



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
SEPTEMBER 18, 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 2025-60 - 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 with registration & tag; no parking on grass in front of the house.
Section 30-143: Public Nuisance: debris & overgrowth visible.
Section 10-31 (FBC 105.1 & 110.1): Issued permits and inspections required.
Section 34-1381: Materials stored in an outside area visible from nearby streets or property.
Citation Fine: N/A
Admin Cost: \$246.21
Recommendation: \$100.00 per day, per violation
Compliance Date: October 16, 2025

2. Case No. 2025-62 - 344 Shady Lane Road - Robelo Dinora & Avina Jorge
CE Officer Henry Stout
Violation of Village Code of Ordinances
Section 34-1382: Noise nuisances: Excessive noise from music and/or karaoke machines disturbing neighbors nearby.
Section 46-20 (20): Pattern of nuisance activity.
Section 34-915: Improper storage of RV.
Citation Fine: \$80.00
Admin Cost: \$265.77

Recommendation: \$100 per day, per violation
Compliance Date: September 18, 2025

3. Case 2025-63 - 4159 Lakewood Road - Earl F. Smyth
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Section 34-1381: Nuisance materials stored outside, visible to neighbors.
Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).
Section 10-7: Property maintenance in general.
Section 10-31 (FBC 105.1): Failure to obtain a required building permit.
Section 14-32: Rental. Permits are required for residential rental units.

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100 per day, per violation
Compliance Date: October 31, 2025

4. Case 2025-64 - 4161 Lakewood Road - Smyth Earl F. and Peggy L. Smyth
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Failure to obtain a required building permit.
Section 10-7: Property maintenance in general.
Section 14-32: Rental. Permits are required for residential rental units.

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100 per day, per violation
Compliance Date: October 31, 2025

5. Case 2025-65 - 4169 Lakewood Road - Earl F. Smyth and Errol R. Smyth
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 14-32: Rental. Permits are required for residential rental units.
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Section 34-1381: Nuisance materials stored outside, visible to neighbors.
Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).
Section 10-7: Property maintenance in general.

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100 per day, per violation
Compliance Date: October 31, 2025

6. Case 2025-66 - 4173 Lakewood Road - Earl F. Smyth
CE Officer David Urrutia

Violation of Village Code of Ordinances

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

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

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

Section 10-7: Property maintenance in general.

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100 per day, per violation
Compliance Date: October 31, 2025

7. Case 2025-67 - 2964 2nd Avenue North - Profit Planet

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-572: Non-compliance of Village Zoning Board Development Order. Site plan requirements not met.

Section 70-124: No Use & Occupancy Certificate.

Section 70 125: No Use & Occupancy Application and payment of fees.

Section 10-31 (FBC 105.1): Working without Permits. Interior renovations.

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

Section 70-94: Application for local business tax receipt required - operating business in Unit A & Unit B.

Citation Fine: N/A
Admin Cost: \$221.33
Recommendation: \$250.00 per day
Compliance Date: December 17, 2025
Administration Fee Due Date: October 2, 2025

8. Case No. 2025-68 - 3941 Coconut Road - William J. Scheuring

CE Officer Joey Sanders

Violation of Village Code of Ordinances

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

Section 10-8: Driveways. Remove all black discoloration off both driveways.

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

Citation Fine: N/A
Admin Cost: \$237.35
Recommendation: \$100.00 per day, per violation
Compliance Date: October 1, 2025

9. Case 2025-69 - 441 Cypress Lane- Javier Gonzalez

CE Officer David Urrutia

Violation of Village Code of Ordinances

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

Section 34-1381: Nuisance. Trash and debris are visible to the public.

Citation Fine: N/A

Admin Cost: \$252.35
Recommendation: \$100 per violation, per day
Compliance Date: September 19, 2025

10. Case 2025-71 - 719 Lori Drive #215 - Johanna Orozco
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Working without required permits (AV installation).

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

Section 14-32: No required permit (BTR) for residential rental.

Citation Fine: N/A
Admin Cost: \$242.35
Recommendation: \$100.00 per violation, per day
Compliance Date: October 16, 2025

11. Case 2025-72 - 239 Lake Arbor Drive - Carol Suker Trust
CE Officer - Tom Gehrman

Violation of Village Code of Ordinances

Section 10-9: Exterior building maintenance required.

Section 30-143: Public nuisance. Trash & debris visible on the property.

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100.00 per day, per violation
Compliance Date: October 16, 2025

12. Case 2025-70 - 4685 South Congress Avenue - Columbia JFK Medical Center
Ducharme McMillen & Assoc C/O (JFK Cancer Center)
CE Jean Max Nord

Violation of Village Code of Ordinances

Section 26-31: Excessive false alarms.

Citation Fine: N/A
Admin Cost: \$209.27
Recommendation: N/A
Compliance Date: September 18, 2025

13. Case No. 2025-75 - 3856 7th Avenue North - Sheel Guadalupe Trust
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): No permits for new paved driveway. Please Contact the Building Department.

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

Section 14-32: No residential rental permit on file.

Citation Fine: N/A
Admin Cost: \$265.77

Recommendation: \$100.00 per day, per violation
Compliance Date: September 30, 2025

14. Case No. 2025-74 - 308 Riverdale Road - Dolly Vitores & Julia H.Hazim
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): No permits for new wooden fence. No required inspections performed. Contact Building Department.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100.00 per day
Compliance Date: September 25, 2025

REASONABLE ACCOMMODATION REQUESTS Results

PETITION FOR REDUCTION OR ABATEMENT OF FINE

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

15. Case 2025-41 - 3900 South Congress Avenue - Jonathon & Stephanie Smith
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Permit and inspection required for repaving and restriping the parking lot.

Citation Fine: N/A
Admin Cost: Paid
Recommendation: Approve
Compliance Date: August 26, 2025

16. CIT Case 2024-55 - 2600 Donald Road - William Thomas Jr.
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-9: Exterior Structure: Maintenance, cleaning & painting.

Section 34-914: Parking vehicles: No parking on grass/dirt, no inoperable vehicles.

Section 30-143: Public nuisance: Trash and debris, outside storage visible.

Initial Violation: August 7, 2025
Order Finding Violation: August 21, 2025
Compliance Deadline: September 18, 2025
Compliance Date: N/A
Fine Amount: N/A
Citation Fine: N/A
Admin Cost: Paid
Recommendation: Approve
Compliance Due Date: October 16, 2025

Next Magistrate Hearing is October 16, 2025, at 10:00 A.M. in the Village Council Chambers.

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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

II. Persons with Disabilities:

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

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

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

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

III. Complaint Procedures:

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

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

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 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 34-1381 Materials stored in an outside area visible from nearby streets or property.

These violations must be corrected on or before **SEPTEMBER 15, 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 SEPTEMBER 18, 2025**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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


Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: September 3, 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.

Notices 25-00746

Compliance 9-4-25
9489 0178 9820 3040 0463 54
Regular 9-4-25 4033 Lakewood
Regular (2) 9-4-25 4037 Lakewood

Posting
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.**
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Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: September 3, 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 3432

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 5th Day of SEPTEMBER 2025 at 9:18 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.

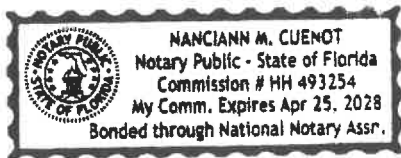
By: Tom Gehрман
Code Enforcement Officer

Date: September 10, 2025

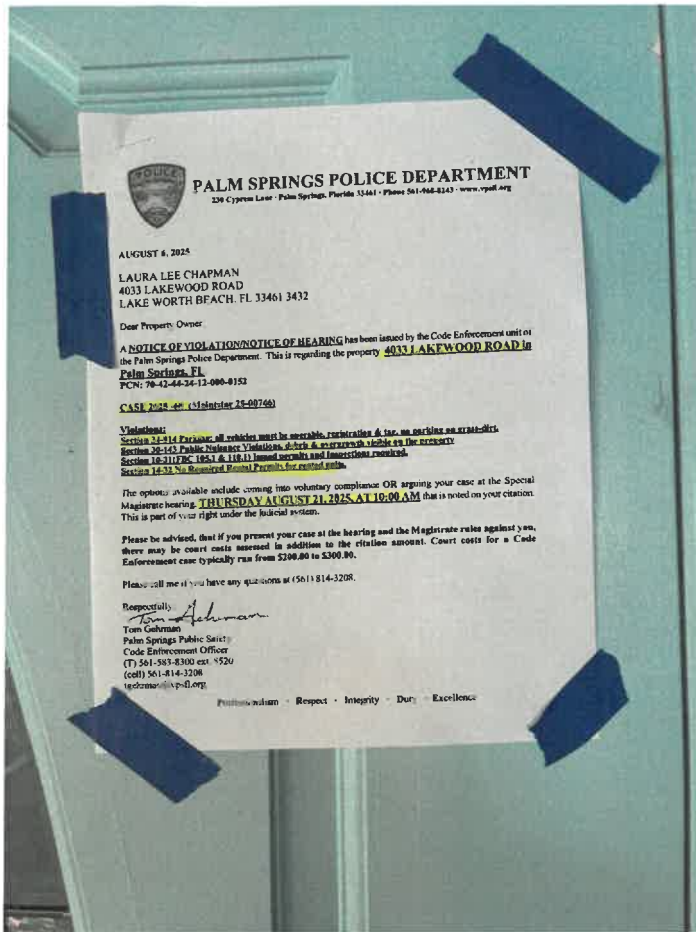
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 10th day of September, 2025 by Tom Gehрман, 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



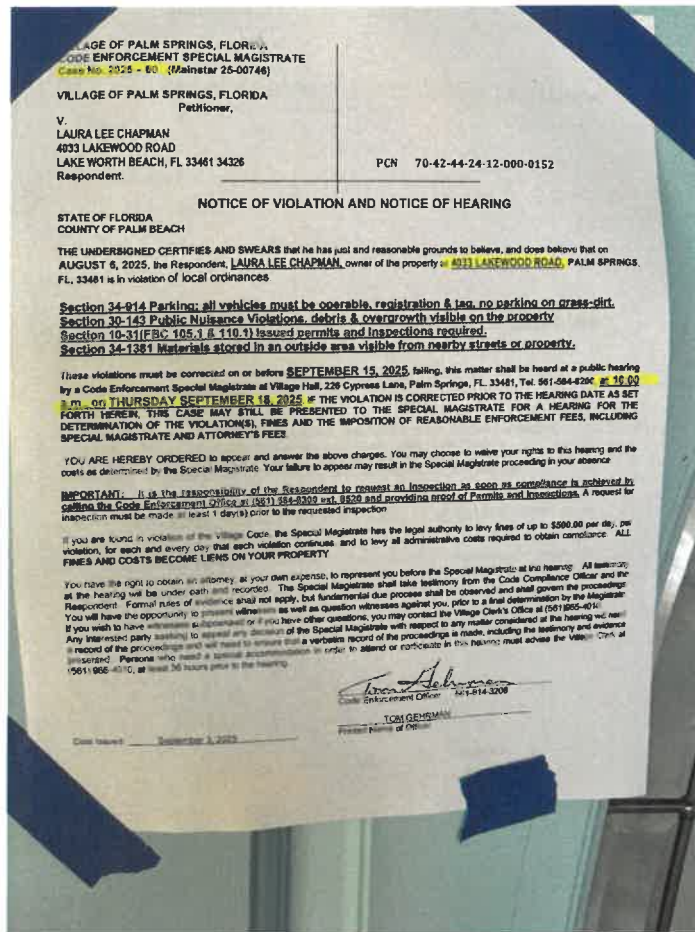
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4033 LAKEWOOD Rd. - Case 2025-60

