. **The Special Magistrate will not consider your request unless you are present at the hearing**. You will be notified in writing of the Special Magistrate's decision within ten (10) days after the meeting. If you are claiming medical or financial hardship, attach supporting documentation (i.e., a Doctor's statement or proof of income). If you have any questions, please call the Village Clerk's Office (561) 9654010.

Property Owner's Name: Fan Scanhoft

Property Address: 407 Colle Dr.

Telephone number where you can be reached during the day: 561-628-6087 Is the property now in compliance: Yes: X No: ____

(If no, explain in detail)

Are you requesting an extension of time to make repairs: Yes: ____ No: X

If yes, until what date: ____

Date you called The Village of Palm Springs Code Enforcement Division for a re-inspection:

Compliance date specified by Special Magistrate: ____

Are you claiming a financial hardship: Yes: X No: ____

Are you claiming a medical hardship: Yes: ____ No: X

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

Relationship to property and/or property owner: _____

Request for Reduction of Fine Case No.: 2016-31 **MAKE CERTAIN THAT**

THIS FORM SETS FORTH YOUR POSITION.

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

I am requesting a fine reduction to 10% of the amount owed. This is due to current financial struggle. The reason for clearing up these liens is for a HELOC (home equity line of credit) that im trying to obtain from my bank.

Date: 7/7/25 Signature: [signature]

State of: FL County of: Palm Beach County

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF August 2025 BY Ian Sconhoft WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED a Florida Driver License AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

[signature] LANCE BROWN

SIGNATURE OF NOTARY PUBLIC PRINT NAME OF NOTARY PUBLIC

(OFFICIAL SEAL)

LANCE BROWN
Notary Public - State of Florida
Commission # HH 476948
My Comm. Expires Apr 3, 2028
Bonded through National Notary Assn.

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

Receipt #: PT06961

Application Date: 07/08/25

Receipt Date	07/14/25	Permit Number	25-00724
Payee	SCONHOFT IAN		
Address	4107 Colle Dr, Palm Springs, FL 33461		
Permit Type	All other Violations		
Payment Method	Online Payment **********8055		
Confirmation #	00712D		

CE Application Fee for Fine Reduction Request	$250.00

Comments:

Amount	$250.00
Total Paid	**$250.00**

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

Receipt #: PT06961

Application Date: 07/08/25

Receipt Date	07/14/25	Permit Number	25-00724
Payee	SCONHOFT IAN		
Address	4107 Colle Dr, Palm Springs, FL 33461		
Permit Type	All other Violations		
Payment Method	Online Payment **********8055		
Confirmation #	00712D		

CE Application Fee for Fine Reduction Request	$250.00

Comments:

Amount	$250.00
Total Paid	**$250.00**

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Cuenot **Date: August 21, 2025**

Case No.: 2016-31

Respondent(s): IAN SCONHOFT

Violation Address (Subject Property): 4107 COLLE DRIVE

BACKGROUND

On **September 16, 2016,** the above-referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section(s): **78-69 Refusing, failing or neglecting to make connections to the Village of Palm Springs wastewater system.** The Respondent was given a violation and fine commencing on **October 14, 2016,** and continuing to accrue at the rate **of $200.00 per day** for every day not in compliance. To date, the fine has accumulated for **27 days,** for a total fine of **$5,400.00** as of the compliance date of **November 10, 2016**. The administrative costs of $136.18 have been paid.

RECOMMENDATION.

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

A. X That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for a Reduction of Fine, and that the Respondent pay the reduced fine in the amount of **$1,080.00** within ten (10) days of the date of the Magistrate's Final Order on the Request or on or before **September 18, 2025.** If the reduced fine is not paid within the time specified, the original fine in the amount of **$5,400.00** shall be reinstated.

B. ☐ That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for a Reduction of Fine.

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based its recommendation 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 violations, and any previous violations committed by the Respondent. The basis for the Staff's recommendation is set forth as follows: The Respondent is within the Villages Utility Service area in unincorporated Palm Beach County. The Village notified him on December 15, 2015, that it was mandatory to connect to the Village's wastewater system and abandon the septic tank within 90 days. He completed the connection 11 months later on November 10, 2026. The Village recommends reducing the fine amount to 20% of the total lien amount.

Dated: August 21, 2025

By: Nanciann Cuenot
Code Enforcement Officer

Village of Palm Springs
Code Enforcement Magistrate Hearing

Case No: 2016-31
Village of Palm Springs, Florida
Petitioner,
vs.
IAN SCONHOFT
4107 COLLE DRIVE
LAKE WORTH, FL 33461
Respondent(s). **PCN: 00-42-44-13-06-003-0070**

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **August 21st, 2025,** and the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances, and based upon a preponderance of the evidence, does find as follows:

The above Respondent(s) is the owner or occupant of 4107 COLLE DRIVE THE PROPERTY DESCRIBED AS: NORTH KIRK ROAD PROPERTIES LOT 7 BLK 3

1. On September 16th, 2016, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of Section 78-69, Refusing, failing, or neglecting to make connections to the Village of Palm Springs wastewater system of the Village of Palm Springs Code of Ordinances. The Respondent was given until October 14th, 2016, within which to comply with the code, failing which a fine of $200.00 per day was assessed against Respondent (s). The fines continued for 27 days and totaled $5,400.00.