POSTING



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9/5/2025 9:18:07 AM



9/5/2025 9:18:14 AM



9/5/2025 9:18:31 AM



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9/5/2025 9:18:19 AM



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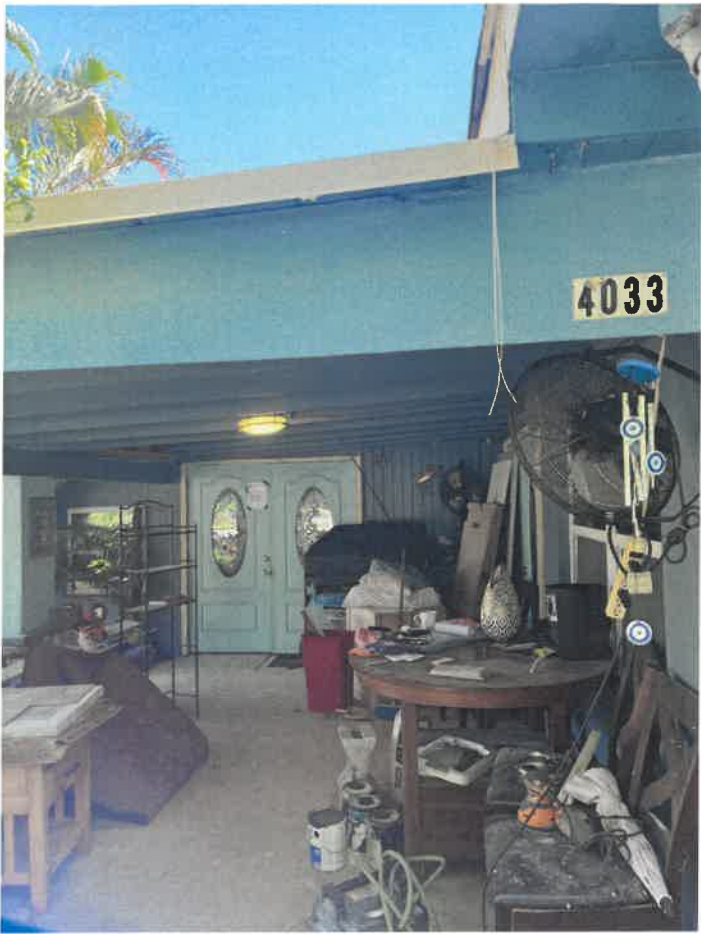
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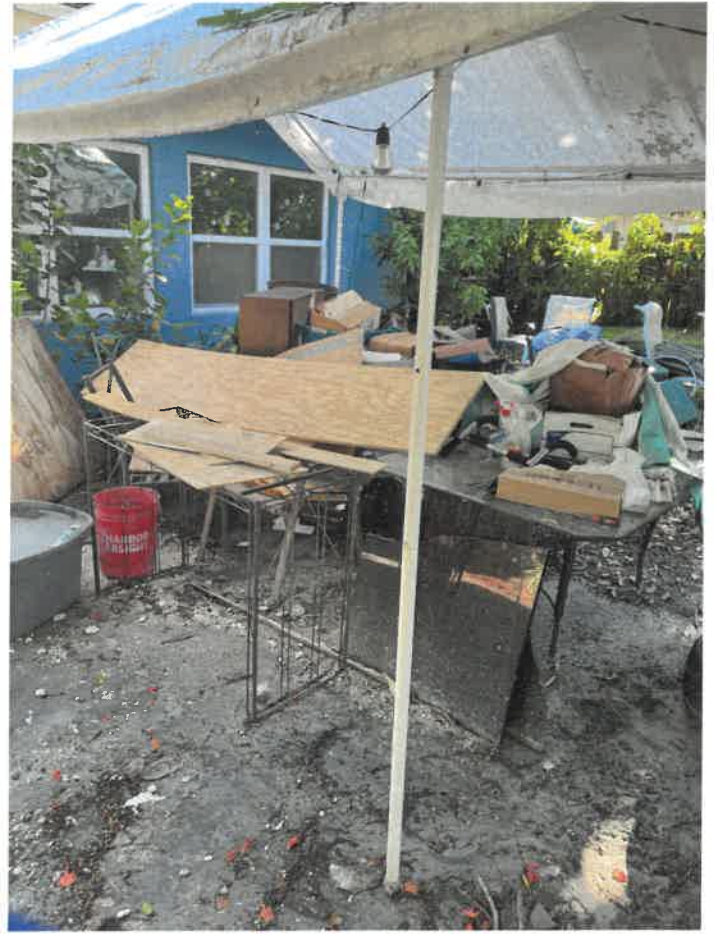
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9/5/2025 9:19:11 AM



8/11/2025 9:25:01 AM



8/11/2025 9:25:09 AM



8/11/2025 9:25:15 AM



8/11/2025 9:25:20 AM



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8/11/2025 9:25:40 AM



8/11/2025 9:25:50 AM



8/11/2025 9:26:07 AM



8/11/2025 9:26:20 AM



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7/14/2025 2:07:02 PM



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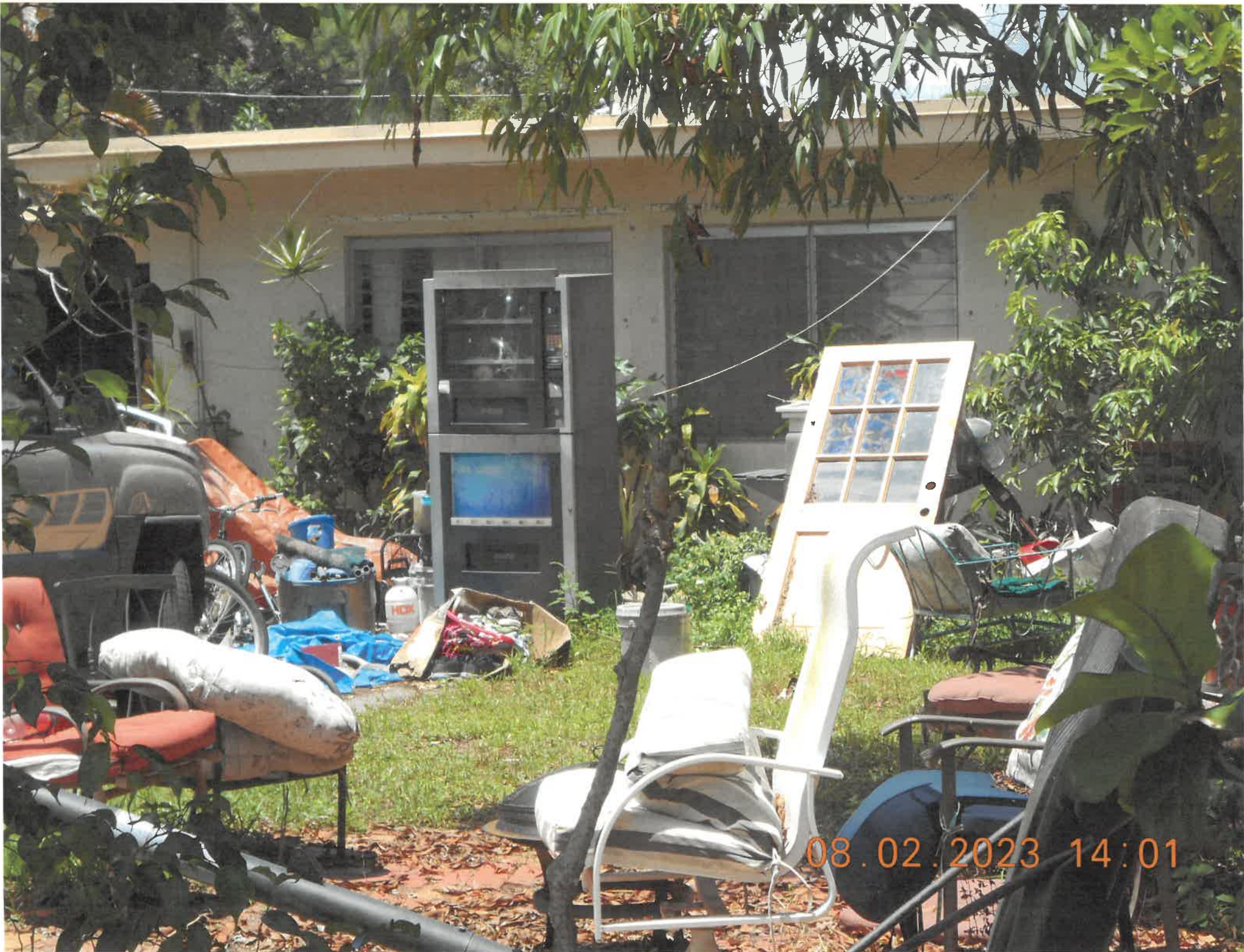
08.02.2023 13:59



08.02.2023 14:03



08/02/2023 14:02



08.02.2023 14:01



08.02.2023 14:01







08.02.2023 13:59



PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 3, 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.

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 34-1381 Materials stored in an outside area visible from nearby streets or property.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY SEPTEMBER 18, 2025, AT 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,

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

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

Professionalism · Respect · Integrity · Duty · Excellence



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



9489 0178 9820 3040 0463 54

Label 890-QDT, March 2023



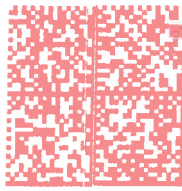
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FIRST-CLASS MAIL
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09/04/2025 ZIP 33480
043M31255277

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



quadrant
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09/04/2025 ZIP 33480
043M31255277

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

LAURA LEE CHAPMAN
4037 LAKEWOOD ROAD
LAKE WORTH BEACH, FL 33461 3432



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US POSTAGE

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— 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. 34-1381. 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- 60

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 34-1381 Outside Storage visible from nearby streets and properties.

Courtesy Notices Posted at the property and Mailed to the property owner regarding the code violations at the 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 that were 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 2025-60 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. The case was continued to this September 18th, 2025, Hearing to offer more time to comply and clarify the history of the property. Notices for this Hearing were once again Mailed Certified and Regular to the Property Owner's Address of Record and also posted at Property and at Village Hall.

6. The Violations remain on the property, additional conversations with the property owner have resulted in some improvements but not Code Compliance.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY October 16, 2025.** Failure to GAIN COMPLIANCE within the time designated shall result in a \$100.00 per day, per violation fine commencing on October 16, 2025.

8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$246.21 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, October 16, 2025.

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



The Village of Palm Springs
FLORIDA



Case Administrative / Court Costs

SEPTEMBER 18, 2025, 4033 LAKEWOOD ROAD

Case 2025-60

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	3.00	20.00	60.00
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	1.00	0.74	0.74
11	Special Magistrate	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2025 -60				246.21

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 (FCLOS.1) PERMITS
REQUIRED FOR INTERIOR RENOVATION
INSIDE WORKS REQUIRED + CANNOT

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 GERMAN 101

Name I.D. #

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





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

Professionalism · Respect · Integrity · Duty · Excellence

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

Category:	Code Enforcement	SUBMITTER	 View Request
Priority:	3	Allison Bal	
Assigned To:	Gehrman Thomas	Lakewood Road 4033 Apt 110B	
Submitted:	7/11/2023 6:48 PM	West Palm Beach, FL 33461	
Source:	Website 73.244.209.37	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
Request ID Number: 6430 4033 Lakewood Road
Date Submitted: 7/11/2023 Lake Worth,
Date Closed: (open) Florida 33461
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.

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.

Notices
CERTIFIED 8-7-25
9489 0178 9820 3040 0462 17
REGULAR (2) 8-7-25
POSTING 8-11-25
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.


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.
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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.

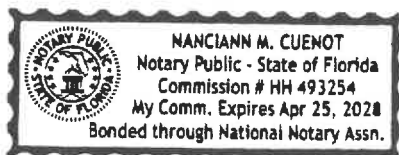
By: Tom Gehrman
Code Enforcement Officer

Date: 8-12-25

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



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.

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. 8520

(cell) 561-814-3208

tgehrman@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 33461



9489 0178 9820 3040 0462 17

Label 890-QDT, March 2023

LAURA LEE CHAPMAN
4033 LAKEWOOD ROAD
LAKE WORTH BEACH, FL 33461 3432



quadrant
FIRST-CLASS MAIL
IMI
\$008.86⁰
08/07/2025 ZIP 33480
043M31255277

US POSTAGE



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



quadrant
FIRST-CLASS MAIL
IMI
\$000.74⁰
08/07/2025 ZIP 33480
043M31255277

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

US POSTAGE

quadrant
FIRST-CLASS MAIL
IMI
\$000.74⁰
08/07/2025 ZIP 33480
043M31255277



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.

Record # **BT-5490-112797** Within City Limits Location 4033 N Lakewood Rd, Palm Springs, FL
 Status # Active Out of Area Folio
 Type Munis 70424424120000152
 Bus. Type Property Owner LL & R'S STEPPING STONES LLC
 Applicant LL & R'S STEPPING STONES LLC
 Type of Business BUSINESS PERMIT

Received 2/22/2019
 Approved 9/1/2023
 Expires 09/30/2026
 Closed 3/24/2025
 CRA
 Homestead Yes

Owner: → CALLS IT A Recovery Home

Company LL & R'S STEPPING STONES LLC
 DBA
 Nature of Business BUSI
 if appl. FEIN 000000000 Drivers License / ID #
 State Issued Reason For
 PBC License

Receipt Year to Print
 Business Start 1/24/2019
 Business Closed
 # Employees 0

Notes

State License Type Sales Tax #
 State License Type Sales Tax #
 State License Type Sales Tax #

Tax Information

Tax 1 BUSI-DWELLING FOR RENT Status Active Renewal Year 2026	Tax 2 <input type="text"/> Status <input type="text"/> Renewal Year <input type="text"/>
Tax 3 <input type="text"/> Status <input type="text"/> Renewal Year <input type="text"/>	Tax 4 <input type="text"/> Status <input type="text"/> Renewal Year <input type="text"/>
Tax 5 <input type="text"/> Status <input type="text"/> Renewal Year <input type="text"/>	Tax 6 <input type="text"/> Status <input type="text"/> Renewal Year <input type="text"/>
Tax 7 <input type="text"/> Status <input type="text"/> Renewal Year <input type="text"/>	Tax 8 <input type="text"/> Status <input type="text"/> Renewal Year <input type="text"/>

Details Section

Record: BT-5490-112797 Business Tax

9033 Lakewood Rd
70-42-44-24-12-000-0152

Fees

Fee #	Status	Fee Name	Added	Invoice	Record #	Added By	Comments	Amount	Amount Paid	Balance	Edit
FEE25-7881	Paid	Business Tax 1 fee Renewal	08/13/2025	INV25-5508	BT-5490-112797	csanchez		\$52.50	\$52.50	\$0.00	
FEE24-11928	Paid	Business Tax Oct Penalty	10/01/2024	INV24-7962	BT-5490-112797	Admin		\$5.25	\$5.25	\$0.00	
FEE24-6647	Paid	Business Tax 1 fee Renewal	06/22/2024	INV24-3867	BT-5490-112797	Admin		\$52.50	\$52.50	\$0.00	
FEE-446534	Paid	BUS Tax(munis)	09/30/2023	INV-173809	BT-5490-112797	Admin	2024 BUSINESS PERMIT DWELLING FOR RENT	\$52.50	\$52.50	\$0.00	
FEE-441982	Paid	BUS Tax(munis)	09/30/2022	INV-173808	BT-5490-112797	Admin	2023 BUSINESS PERMIT DWELLING FOR RENT	\$52.50	\$52.50	\$0.00	
FEE-438934	Paid	BUS Tax(munis)	09/30/2021	INV-173807	BT-5490-112797	Admin	2022 BUSINESS PERMIT DWELLING FOR RENT	\$52.50	\$52.50	\$0.00	
FEE-435615	Paid	BUS Tax(munis)	09/30/2020	INV-173806	BT-5490-112797	Admin	2021 BUSINESS PERMIT DWELLING FOR RENT	\$52.50	\$52.50	\$0.00	
FEE-432520	Paid	BUS Tax(munis)	09/30/2019	INV-173805	BT-5490-112797	Admin	2020 BUSINESS PERMIT DWELLING FOR RENT	\$52.50	\$52.50	\$0.00	
FEE-432210	Paid	BUS Tax(munis)	02/22/2019	INV-173804	BT-5490-112797	Admin	2019 BUSINESS PERMIT DWELLING FOR RENT	\$52.50	\$52.50	\$0.00	
Total:								\$425.25	\$425.25	\$0.00	

Invoices

Legend

Invoice #	Status	Added	Added By	Paid	Charged To	Fees	Due Date	Comments	Amount	Amount Paid
INV25-5508	Paid	08/13/2025	csanchez	08/13/2025	Contact: LL & R'S STEPPING STONES LLC	FEE25-7881 BUS Tax 1 - Renewal	09/11/2025		\$52.50	\$52.50
INV24-7962	Paid	10/01/2024		10/07/2024	User: LauraLee77	FEE24-11928 Business Tax Oct Penalty			\$5.25	\$5.25
INV24-3867	Paid	06/22/2024		10/07/2024	User: LauraLee77	FEE24-6647 BUS Tax 1 - Renewal			\$52.50	\$52.50
INV-173809	Paid	09/29/2023	Admin	09/29/2023	Contact: LAURA LEE CHAPMAN	FEE-446534 BUS Tax(munis)		2024 BUSINESS PERMIT DWELLING FOR RENT	\$52.50	\$52.50
INV-173808	Paid	09/29/2022	Admin	09/29/2022	Contact: LAURA LEE CHAPMAN	FEE-441982 BUS Tax(munis)		2023 BUSINESS PERMIT DWELLING FOR RENT	\$52.50	\$52.50
INV-173807	Paid	09/29/2021	Admin	09/29/2021	Contact: LAURA LEE CHAPMAN	FEE-438934 BUS Tax(munis)		2022 BUSINESS PERMIT DWELLING FOR RENT	\$52.50	\$52.50
INV-173806	Paid	09/29/2020	Admin	09/29/2020	Contact: LAURA LEE CHAPMAN	FEE-435615 BUS Tax(munis)		2021 BUSINESS PERMIT DWELLING FOR RENT	\$52.50	\$52.50
INV-173805	Paid	09/29/2019	Admin	09/29/2019	Contact: LAURA LEE CHAPMAN	FEE-432520 BUS Tax(munis)		2020 BUSINESS PERMIT DWELLING FOR RENT	\$52.50	\$52.50
INV-173804	Paid	02/21/2019	Admin	02/21/2019	Contact: LAURA LEE CHAPMAN	FEE-432210 BUS Tax(munis)		2019 BUSINESS PERMIT DWELLING FOR RENT	\$52.50	\$52.50
								Total Invoice Amount: Total Fees Due: Total Fees Paid: Total Overpaid:	\$425.25 \$0.00 \$425.25 \$0.00	

Legend

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 OF LT 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

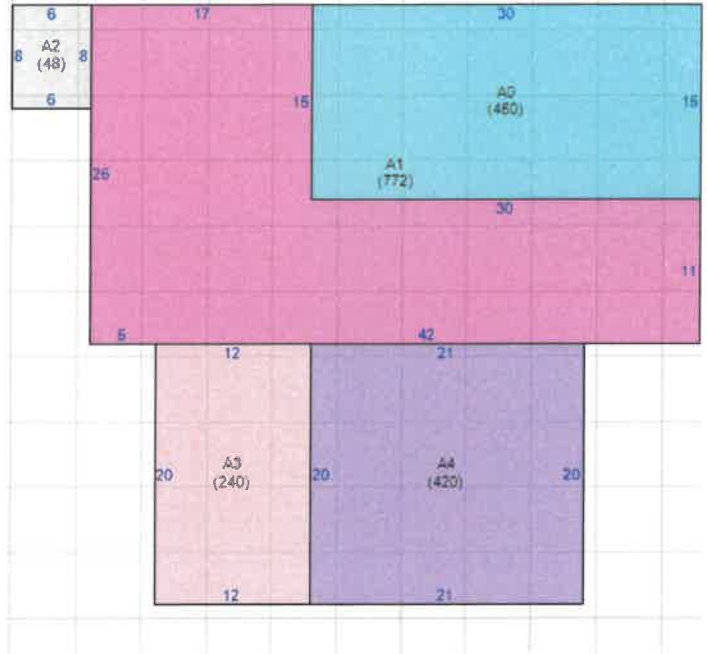
Number of Units : 2
***Total Square Feet :** 3467
Acres : .39
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1	Sketch 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

Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1



Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	450
SFB Semi Finished Base Area	420
UST Unfinished Storage	48
UCP Unfinished Carport	240
SFB Semi Finished Base Area	772
Total Square Footage	1930
Area Under Air	1642

Property Extra Feature

Description	Year Built	Units
Utility Building	1955	200

Property Land Details

Land Line #	Description	Zoning	Acres
1	MULTI-FAMILY	RM	0.3910

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$240,850	\$196,949	\$160,996	\$153,134	\$206,194
Land Value	\$218,385	\$244,973	\$243,257	\$142,260	\$117,000
Total Market Value	\$459,235	\$441,922	\$404,253	\$295,394	\$323,194

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$214,792	\$203,261	\$192,546	\$182,579	\$175,113
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$164,792	\$153,261	\$142,546	\$132,579	\$125,113

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$4,190	\$4,051	\$3,865	\$3,431	\$2,835
NON AD VALOREM	\$1,106	\$1,093	\$1,030	\$904	\$897
TOTAL TAX	\$5,295	\$5,143	\$4,895	\$4,335	\$3,732

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

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 OF LT 17 & S 126.16 FT OF E 10 FT OF LT 18

Owner Information**Owner(s)**

CHAPMAN LAURA LEE

Mailing Address

4033 LAKEWOOD RD
 LAKE WORTH BEACH FL 33461 3432

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Sales Date	Price	OR Book/Page	Sale Type	Owner
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04/17/2018	\$1	29830 / 01599	QUIT CLAIM	CHAPMAN LAURA L
04/27/2006	\$425,000	20404 / 00686	WARRANTY DEED	RODRIGUEZ JUAN &
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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

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***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	Sketch 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

 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 OF LT 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	<input type="checkbox"/> \$5,295.10 Net Tax: \$5,295.10 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/4/25	-\$5,295.10	● Paid
4/1/24	<input type="checkbox"/> \$4,937.75 Net Tax: \$5,143.49 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$205.74	11/6/23	-\$4,937.75	● Paid
3/31/23	<input type="checkbox"/> \$4,699.08 Net Tax: \$4,894.87 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$195.79	11/29/22	-\$4,699.08	● Paid



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Officer/Registered Agent Name](#) /

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



**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 34-1381: Materials stored in an outside area visible from nearby streets and properties.

Address: 4033 LAKEWOOD ROAD
Legal Description: MANILA PARK S 25 FT OF W 25 FT OF LT 15, W 25 FT OF LT 16, S 126.16 FT OF LT 17 & S 126.16 FT OF E 10 FT OF LT 18
PCN: 70-42-44-24-12-000-0152

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **September 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 34-1381: Materials stored in an outside area visible from nearby streets and properties.**

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 34-1381 Materials stored in an outside area visible from nearby streets and properties.**

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 **October 16, 2025:**
 - Administrative costs of **\$246.21**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**
- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **October 16, 2025.**
 - Administrative costs of **\$246.21**
 - 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 18TH day of September 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, 33461 3432](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00062

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
ROBELO DINORA & AVINA JORGE
344 SHADY LANE RD
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434418070140210

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 19, 2025, the ROBELO DINORA & AVINA JORGE, owners of the property at 344 SHADY LANE Rd, Palm Springs, FL 33461, violate local ordinances.

SEC 34.1382- NOISE NUISANCES- EXCESSIVE NOISE FROM MUSIC AND/OR KARAOKE MACHINE DISTURBING NEIGHBORS NEARBY.

Sec. 46-20. - Pattern of nuisance activity-F.S. § 824.01—Nuisance. (21)

SEC 34.915- IMPROPER STORAGE OF RV.

These violations must be corrected on or before [SEPTEMBER 17TH, 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 [SEPTEMBER 18TH, 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.

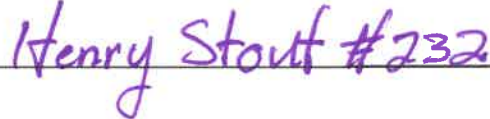
If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS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



August 19, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-62

ROBELO DINORA & AVINA JORGE
344 SHADY LANE RD
Palm Springs, FL 33461

PCN: 70-43-44-180-70-140-210

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 19TH Day of AUGUST, 2025 at 1:30 PM, I served the attached Notice of Hearing on the within-named Respondent(s), 344 SHADY LANE RD, Palm Springs, FL 33461 by:

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

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

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

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

By: [Signature]
Code Enforcement Officer

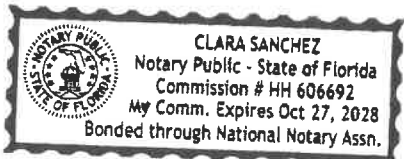
Date: September 4, 25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

[Signature]
NOTARY PUBLIC, State of Florida

(SEAL)



Re: nuisance noise ordinance calls

From Henry L. Stout <hstout@vpsfl.org>
Date Tue 8/19/2025 9:46 AM
To Mariah L. Thompson <mthompson@vpsfl.org>; Thomas Gehrman <tgehrman@vpsfl.org>; Daniel A. Salguero <dsalguero@vpsfl.org>
Cc Jean Nord <jnord@vpsfl.org>; Peter Ringle <pringle@vpsfl.org>

Subject: Case Update

Good morning,

I have taken the lead on this case. I will be issuing a citation and scheduling a court hearing for the September magistrate. If possible, I will need Mariah to be present as my expert witness to testify about the violation and the eight visits. Can I count on you, Mariah?

Thank you.



Henry Stout
Code Enforcement Officer
Village of Palm Springs
Phone: (561) 584-8300, 8523

From: Mariah L. Thompson <mthompson@vpsfl.org>
Sent: Tuesday, August 19, 2025 9:41 AM
To: Thomas Gehrman <tgehrman@vpsfl.org>; Daniel A. Salguero <dsalguero@vpsfl.org>
Cc: Jean Nord <jnord@vpsfl.org>; Henry L. Stout <hstout@vpsfl.org>; Peter Ringle <pringle@vpsfl.org>
Subject: Re: nuisance noise ordinance calls

Okay sounds good, thank you.

From: Thomas Gehrman <tgehrman@vpsfl.org>
Sent: Tuesday, August 19, 2025 8:41:56 AM
To: Mariah L. Thompson <mthompson@vpsfl.org>; Daniel A. Salguero <dsalguero@vpsfl.org>
Cc: Jean Nord <jnord@vpsfl.org>; Henry L. Stout <hstout@vpsfl.org>; Peter Ringle <pringle@vpsfl.org>
Subject: Re: nuisance noise ordinance calls

RE: 344 Shady Lane Rd (Noise Issue)

Code Officer Jean Nord (Max) will be following up on the noise complaint at 344 Shady Lane Rd. Code Enf. will post a red tag violation warning on the home with a follow up letter to the Property Owner's address of record.

If you have additional noise issues and complaints let us know. We will issue a Notice of Violation/Notice of Hearing if it comes to that.

A Police Officer with firsthand experience of the noise issue will need to be available to testify at a code hearing. Code Hearings are always the Third (3rd) Thursday of the month, the next one is Thursday September 18th



Thomas Gehrman
Code Enforcement Supervisor
Village of Palm Springs
Phone: (561) 584-8300, 8522

From: Mariah L. Thompson <mthompson@vpsfl.org>
Sent: Sunday, August 17, 2025 1:44 AM
To: Thomas Gehrman <tgehrman@vpsfl.org>; Daniel A. Salguero <dsalguero@vpsfl.org>
Subject: nuisance noise ordinance calls

The following address, 344 Shady Lane Rd has had Police responding to an excessive amount of noise ordinance calls. Here is the information for said calls:

From 01/01/25 through 08/17/25 Law Enforcement has responded to this location 8 times making it reach nuisance level under Municode Section 46-20 as indicated below. The village's law enforcement has responded to three or more nuisance activities at the property within 30 days

Several verbal warnings have been given with no signs of improvement. I made contact with the complainant via phone named Alex who lives at 341 E Lake Rd and he advised me of an 85 year old woman (his neighbor living at 345 E Lake Rd) Gall who lives next to him who also calls. Alex has two children who attend school and often cannot sleep due to the noise. Not only is it loud music, but often karaoke with microphones.

According to the Village of Palm Springs Ordinances under Section 46-20 Pattern of Nuisance Activity:

• **Sec. 46-20. - Pattern of nuisance activity.**

Nuisance activity. Nuisance activity means any activities relating to the following violations, whenever engaged in by property owner, agent, tenant, or invitee of the property owner or tenant:

- F.S. § 797.12—Dangerous dogs.(5)
- F.S. § 784.03—Battery; felony battery.(6)
- F.S. § 784.041—Felony battery.(7)
- F.S. § 784.045—Aggravated battery.(8)
- F.S. § 790.01—Carrying concealed weapons.(9)
- F.S. § 790.10—Improper exhibition of dangerous weapons or firearms.(10)
- F.S. § 790.15(1)—Discharging firearm in public.(11)
- F.S. § 796.06—Renting space to be used for prostitution.(12)
- F.S. § 796.07—Prostitution.(13)
- F.S. § 800.03—Exposure of sexual organs.(14)
- F.S. § 806.13—Criminal mischief.(15)
- F.S. § 810.06—Trespass in structure or conveyance.(16)
- F.S. § 810.09—Trespass on property other than structure or conveyance.(17)
- F.S. § 812.014—Theft.(18)
- F.S. § 812.019—Dealing in stolen property.(19)
- F.S. § 812.173—Conveyance business security.(20)
- F.S. § 824.01—Nuisance.(21)
- F.S. § 828.12—Cruelty to animals.(22)
- F.S. § 843.01—Resisting officer with violence.(23)
- F.S. § 843.02—Resisting officer without violence.(24)
- F.S. § 856.011—Disorderly intoxication.(25)
- F.S. § 856.015—Open house parties.(26)

(a)

(1)
(4)

F.S. § 856.021—Loitering or prowling.(27)

F.S. § 858.022—Loitering or prowling in close proximity to children.(28)

F.S. § 870.01—Affrays and riots.(29)

F.S. ch. 874—Criminal gang enforcement and prevention.(30)

F.S. § 877.03—Breach of the peace; disorderly conduct.(31)

F.S. ch. 893—Any offense under the Florida Comprehensive Drug Abuse Prevention and Control Act.