2. On November 10th, 2016, the Respondent(s) complied with the cited violation(s).

3. The Respondent has submitted an application for a fine reduction.

IT IS HEREBY ORDERED that

A. Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent, fine reduction criteria under Section 162.09(2)(b), Florida Statutes, has been or has not been established; and

B. Respondent is ordered to pay a reduced fine of **$1,080.00** and costs in the amount of **-0-** on or before **September 18th , 2025.** If the reduced fine is not paid within the specified time, the fine shall revert to the original accrued amount of $5,400.00 before the reduction, of $1,080.00.

DONE AND ORDERED this 21st day of August 2025.

_____
By: Special Magistrate

Copies Furnished to the Parties by ____U.S. Mail

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~~ August 7, 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

Outlook

Re: Electrical meter banks 3206 Forest Hill Blvd, Palm Springs, Fl

From Thomas Gehrman <tgehrman@vpsfl.org>
Date Thu 8/7/2025 9:13 AM
To Aljarez Llc <aljarez.llc@gmail.com>
Cc Peter Ringle <pringle@vpsfl.org>

Case 2025- 34

Good morning Jose,

The Paradise Mobile Park electrical meters and work were inspected by the Village Building Department yesterday and it was determined that an extension was warranted for completion.

I will put the extension together and present it at the Next Code Hearing on August 21, 2025.
We will grant an Extension to SEPTEMBER 18, 2025.

Hopefully everything can be done and passed inspection well before that date!

respectfully,

From: Aljarez Llc <aljarez.llc@gmail.com>
Sent: Wednesday, August 6, 2025 11:26 AM
To: Thomas Gehrman <tgehrman@vpsfl.org>; Peter Ringle <pringle@vpsfl.org>
Cc: francesca.wight@fol.com <francesca.wight@fol.com>
Subject: Electrical meter banks 3206 Forest Hill Blvd, Palm Springs, Fl

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.

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Gehrman **Date:** August 21, 2025

Case No.: 2025-34

Respondent(s): ALJAREZ LLC

Violation Address (Subject Property): 3206 FOREST HILL BLVD

BACKGROUND

On **JULY 17, 2025,** the above referenced case was adjudicated by the Special Magistrate as being in violation of SECTION 10-31 (FBC 116) Unsafe Structures and Equipment (Electrical).

RECOMMENDATION.

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

A. XX That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for an Extension of time to **SEPTEMBER 18, 2025,** from the original compliance due date of JULY 17, 2025.

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 it recommendation to the Special Magistrate on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: The respondent has taken actions to correct the property Electrical Issues that made for the potentially Unsafe Conditions. The property Owners and Electrical Contractors have been in regular communication with Village Code Enforcement and Building. A request was made by the Property Owner for an extension due to delays in completion that were out of their control. The service work has been completed, the next step towards completion requires FPL. There have been delays from FPL. The Village Building Official has inspected the work site and confirms and agrees that an extension is warranted. The Administrative Costs from last month's hearing have been paid. Village Code Enforcement and Building Department agree that an extension to **SEPTEMBER 18, 2025,** is acceptable.

Dated: August 21, 2025,

By: Tom Gehrman,
Code Enforcement Officer

Village of Palm Springs
Code Enforcement Magistrate Hearing

CODE CASE: 2025-34

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
ALJAREZ LLC
3206 FOREST HILL BLVD
PALM SPRINGS, FL 33461

MAILING ADDRESS:
ALJAREZ LLC
c/o JOSE ROTHMAN
PO BOX 822066
SOUTH FLORIDA, FL 33082 2066

Respondent(s).

PCN: 70-43-44-07-00-000-5020

ORDER GRANTING /DENYING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **August 21st, 2025,** by the Respondent's request for an extension of time within which to come into compliance, the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances:

1. The above Respondent is the owner or occupant of THE PROPERTY DESCRIBED AS: 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)

2. On **July 17th, 2025,** the Village of Palm Springs Code Enforcement Special Magistrate entered an Order finding the Respondents in violation of SECTION 10-31 (FBC 116) Unsafe Structures and Equipment (Electrical).

3. The Respondent was given until **July 31st, 2025,** within which to comply with the code, failing a fine of $250.00 per day was assessed to be against the Respondent(s).

IT IS HEREBY ORDERED, that

A. Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent(s),_____ shall/_____shall not be given an extension to comply with the Notice of Violation issued in this matter, requiring compliance on or before **September 18th, 2025.**

B. If the Respondent shall not bring the alleged violations into compliance on or before the extended compliance date of **September 18th, 2025,** the fine of **$250.00** per day shall commence from the original date of compliance of **July 31st, 2025,** and continue for each and every day of non-compliance.

DONE AND ORDERED this **21st** day of **August 2025**.

_____
By: Special Magistrate

Copies Furnished to the Parties by ___U. S. MAIL_____