Any other offense under state or federal law that is punishable by a term of imprisonment exceeding one year.(b)

(32)

Pattern of nuisance activity. Real property shall be deemed to exhibit a pattern of nuisance activity if:

The village's law enforcement has responded to three or more nuisance activities at the property within 30 days;

(1)

The village's law enforcement has responded to seven or more nuisance activities at the property within six months;

(2)

An alcoholic beverage establishment that employs private security is located on the property and the village's law enforcement has responded to five or more nuisance activities at the property within 30 days or 20 or more nuisance activities at the property within six months; or

(3)

As otherwise provided by this Code.

(4)

Construction and application. Pattern of nuisance activity shall not be construed to include:

(c)

A nuisance activity that does not arise from the conduct of the property owner, agent, tenant, or invitee of the property owner, agent or tenant; or

(1)

A complaint or call for service to which the village responded and the village determined that no violation was committed.

(2)

Separate occurrences. For purposes of this article, each day that law enforcement responds to a nuisance activity at the property shall be a separate occurrence.

(d)

(Ord. No. 2015-20, § 2, 5-14-2015)

Officer Mariah Thompson Badge #215
Palm Springs Police Department
230 Cypress Lane
Palm Springs, FL 33461
(561) 584-8300



PALM SPRINGS POLICE DEPARTMENT
 1700 Cypress Lane, Palm Springs, Florida 33461 | Phone: 941.850.8000 ext. 8020 | www.pspd.org

CODE CITATION

Date: August 08, 2025 10:07 AM
 ROBELO DIBORA & AVINA JORGE
 846 SHADY LANE RD
 PALM SPRINGS, FL 33461

Please address the listed Code Violations: (Report Violation: YES)

- SEC. 34-1342- NOISE NUISANCES- EXCESSIVE NOISE FROM MUSIC AND/OR KARAOKE MACHINE DISTURBING NEIGHBORS NEARBY
- Sec. 46-20 - Pattern of nuisance activity-F.S. § 824.01- Nuisance (21)
- SEC. 34-915- IMPROPER STORAGE OF RV

This citation is issued under Chapter 161, Florida Statute, and Section 2.221. The violation cited is a civil infraction and may subject you to a fine of up to \$250 per day for Repeat Violations. After being assessed by a Magistrate, before when they matter is heard. You are scheduled to appear before the Magistrate at a hearing for this violation on:

DATE: 08/11/2025 09:30 AM
 Location: Village Council Chambers, Village Hall
 228 Cypress Lane, Palm Springs, Florida 33461

You may avoid a hearing by complying with the Code Section cited, obtaining an inspection by calling 941.850.8700 Ext. 8750 and paying a fine of \$ 50.00. The 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, 228 Cypress Lane, Palm Springs, FL 33461 or call 941.8700 Ext 8600 for credit card payment, no later than 5:00 PM on 08/11/2025. ALL CASH 25.00. 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 Magistrate: NOT PRESENT

Printed Name: N/A

Henry Jones
 Code Enforcement Officer

 h.jones@pspd.org



VILLAGE OF PALM SPRINGS, FLORIDA
 CODE ENFORCEMENT
 SPECIAL MAGISTRATE

Case #: 25-00664

VILLAGE OF PALM SPRINGS, FLORIDA
 Palmetto

re: ROBELO DIBORA & AVINA JORGE
 846 SHADY LANE RD
 PALM SPRINGS, FL 33461

Respondent: PCH: 784341807148218

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWears that the facts and information provided to believe that cited herein this on August 10, 2025, the ROBELO DIBORA & AVINA JORGE, owners of the property at 846 SHADY LANE RD, Palm Springs, FL 33461, violate local ordinances.

- SEC. 34-1342- NOISE NUISANCES- EXCESSIVE NOISE FROM MUSIC AND/OR KARAOKE MACHINE DISTURBING NEIGHBORS NEARBY
- Sec. 46-20 - Pattern of nuisance activity-F.S. § 824.01- Nuisance (21)
- SEC. 34-915- IMPROPER STORAGE OF RV

These violations must be corrected on or before SEPTEMBER 1ST, 2025. In the event that the owner of a public hearing by a Code Enforcement Special Magistrate at Village Hall, 228 Cypress Lane, Palm Springs, FL 33461 on SEPTEMBER 1ST, 2025, at 9:00 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 waive your rights to the hearing and the fees 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 a violation is noticed by calling the Code Enforcement Office at 941.850.8700 ext. 8750 and providing a valid address of the violation. A request for inspection must be made at least 1 day before the requested inspection.

344





Search by Address, Owner, or PCN

Return

Property Info Layers Tools & Reports Help



Start Drawing Selection Tool



Drawing Selection Tool Settings

Buffer Selection Tools



Buffer Distance

100 ft



Measurement Tool



Stop Measurement Tool



Start Measure Area Tool



Measurement Tool Settings

Property and Mailing Reports



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PALM SPRINGS POLICE DEPARTMENT

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

AUGUST 19TH, 2025

ROBELO DINORA & AVINA JORGE

344-SHADY 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 **344 SHADY LANE, PALM SPRINGS, FL 33461**

PCN: 70434418070140210

VIOLATION/HEARING CASE 2025-62

SEC 34.1382- NOISE NUISANCES- EXCESSIVE NOISE FROM MUSIC AND/OR KARAOKE MACHINE DISTURBING NEIGHBORS NEARBY.

Sec. 46-20. - Pattern of nuisance activity-F.S. § 824.01—Nuisance. (21)

SEC 34.915- IMPROPER STORAGE OF RV.

The options available include coming into voluntary compliance on or before **SEPTEMBER 17TH, 2025, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, SEPTEMBER 18TH, 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 DE
 CODE ENFORCEMENT
 230 CYPRESS LANE
 PALM SPRINGS, FL 33461
 NOV



CERTIFIED MAIL



9489 0J78 9820 3040 0462 93

Label 890-QDT, March 2023

AVINA JORGE
 ROBELO DINORA &
 344 SHADY LANE RD
 LAKE WORTH BEACH, FL 33461 1823



quodient
 FIRST-CLASS MAIL
 IM1
\$008.86
 09/19/2025 ZIP 33460
 DMS151256277

US POSTAGE



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

AVINA JORGE
 ROBELO DINORA &
 344 SHADY LANE RD
 LAKE WORTH BEACH, FL 33461 1823



quodient
 FIRST-CLASS MAIL
 IM1
\$000.74
 09/19/2025 ZIP 33460
 DMS151256277

US POSTAGE

Sec. 34-1382. - Noise and vibration.

(a) *Noise.*

- (1) *Declaration of legislative finding.* The intent and purpose of this section is to eliminate, regulate and restrict sources and occurrences of noise and disturbances which interfere with the peaceful enjoyment of property and which are contrary to the public welfare and constitute a nuisance to the public at large.
- (2) *Declaration of intent.* The intent and purpose of this section is to eliminate, regulate and restrict sources and occurrences of noise and disturbances which interfere with the peaceful enjoyment of property and which are contrary to the public welfare and constitute a nuisance to the public at large.
- (3) *Definitions.* As used in this subsection, unless the context clearly indicates otherwise, the terminology defined below shall be applicable. Any terminology defined below shall be interpreted in conformance with the applicable publication of the American National Standards Institute or its successor body:
 - a. A-weighted sound-pressure level means the sound-pressure level as measured with a sound-level meter using the A-weighting network. The standard notation is dB (A) or dBA.
 - b. ANSI means the American National Standards Institute or its successor bodies.
 - c. Complaining property means that property receiving sound levels, including, but not limited to, lots, parcels, tracts or individual dwelling units.
 - d. Construction work means any site preparation assembly, erection, substantial repair, alteration, demolition or similar action on public or private rights-of-way, structures, utilities or similar property pursuant to lawful authority.
 - e. dBA means the total sound level of all noise as measured with a sound-level meter using an A-weighting network. The unit is decibel based on a reference sound pressure of 0.0002 microbars.
 - f. Emergency work means work made necessary to restore property to a safe condition following a calamity or work required to protect persons or property from imminent exposure to danger.
 - g. Enforcement official shall mean and refer to any person authorized to enforce the provisions of this section, including, but not limited to, police officers, code officers, zoning, building or health inspectors.
 - h. Fixed mechanical equipment shall mean mechanical equipment, such as an air-conditioning unit, water-cooling tower, swimming pool pump, fan, power generator or other similar power-source equipment permanently affixed to real property as distinguished from temporary, portable, nonfixed mechanical equipment.
 - i. Person means individuals, children, corporations, firms, associations, joint ventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries and all other groups or combinations thereof.
 - j. Sound level means the weighted sound pressure obtained by the use of a metering characteristic with an A-weighting as specified in the ANSI specifications for sound-level meters.
 - k. Sound-level meter means an instrument which includes a microphone, amplifier and output meter and frequency-weighting networks for the measurement of noise and sound levels in a manner to meet ANSI standards.
 - l. Source property means the property from which the subject sound is originating, including public or private streets, sidewalks or other public or open space areas.
- (4) *Maximum permissible sound levels; general prohibition.* No person shall operate or cause to be operated any source of sound from any location in such a manner as to create a sound level which exceeds the limits set forth in table 1 below for inhabited receiving land more than ten percent of any measurement period, which period shall not be less than ten minutes when measured at or within the property boundary of the complaining property. A violation of this section shall have occurred without the occasion of the measurements

being made as provided herein if circumstances are such that the sound, because of its very nature, is unusually loud to a reasonable prudent person of ordinary sensitivity situated upon the complaining property.

Sound level measurement shall be made with a type 2 or better sound-level meter using the A-weighting scale in accordance with the standards promulgated by the American National Standards Institute (ANSI).

Measurement location: All measurements shall be made with a sound meter at or within the boundary of the complaining property.

Table 1
Maximum Permissible Sound Levels for Inhabited Residential and Commercial Receiving Land

Receiving Land	Noise Source	Time	Sound Level Limit (dBA)
Inhabited residential land	Fixed mechanical equipment (excluding permanent emergency power generators)	Anytime	60
	Permanent and portable emergency power generators	See Note 1 below	85
	All others	7:00 a.m.— 8:00 p.m.	60
		8:00 p.m.— 11:00 p.m.	55
		11:00 p.m.— 7:00 a.m.	50
Inhabited commercial property	All noise	Anytime	85

Receiving Land	Noise Source	Time	Sound Level Limit (dBA)
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NOTE:

1. Permanent and portable emergency power generators may be allowed, subject to the following restrictions:

A. The property owner must obtain a building permit from the village for the installation of the permanent emergency unit. The building department shall review all such permit applications to ensure that such installation minimizes the visual and acoustic impact on adjacent properties. Additionally, special attention shall be paid to the placement of the generator, the use of sound attenuating materials and the reasonable containment of sounds which will be created by the operation of any emergency use generator.

B. The permanent and portable generator's maintenance cycle run shall only be permitted between the hours of 10:00 a.m. and 5:00 p.m., Monday through Saturday only, and shall continue for no more than 30 minutes per cycle.

C. Permanent and portable generators being utilized to allow normal residential and business functions to continue during a power outage may only be operated for non-maintenance purposes when a state of emergency (i.e., Hurricane, etc.) has been declared by the state or whenever there is a power outage.

- (5) *Specific prohibitions.* In addition to the general prohibitions set out above, the following specific acts are declared to be in violation of this section:
- a. *Horns, signaling devices.* The sounding of any horn or audible signal device of any motor vehicle, boat, train, engine, machine or stationary boiler of any kind except as required by law or as a danger-warning device for any unnecessary or unreasonable period of time.
 - b. *Radios, television, musical instruments and similar devices.* The operating or playing of any radio, television, phonograph, musical instrument or similar device which produces or reproduces sound in such a manner as to exceed the levels set forth in table 1 above or the operating or playing of any radio, television, phonograph, musical instrument or similar device on the public rights-of-way or in public parks in a manner as to be plainly audible at a distance of 100 feet from the sound source.
 - c. *Loudspeakers and sound amplifiers.* The using or operating of any loudspeaker, loudspeaker system, sound amplifier or other similar device between the hours of 9:00 p.m. and 8:00 a.m. on weekdays and 10:00 p.m. and 10:00 a.m. on weekends and holidays within or adjacent to an inhabited residential area such that the sound therefrom is plainly audible across the property line of the inhabited residential property; however, this section shall not apply to any public performances, gatherings or parades lawfully held.

- d. *Street sales advertising.* The use or operation of any loudspeaker, sound amplifier or musical instrument which produces or reproduces sound which is cast or emitted upon the public streets and sidewalks for the purpose of commercial advertising or for attracting the attention of the public to any particular building, structure or place when such sound that is emitted is plainly audible across the property line of any inhabited residential property.
 - e. *Machinery construction work.* The operation of any machinery, demolition equipment, construction equipment, power tools, equipment of semi-mechanical devices or undertaking construction work which emits a sound plainly audible across the property line of an inhabited residential property between the hours of 9:00 p.m. and 8:00 a.m. However, this subsection shall not prohibit the use of temporary pumps or machinery which, because of its very nature and purpose, is required to be operated 24 hours a day.
 - f. *Lawn equipment.* To operate lawn and garden equipment which emits sound plainly audible across the property line of inhabited residential property between the hours of 9:00 p.m. and 8:00 a.m.
- (6) *Administrative variance.* Where an activity generating noise in excess of these limits is necessary, such as during construction, a temporary administrative variance may be granted by the planning, zoning and building director under section 34-607 to permit the use for not more than 30 consecutive days.
- (7) *Exemptions.* The provisions of this subsection shall not apply at any time to:
- a. Sound emitted from the operation of motor vehicles legally operating on any public right-of-way which are regulated by F.S. ch. 316, Uniform Traffic Control Law, provided, however, that this exemption shall not operate to exempt any sound-emitting device which may be physically attached to any motor vehicles, such as radios, amplifiers, loudspeakers or other similar devices.
 - b. Any noise generated by interstate motor and rail carriers and aircraft or airport operations. Any other subjects to the extent preempted by applicable state or federal laws or regulations.
 - c. Any noise generated as a result of emergency work or for the purpose of alerting persons to the existence of any emergency.
 - d. Any noise generated by any public speaking or public-assembly activities conducted on any public space or public right-of-way pursuant to lawful authority, including sporting events.
 - e. Noise produced by domestic power tools, lawn mowers and agricultural equipment when operated with a muffler between the hours of 8:00 a.m. to 9:00 p.m.
- (8) *Public nuisance/injunctive relief.* Any emission of noise from any source in excess of the limitations established in or pursuant to this section shall be deemed and is hereby declared to be a public nuisance. Upon receipt of written complaint of a violation of this section, the village manager, or his/her designee, may investigate and request the village attorney to file injunctive proceedings to abate said nuisance. Such proceedings shall be cumulative and in addition to the penalties provided herein.
- (9) *Other remedies.* Nothing in this section shall be construed to impair any cause of action at law or in equity by any person for injury, damages or other injunctive relief due to violations of this section.
- (b) *Vibration.* No use shall be operated so as to emit a low frequency sound (bass), in a manner that such sound causes vibration which causes a noise disturbance or can be felt beyond the real property line of the parcel from which the sound is emitted for more than ten percent of any measurement period, which period shall not be less than ten minutes when measured at or within the property boundary of the complaining property. It shall also be a violation when vibration is caused by other mechanical means and is felt beyond the real property line which is causing the vibration.
- (c) Any person violating this section shall be fined in the amount as set forth on the village schedule of fees as adopted by the village council. Each time an enforcement official responds to a noise/vibration complaint, it shall be considered a separate offense/violation no matter how much time has elapsed between the complaints.

CASE PRESENTATION
CASE No. CASE 2025-62

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. 2025-62. It concerns the property at 344 SHADY LANE RD in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector's records, the current owner of the property is ROBELO DINORA & AVINA JORGE
5. Under observation, there are Violations of local ordinances
 5. SEC 34.1382- NOISE NUISANCES- EXCESSIVE NOISE FROM MUSIC AND/OR KARAOKE MACHINE DISTURBING NEIGHBORS NEARBY.
 6. Sec. 46-20. - Pattern of nuisance activity-F.S. § 824.01—Nuisance. (21)
 7. SEC 34.915- IMPROPER STORAGE OF RV.
 8.

8/17-The following address, 344 Shady Lane Rd, has had Police responding to an excessive amount of noise ordinance calls. Here is the information for said calls:

From January 1, 2025, through August 17, 2025, law enforcement has responded to this location eight times, reaching nuisance level under Municode Section 46-20, as indicated below. The village's law enforcement has responded to three or more nuisance activities at the property within 30 days.

Several verbal warnings have been given with no signs of improvement. I made contact with the complainant via phone named Alex who lives at 341 E Lake Rd and he advised me of an 85 year old woman (his neighbor residing at 345 E Lake Rd) Gail who lives next to him who also calls. Alex has two children who attend school and often cannot sleep due to the noise. Not only is it loud music, but it is often accompanied by karaoke with microphones.

8/19- HEARING NOTICE(NOV) ISSUED

8/24- THERE IS AN APPROXIMATE DISTANCE OF 215 FEET FROM THE 344 SHADY TO 341 E LAKE... THE SOUND IS TRAVELING PRETTY FAR, WHICH MEANS THE MUSIC MUST BE EXTREMELY LOUD FOR A HOUSE 215FT AWAY CAN CLEARLY HEAR IT INSIDE THEIR HOME.

8/25- HOMEOWNER WILL PAY FINE ON COURT DAY. HE CLAIMS THAT THE HOUSE BEHIND him is MAKING THE NOISE. HOWEVER, WE WILL SEE WHAT VPS PD SAYS FROM THE 8 DIFFERENT INCIDENTS.
9. On AUGUST 19TH, 2025, a Notice of Violation/ Notice of Hearing 2025-36 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.
10. 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 SEPTEMBER 20th, 2025
11. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

SEPTEMBER 18TH, 2025- 344 SHADY LANE RD		Case No. 2025-62		
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
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 2025-62				265.77

Property Detail

Parcel Control Number: 70-43-44-18-07-014-0210 Location Address: 344 SHADY LANE RD
 Owners: AVINA JORGE & ROBELO Municipality: PALM SPRINGS
 DINORA &
 Mailing Address: 344 SHADY LANE RD, LAKE WORTH BEACH FL 33461 1823
 Last Sale: 08/19/2024 Book/Page#: 35254 / 00074 Price: \$455,000
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RS - RESIDENTIAL SINGLE-FAMILY
 Legal Description: VILLAGE OF PALM SPRINGS Total SF: 1736 Acres .20
 PLAT 2LT 21 BLK 14



Owner: AVINA JORGE PCN: 70434418070140210 1 of 1

2025 Values (Preliminary)

Improvement Value \$217,080
 Land Value \$140,760
 Total Market Value \$357,840
 Assessed Value \$357,840
 Exemption Amount \$0
 Taxable Value \$357,840

2025 Taxes (Preliminary)

Ad Valorem \$6,946
 Non Ad Valorem \$529
 Total Tax \$7,474

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FST Finished Storage	66
FOP Finished Open Porch	352
FCP Finished Carport	330
BAS Base Area	988
Total Square Footage : 1736	
Total Area Under Air : 988	

Extra Features

Description	Year Built	Unit
Patio	1958	254

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	NONE
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	TERAZZO MONOLITHIC
15 Floor Type 2	N/A
16 Stories	1

Account Information

Property Control Number:
 70-43-44-18-07-014-0210
Mailing Address:
 344 SHADY LANE RD
 Lake Worth Beach, FL 33461-1823
Owner of Record:
 ROBELO DINORA &

Property Type:
 Real Property
Property Address:
 344 SHADY LANE RD
 PALM SPRINGS, FL 33461
Second Owner:
 AVINA JORGE

Status: Active
Legal Description:
 VILLAGE OF PALM SPRINGS PLAT 2LT 21 BLK
 14

Last updated: 9/04/2025 10:39:15 AM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
 Delinquent Property Tax cannot be paid online.
 Visit our [Payment Options page](#) to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
 A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

Tax Bills

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

Total Payable: \$0.00

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$5,694.27 Net Tax: \$5,931.53 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$237.26	11/26/24	-\$5,694.27	Paid
4/1/24	<input type="checkbox"/> \$5,730.18 Net Tax: \$5,968.93 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$238.75	11/28/23	-\$5,730.18	Paid
3/31/23	<input type="checkbox"/> \$5,375.93 Net Tax: \$5,599.94 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$224.01	11/29/22	-\$5,375.93	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	<input type="checkbox"/> \$3,376.34 Net Tax: \$3,517.02 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$140.68	11/24/21	-\$3,376.34	● Paid
3/31/21	<input type="checkbox"/> \$3,451.07 Net Tax: \$3,485.94 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$34.87	2/22/21	-\$3,451.07	● Paid
3/31/20	<input type="checkbox"/> \$3,298.34 Net Tax: \$3,435.77 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$137.43	11/26/19	-\$3,298.34	● Paid

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-62

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

**ROBELO DINORA & AVINA JORGE
344 SHADY LANE RD
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:

**SEC 34.1382- NOISE NUISANCES- EXCESSIVE NOISE FROM MUSIC AND/OR KARAOKE
MACHINE DISTURBING NEIGHBORS NEARBY.**
Sec. 46-20. - Pattern of nuisance activity-F.S. § 824.01—Nuisance. (21)
SEC 34.915- IMPROPER STORAGE OF RV.

Address: 344 SHADY LANE Rd
Legal Description: VILLAGE OF PALM SPRINGS PLAT 2LT 21 BLK 14
PCN: 70-43-44-18-07-014-0210

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18TH** day of **SEPTEMBER 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:

☐ SEC 34.1382- NOISE NUISANCES- EXCESSIVE NOISE FROM MUSIC AND/OR KARAOKE MACHINE DISTURBING NEIGHBORS NEARBY.
Sec. 46-20. - Pattern of nuisance activity-F.S. § 824.01—Nuisance. (21)
SEC 34.915- IMPROPER STORAGE OF RV.

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

☐ SEC 34.1382- NOISE NUISANCES- EXCESSIVE NOISE FROM MUSIC AND/OR KARAOKE MACHINE DISTURBING NEIGHBORS NEARBY.
Sec. 46-20. - Pattern of nuisance activity-F.S. § 824.01—Nuisance. (21)
SEC 34.915- IMPROPER STORAGE OF RV.

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 20th, 2025:**

- Administrative costs of **\$265.77**
- Citation fine of **\$ N/A**
- Re-inspection fee of **\$ N/A**

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **SEPTEMBER 18th, 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 20TH, 2025**.

- Administrative costs of **\$265.77**
- Citation fine of **\$ N/A**
- Re-inspection fee of **\$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Henry Stout at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative

costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

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

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

DONE AND ORDERED this 18TH day of SEPTEMBER 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[344 SHADY LANE RD](#)
[Palm Springs, FL 33461](#)



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-62

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

**ROBELO DINORA & AVINA JORGE
344 SHADY LANE ROAD
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 34-1382: Noise nuisances. Excessive noise from music and/or karaoke machine disturbing neighbors nearby.

Section 46-20(20): Pattern of nuisance activity.

Section 34-915: Improper storage of RV.

Address: 344 SHADY LANE ROAD
Legal Description: VILLAGE OF PALM SPRINGS PLAT 2LT 21 BLK 14
PCN: 70-43-44-18-07-014-0210

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **September 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 34-1382: Noise nuisances. Excessive noise from music and/or karaoke machine disturbing neighbors nearby.

Section 46-20 (20): Pattern of nuisance activity.

Section 34-915: Improper storage or rv.

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

Section 34-1382: Noise nuisances. Excessive noise from music and/or karaoke machine disturbing neighbors nearby.

Section 46-20 (20): Pattern of nuisance activity.

Section 34-915: Improper storage of RV.

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 20, 2025:**

- Administrative costs of **\$265.77**
- 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 **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 20th, 2025**.

- Administrative costs of **\$265.77**
- 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 18th day of September 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[344 Shady Lane Road](#)
[Palm Springs, FL 33461](#)

PERMIT NO.

VIOLATION DO NOT REMOVE

CORRECTIONS MUST BE
MADE AS NOTED BELOW

4159 Lakewood

ADDRESS

BLDG. ELEC. MECH. PLBG.

*- No permit for fence in rear
- nuisance material outside
- Overgrown vegetation*

- STOP WORK! CALL 965-4016 BETWEEN 8:30 - 4:30
- VIOLATION! CORRECT AS NOTED
- 2nd REINSPECTION FEE OF \$65.00 MUST BE PAID IN PERSON AT THE BUILDING DEPARTMENT, EACH ADDITIONAL INSPECTION FEE INCREASES BY \$65.00.
- CALL 434-6092 FOR REINSPECTION

VILLAGE OF PALM SPRINGS, FLORIDA

James D. [Signature] 8/29/12

SECTION



PALM SPRINGS POLICE DEPARTMENT

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

August 27, 2025

**SMYTH EARL F
4159 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 4159 LAKEWOOD Rd, Palm Springs, FL 33461.

PCN: 70424424280000060

This property is in violation of local ordinances.

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

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

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

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

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

Compliance Date: September 5

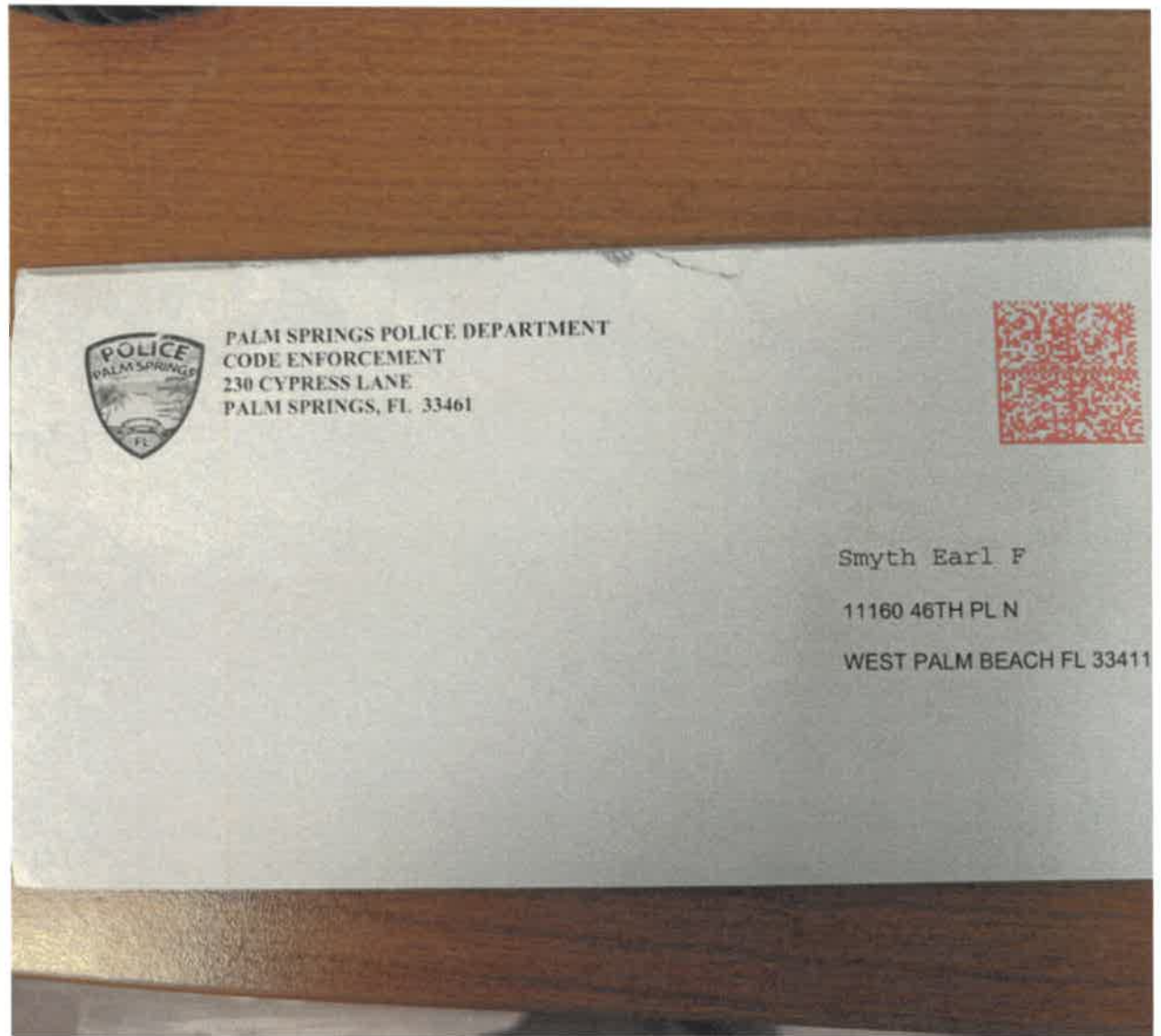
Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property. Please call Code Enforcement at (561) 584-8300 ext. 8520 or Code Officer listed below if you have any concerns or questions.

Respectfully,
561 801 9162
561 584 8200 ext.8521

David Urrutia
Palm Springs Police Department
Code Enforcement Officer
durrutia@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence

Sent
August 27



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



Smyth Earl F
11160 46TH PL N
WEST PALM BEACH FL 33411



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case: 2025-63 25-00641

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SMYTH EARL F
4159 LAKEWOOD RD
PALM SPRINGS, FL 33461

Respondent.

9489 0178 9820 3040 0464 15

Earl

PCN: 70424424280000060

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 04, 2025, the SMYTH EARL F , owners of the property at 4159 LAKEWOOD Rd, Palm Springs, FL 33461 is in violation of local ordinances.

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

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

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

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

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

These violations must be corrected on or before [__September 5th__], 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 [__September 18__] at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.


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

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

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

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

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


Code Enforcement Officer
DAVID URRUTIA

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

September 04, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case: 2025-63 25-00641

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SMYTH EARL F
4159 LAKEWOOD RD
PALM SPRINGS, FL 33461

Respondent.

Posted on Friday
September 5th
at: 10:13 AM
Cert-9489-0178-9820-3040-04645
PCN: 7042442428000060

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 September 04, 2025, the SMYTH EARL F, owners of the property at 4159 LAKEWOOD Rd, Palm Springs, FL 33461 is in violation of local ordinances.

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

Section Sec. 10-31. FBC 105.1 - Failure to obtain a required Building Permit, FBC 105.1

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

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

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

These violations must be corrected on or before [September 5th], 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 [September 18] 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
this hearing and the costs as determined by the
Magistrate on



PALM SPRINGS, FL 33401



9489 0178 9820 3040 0464 15

Label 890-QDT



EARL SMYTH
11160 46th PL N
ROYAL PALM BEACH 33411 9137

cert



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



quadiant
FIRST-CLASS MAIL
!M!
\$000.74⁰
09/05/2025 ZIP 33480
043M31255277

EARL SMYTH
11160 46th PL N
ROYAL PALM BEACH 33411 9137



VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-63

EARL SMYTH
4159 LAKEWOOD RD
PALM SPRINGS FL 33461

Respondent(s)
_____ /

AFFIDAVIT OF SERVICE

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

On the 5th Day of September 2025 at 10:13 am, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), EARL SMYTH at 4159 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 the truthfulness of the claims made above.

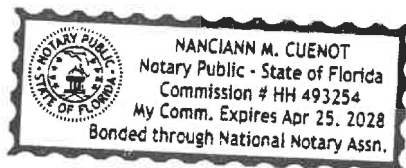
By: [Signature]
Code Enforcement Officer

Date: 9/8/25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

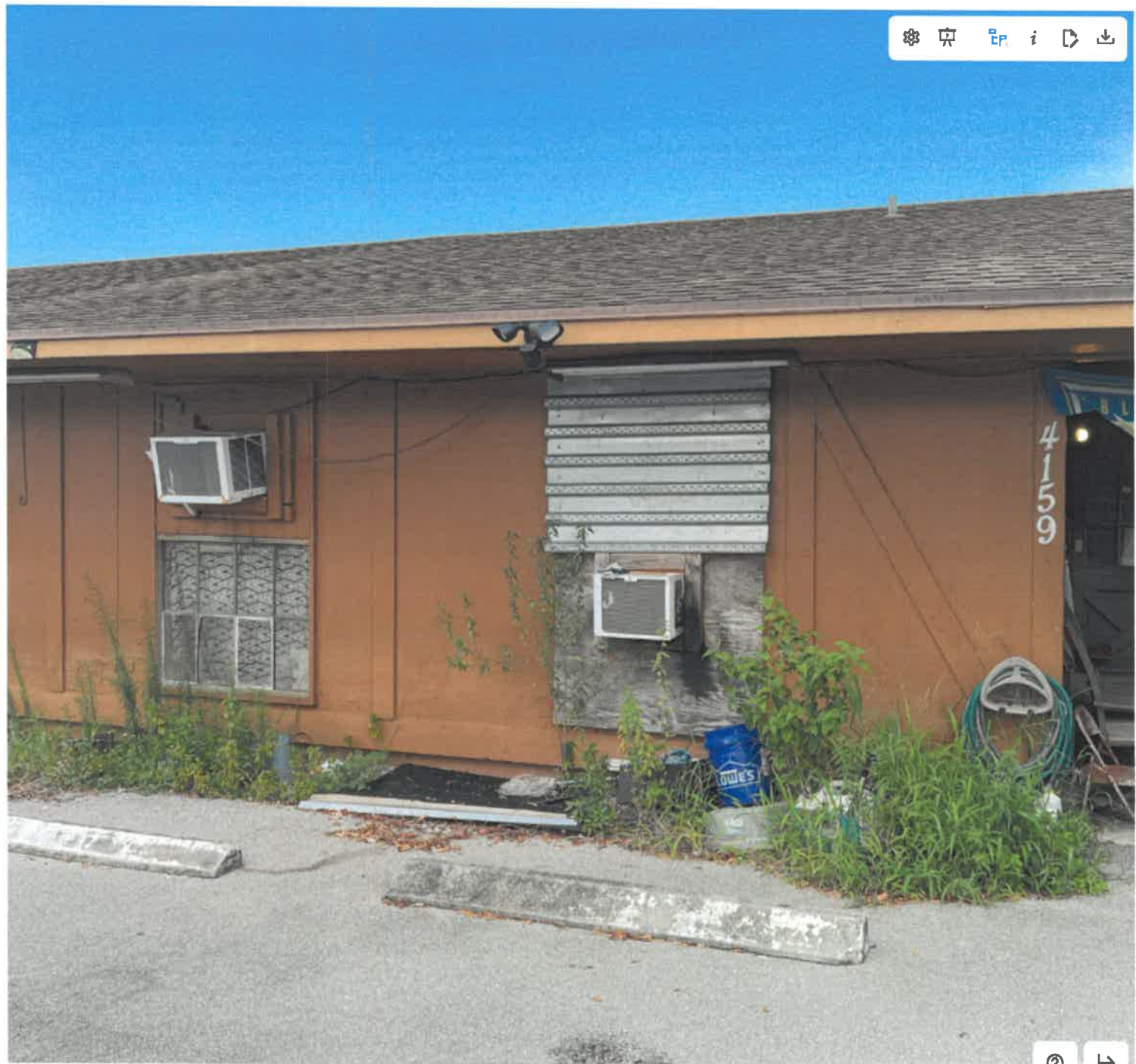
The foregoing instrument was acknowledged before me this 8 day of September, 2025 by David Urrutia, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

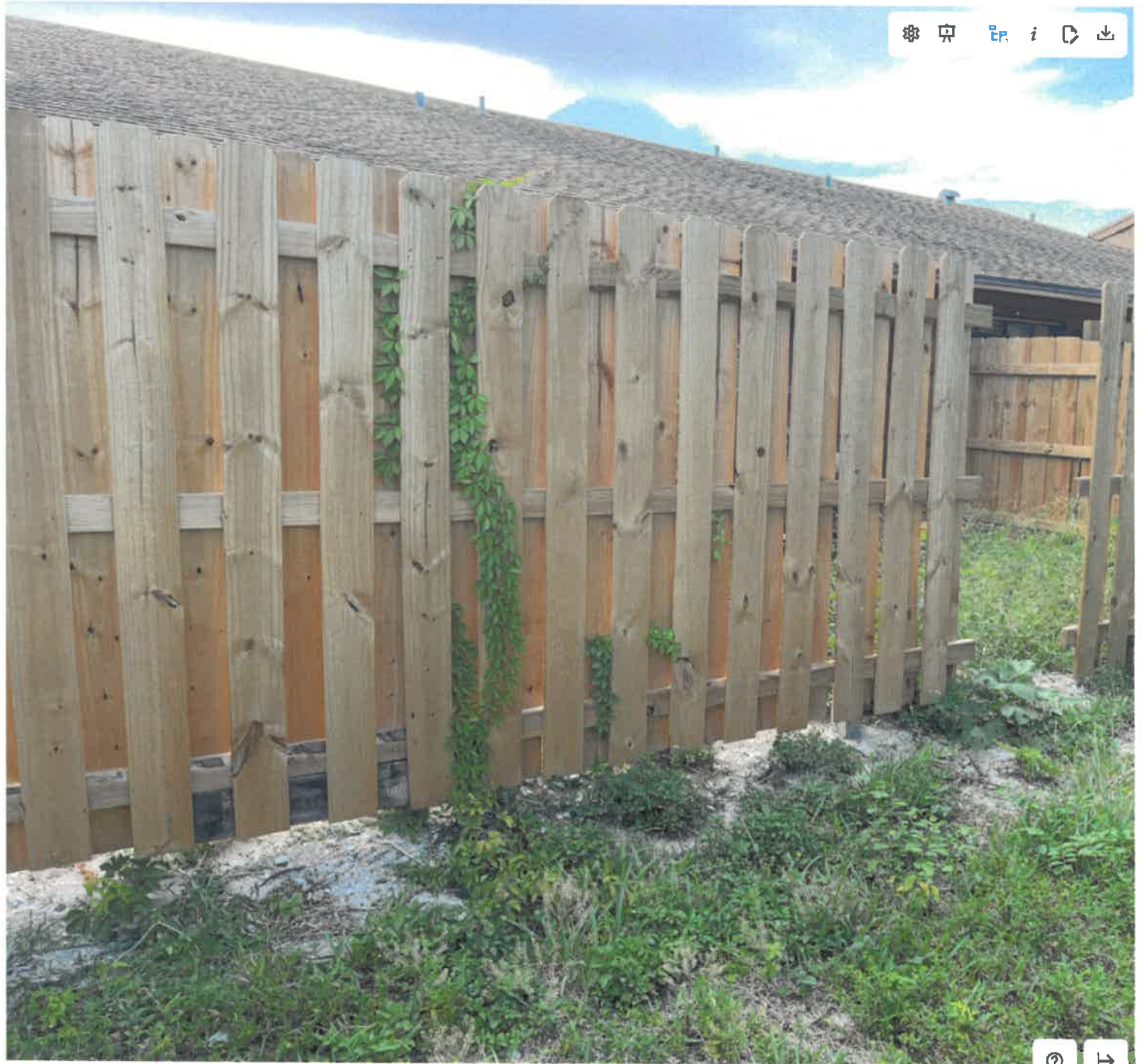


[Signature]
NOTARY PUBLIC, State of Florida

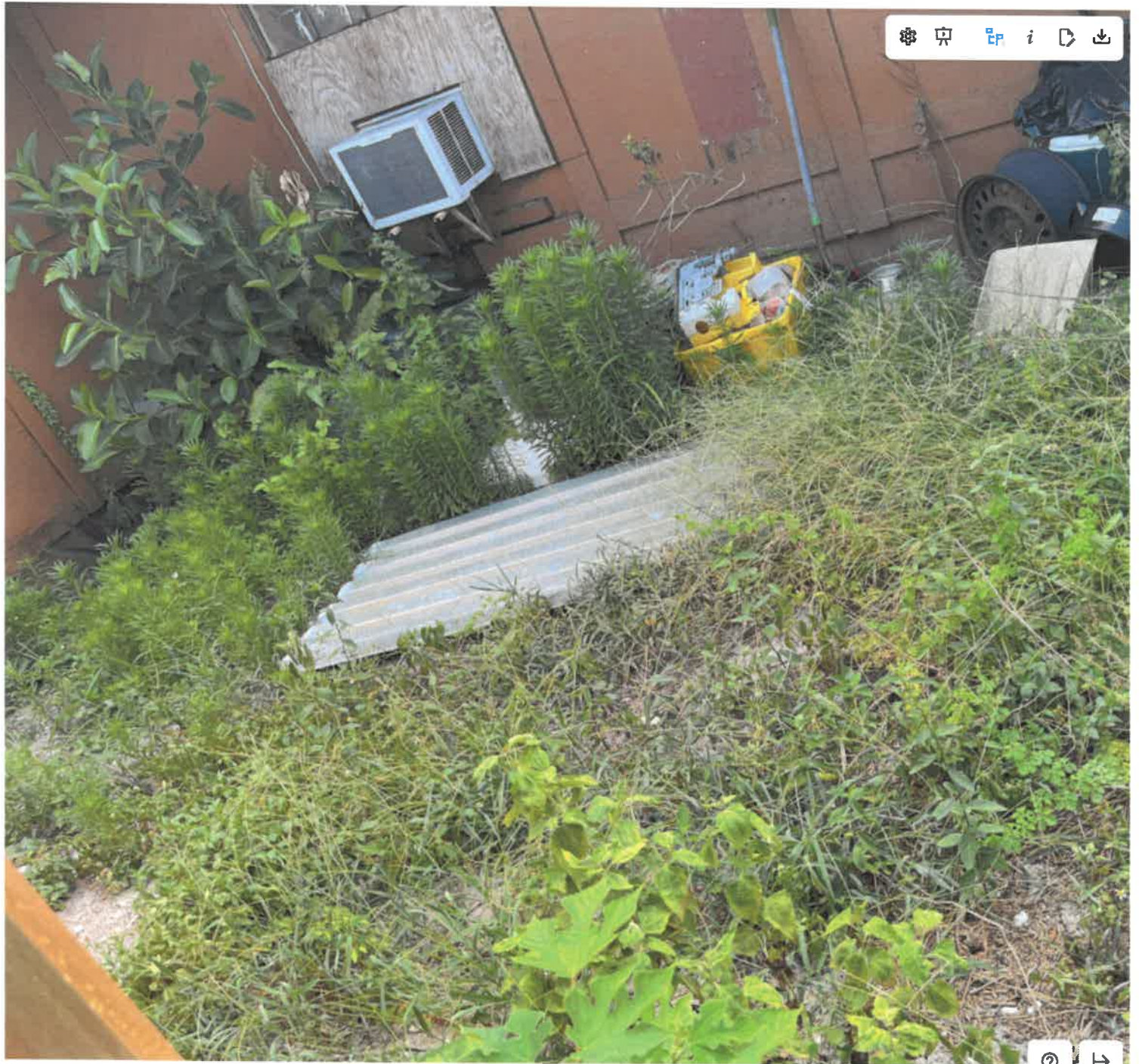
- Overgrowth
- shutters
- wood panel



New fence
no permit



Overgrowth



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)

Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements. The owner of the structure shall provide and maintain light, ventilation and space and conditions in compliance with this article. A person shall not occupy as owner-occupant or permit another person to occupy any premises which do not comply with the requirements of this chapter.

(d) *Vacant structures and land.* All vacant structures and premises or vacant land shall be maintained in a clean, safe, secure and sanitary condition so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.

(1) The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this Code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2019-14, § 2, 9-12-2019)

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

- (a) *Scope.* The provisions of this article shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property. The village hereby adopts the 2018 edition of the International Property Maintenance Code (IPMC) published by the International Code Council and incorporates the same by reference as if fully set forth herein, which shall be administered by a code enforcement inspector or officer or other person designated by the village manager.
- (b) *Local amendments.* The 2018 edition of the IPMC is hereby amended as follows:
- (1) Wherever the terms "International Building Code" or "International Existing Building Code" appear in this code, the term "Florida Building Code" shall be substituted for such terms.
 - (2) Wherever the term "International Fire Code" appear in this code, the term "National Fire Protection Act" or "NFPA" shall be substituted for such term.
 - (3) Section 101.1 Title is amended to insert "Village of Palm Springs".
 - (4) Section 102.7 Referenced Codes and Standards is amended to read as follows:
The codes and standards referenced in this code shall be the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34. Where there are differences between provisions of this code, the Florida Building Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34, the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code, and any other code or standard contained in Articles II of Chapter 10 and in Chapter 34 shall prevail.
 - (5) Section 103.5 Fees is deleted.
 - (6) Section 112.4 Failure to Comply is amended to insert the amounts of "\$100" and "\$5,000", respectively.
 - (7) Section 302.4 Weeds is amended to insert the height of "twelve (12) inches".
 - (8) Section 304.14 Insect Screens is amended to delete the words "during the period from [date] to [date]".
 - (9) Section 602.3 Heat Supply is amended to insert the dates of "November 1st to March 31st".
 - (10) Section 602.4 Occupiable Workspaces is amended to insert the dates of "November 1st to March 31st".
- (c)

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.

CASE PRESENTATION
CASE No. CASE 2025-63

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 4159 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

Sec 30-141 Overgrowth Excessive growth of weeds and vegetation

Sec 34-1381 Nuisance materials stored outside visible to neighbors

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

Sec. 10-7 Property Maintenance; Generally

Sec. 10-31 FBC 105.1 Failure to obtain a required Building Permit; FBC 105.1

Sec. 14-32 Permits required for Residential Rental Units

6. Good morning your honor today we are having a continuation of the Lakewood Villas property on Lakewood rd. There are 8 units in total and 6 of them are owned by Mr. Earl himself, he has just recently got out of the hospital for a fall he suffered. Mr. Earl is 94 years of age, I have communicated with him throughout the investigation into all the units, he has been as cooperative as can be but unfortunately not much has been done to any of the units. On **June 9th** I wrote a notice of violation of the discrepancies observed while conducting investigation at the premises. After some time, I went ahead and mailed another ccv on August 27th with intentions to resolve some of the violations.

7. After the second ccv I spoke to Mr. Earl and advised him that the case would be going to a hearing in September and he understood, he said he was not sure if he would attend hearing because of his limitations due to his fall.

8. **On September 4th a hearing** notice was mailed regularly to the respondent's address of record and certified. See attachments. I received several messages informing me of MR EARLs wellbeing. It is now September and a nov/noh has been sent to address of record on palm beach appraiser with a hearing date of September 18th, 2025.

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

10. The village has also incurred costs in the amount of **\$252.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than **October 1, 2025.**

CASE No. 2025-63

11. Thank you your honor I am now SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

Property Detail

Parcel Control Number: 70-42-44-24-28-000-0060 Location Address: 4159 LAKEWOOD RD
 Owners: SMYTH EARL F Municipality: PALM SPRINGS
 Mailing Address: 11160 46TH PL N, , WEST PALM BEACH FL 33411 9137
 Last Sale: 09/01/1985 Book/Page#: 04693 / 01596 Price: \$100
 Property Use Code: 0110 - TOWNHOUSE Zoning: RM - RESIDENTIAL MULTI-FAMILY
 Legal Description: LAKEWOOD VILLAS UNIT NO 6 AS IN OR4077P1024 Total SF: 988 Acres .03



2024 Values

Improvement Value \$146,095
 Land Value \$0
 Total Market Value \$146,095
 Assessed Value \$79,512
 Exemption Amount \$0
 Taxable Value \$79,512

All values are as of January 1st each year.

2024 Taxes

Ad Valorem \$1,965
 Non Ad Valorem \$344
 Total Tax \$2,309

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

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

Extra Features

Description	Year Built	Unit
Deck	1984	322

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 : SMYTH EARL F PCN : 70424424280000060 1 of 1



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-63

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

**EARL SMYTH
4159 LAKEWOOD ROAD
PALMS SPRINGS, FL 33461**

**MAILING ADDRESS:
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 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).**
- Section 10-7: Property maintenance in general.**
- Section 10-31 (FBC 105.1): Failure to obtain a required for residential rental units.**
- Section 14-32: Rental. Permits are required for residential rental units.**

Address: 4159 LAKEWOOD ROAD
Legal Description: LAKEWOOD VILLAS UNIT NO 6 AS IN OR4077P1024
PCN: 70-42-44-24-28-000-0060

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **September 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. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).**
- Section 10-7: Property maintenance in general.**
- Section 10-31 (FBC 105.1): Failure to obtain a required for residential rental units.**
- Section 14-32: Rental. Permits are required for residential rental units.**

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

- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).**
- Section 10-7: Property maintenance in general.**
- Section 10-31 (FBC 105.1): Failure to obtain a required for residential rental units.**
- Section 14-32: Rental. Permits are required for residential rental units.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. The Respondent has failed to pay and is ordered to pay the following amounts on or before **October 1, 2025:**
 - Administrative costs of **\$252.35**
 - 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. The Respondent must comply with all Code violations on or before **October 31, 2025**. If the respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the respondent contacts the Code 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 **October 1, 2025.**
 - Administrative costs of **\$252.35**
 - 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 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. 8520 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18TH day of September 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](#)

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-64

EARL SMYTH & SMYTH PEGGY
4161 LAKEWOOD RD
PALM SPRINGS FL 33461

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 5th Day of September 2025 at 10:15 am, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), EARL SMYTH at 4161 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 the truthfulness of the claims made above.

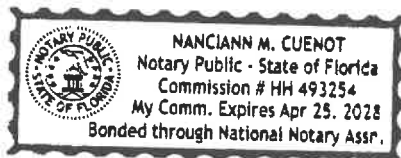
By: [Signature]
Code Enforcement Officer

Date: 9/8/25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-64 25-00642

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SMYTH EARL F & SMYTH PEGGY L
4161 LAKEWOOD RD
PALM SPRINGS, FL 33461

Respondent.

9489-0178-9820-3840-0464-21
Cert.

PCN: 70424424280000070

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 04, 2025, the SMYTH EARL F & SMYTH PEGGY L, owners of the property at 4161 LAKEWOOD Rd, Palm Springs, FL 33461 is in violation of local ordinances.

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

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

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

These violations must be corrected on or before [__September_5th__], 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 [__September 18__] 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 8019162

561 584-8200 ext. 8521

September 04, 2025
Date Issued

-posting of close.



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-64 25-00642

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SMYTH EARL F & SMYTH PEGGY L
161 LAKEWOOD RD
PALM SPRINGS, FL 33461

Respondent.

*Posted on Friday
September 5th
at: 10:15 AM*

9489 0178 9820 3040 0464 22

PCN: 70424424280000070

cert.

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 04, 2025, the SMYTH EARL F & SMYTH PEGGY L, owners of the property at 4161 LAKEWOOD Rd, Palm Springs, FL 33461 is in violation of local ordinances.

- Section Sec. 10-7. Property - Property Maintenance; Generally
- Section Sec. 10-31. FBC 105.1 - Failure to obtain a required Building Permit; FBC 105.1
- Section 14-32. Rental - Permits required for Residential Rental Units.

These violations must be corrected on or before [September 5th], 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 [September 18] 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.

Posting Present + Past

is a courtesy notice for code violations by the Code Enforcement Unit of the
 Palm Springs Police Department. This is regarding the property at 4161 LAKEWOOD RD, Palm
 Springs, FL 33461.
 PCN: 70426424280000070
 This property is in violation of local ordinances.

Section Sec. 10-7 Property - Property Maintenance; Generally
 Section Sec. 10-31, FBC 165.1 - Failure to obtain a required Building Permit; FBC 105.1
 Section 14-32, Rental - Permits required for Residential Rental Units

Compliance Date: September 30th

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the
 property. Please call Code Enforcement at (381) 944-8300 ext. 8539 or Code Officer listed
 below if you have any concerns or questions.

Respectfully,
 David Umata
 Palm Springs Police Department
 Code Enforcement Officer
 901 801 9182
 901 804 4200 ext. 8521
 dumatd@pspd.org

Professionalism - Respect - Integrity - Duty - Excellence

VILLAGE OF PALM SPRINGS FLORIDA
 CODE ENFORCEMENT
 SPECIAL MAGISTRATE
 Case # 2023-04 23-00942
 VILLAGE OF PALM SPRINGS, FLORIDA
 Plaintiff,
 vs.
 SMYTH EARL T & SMYTH PEGGY L
 4161 LAKEWOOD RD
 PALM SPRINGS, FL 33461
 Defendant

Posted on Friday
 September 29th
 at 10:15 AM

7047 5378 4435 2247 5164 23
 POC: 70484646000000 4017

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWears that he/she is an impartial and disinterested Magistrate and that
 before that on September 28, 2023, the SMYTH EARL T & SMYTH PEGGY L, owners of the property at 4161
 LAKEWOOD RD, Palm Springs, FL 33461, is in violation of local ordinances.

Section Sec. 10-7 Property - Property Maintenance; Generally
 Section Sec. 10-31, FBC 165.1 - Failure to obtain a required Building Permit; FBC 105.1
 Section 14-32, Rental - Permits required for Residential Rental Units.

These violations shall be corrected on or before September 30th. Failure to comply with this notice shall be
 treated as a prima facie violation by the Code Enforcement Special Magistrate of Village Hall, 228 Corporate Lane, Palm
 Springs, FL 33461 on September 30th at 10:30 am. IF THE VIOLATION IS CORRECTED
 PRIOR TO THE HEARING DATE AND COSTS PAID, THIS CASE MAY STILL BE PRESENTED TO THE
 SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE UNLAWFUL FEES AND
 THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL, MAGISTRATE AND
 ATTORNEY'S FEES.

YOU ARE HEREBY ADVISED to receive and attend the hearing charges. You may choose to waive your right to
 the hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special
 Magistrate proceeding in your absence.

IMPORTANT: IF IN THE UNDERSIGNED'S OPINION THE VIOLATION IS CORRECTED BY THE DEFENDANT AS STATED IN THIS NOTICE
 A CITATION OR OTHER PENALTY SHALL BE WITHHELD. HOWEVER, IF THE VIOLATION IS NOT CORRECTED AS STATED IN THIS NOTICE,
 A CITATION, A FINE, COURT COSTS, AND AN ADDITIONAL NOTICE OF VIOLATION SHALL BE ISSUED TO THE VIOLATOR.

ENCL

Earl Smyth
 704 537 8300 ext 8521

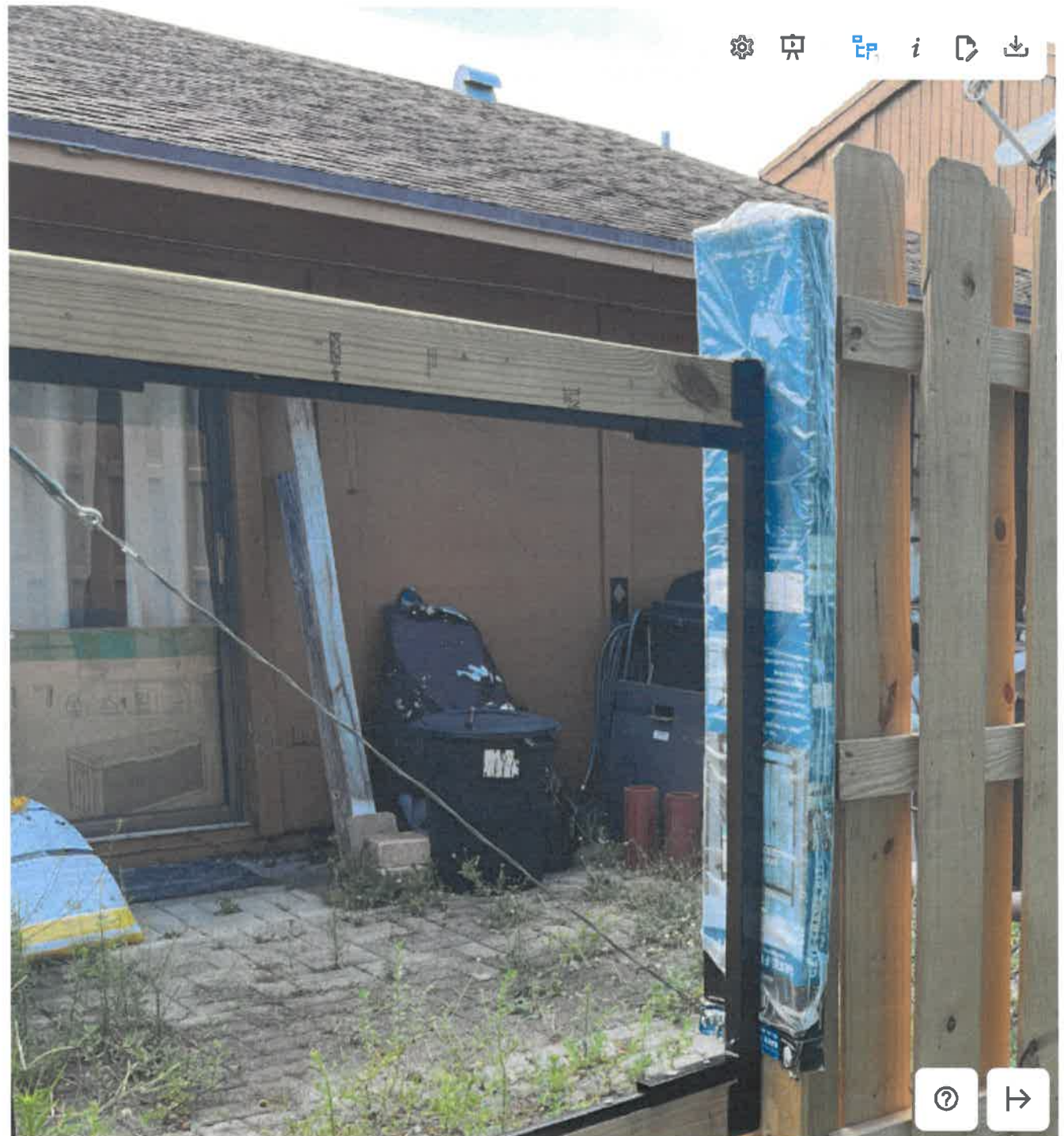
THE REPRODUCTION OF THIS NOTICE BY ANY OTHER PARTY IS PROHIBITED. ANY REPRODUCTION OF THIS NOTICE WITHOUT THE WRITTEN PERMISSION OF THE VILLAGE OF PALM SPRINGS, FLORIDA IS A VIOLATION OF LOCAL ORDINANCES. CALL 381-944-8300 FOR MORE INFORMATION.

- shutters up.

- Overgrowth



- fence missing
- no permit for fence.



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.

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

- (a) *Scope.* The provisions of this article shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property. The village hereby adopts the 2018 edition of the International Property Maintenance Code (IPMC) published by the International Code Council and incorporates the same by reference as if fully set forth herein, which shall be administered by a code enforcement inspector or officer or other person designated by the village manager.
- (b) *Local amendments.* The 2018 edition of the IPMC is hereby amended as follows:
- (1) Wherever the terms "International Building Code" or "International Existing Building Code" appear in this code, the term "Florida Building Code" shall be substituted for such terms.
 - (2) Wherever the term "International Fire Code" appear in this code, the term "National Fire Protection Act" or "NFPA" shall be substituted for such term.
 - (3) Section 101.1 Title is amended to insert "Village of Palm Springs".
 - (4) Section 102.7 Referenced Codes and Standards is amended to read as follows:
The codes and standards referenced in this code shall be the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34. Where there are differences between provisions of this code, the Florida Building Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34, the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code, and any other code or standard contained in Articles II of Chapter 10 and in Chapter 34 shall prevail.
 - (5) Section 103.5 Fees is deleted.
 - (6) Section 112.4 Failure to Comply is amended to insert the amounts of "\$100" and "\$5,000", respectively.
 - (7) Section 302.4 Weeds is amended to insert the height of "twelve (12) inches".
 - (8) Section 304.14 Insect Screens is amended to delete the words "during the period from [date] to [date]".
 - (9) Section 602.3 Heat Supply is amended to insert the dates of "November 1st to March 31st".
 - (10) Section 602.4 Occupiable Workspaces is amended to insert the dates of "November 1st to March 31st".

(c)

CASE PRESENTATION
CASE No. CASE 2025-64

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 4161 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 F and PEGGY L SMYTH

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

Sec 10-7 property maintenance generally, all around perimeter of parcel
Sec 10-31 failure to obtain a building permit, for fence in the rear of property.
Sec 14-32 rental permits are required for rental units

6. Good morning your honor today we are having a continuation of the Lakewood Villas property on Lakewood rd. There are 8 units in total and 6 of them are owned by Mr. Earl himself, he has just recently got out of the hospital for a fall he suffered. Mr. Earl is 94 years of age, I have communicated with him throughout the investigation into all the units, he has been as cooperative as can be but unfortunately not much has been done to any of the units. On **June 9th** I wrote a notice of violation of the discrepancies observed while conducting investigation at the premises. After some time, I went ahead and mailed another ccv on August 27th with intentions to resolve some of the violations.

7. After the second ccv I spoke to Mr. Earl and advised him that the case would be going to a hearing in September and he understood, he said he was not sure if he would attend hearing because of his limitations due to his fall.

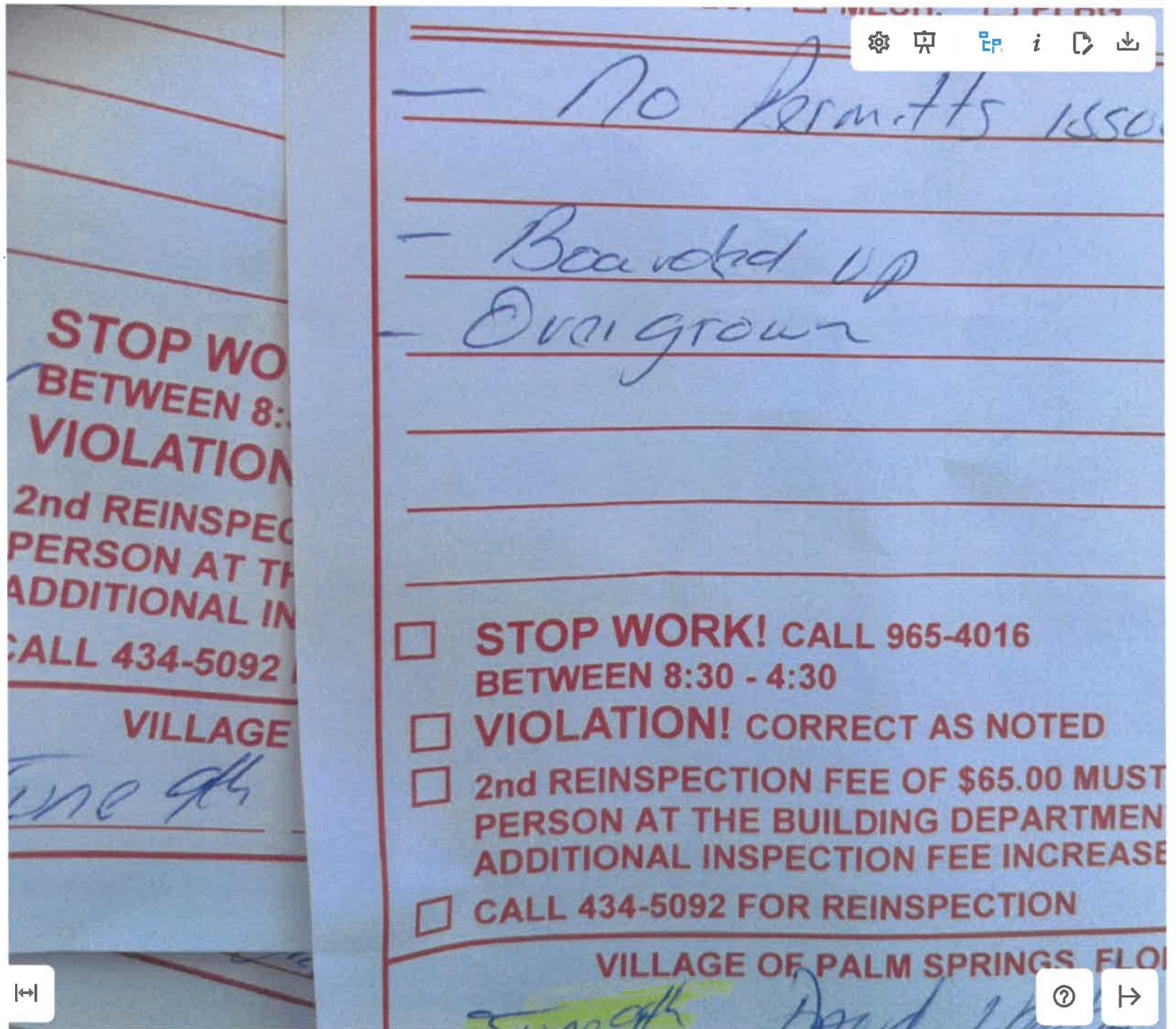
8. **On September 4th a hearing** notice was mailed regularly to the respondent's address of record and certified. See attachments. I received several messages informing me of MR EARLs wellbeing. It is now September and a nov/noh has been sent to address of record on palm beach appraiser with a hearing date of September 18th, 2025.

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

10. The village has also incurred costs in the amount of \$252.35 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than **October 1, 2025.**

11. Thank you, your honor I am now SUBJECT TO ANY QUESTIONS, `YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

first posting
June 9th





PALM SPRINGS POLICE DEPARTMENT

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

August 27, 2025

**SMYTH EARL F & SMYTH PEGGY L
4161 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 4161 LAKEWOOD Rd, Palm Springs, FL 33461.

PCN: 70424424280000070

This property is in violation of local ordinances.

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

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

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

Compliance Date: September 5th

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

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

UNITED STATES POSTAL SERVICE
CERTIFIED MAIL®



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



9489 0178 9820 3040 0484 22

Label 890-QOT, March 2023



quodant
FIRST-CLASS MAIL
\$008.86
09/15/2025 ZIP 33461
043M31255Z77

64

cert.



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

EARL SMYTH
11160 46th PL N
ROYAL PALM BEACH 33411 9137



quodant
FIRST-CLASS MAIL
\$000.74
09/15/2025 ZIP 33461
043M31255Z77

Property Detail

Location Address : 4161 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-28-000-0070
Subdivision : LAKEWOOD VILLAS
Official Records Book/Page : 16175 / 1230
Sale Date : 10/31/2003
Legal Description : LAKEWOOD VILLAS UNIT NO 7 AS IN OR4115P1856

Owner Information

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

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/31/2003	\$41,000	16175 / 01230	WARRANTY DEED	SMYTH EARL F &
01/15/2003	\$60,000	14703 / 01629	WARRANTY DEED	JAFRE PROPERTIES INC
01/25/1999	\$25,000	10893 / 01324	QUIT CLAIM	RINGER ABE &
07/01/1996	\$22,500	09368 / 01909	WARRANTY DEED	
04/01/1996	\$100	09215 / 00985	CERT OF TITLE	
10/01/1993	\$100	07952 / 00002	QUIT CLAIM	
09/01/1986	\$39,500	05019 / 00451	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$151,111	\$146,095	\$131,095	\$119,895	\$100,878
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$151,111	\$146,095	\$131,095	\$119,895	\$100,878

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$87,463	\$79,512	\$72,284	\$65,713	\$59,739
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$87,463	\$79,512	\$72,284	\$65,713	\$59,739

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$2,100	\$1,965	\$1,796	\$1,669	\$1,513
NON AD VALOREM	\$353	\$344	\$341	\$323	\$288
TOTAL TAX	\$2,452	\$2,309	\$2,136	\$1,992	\$1,801

 Account Information

Property Control Number:
 70-42-44-24-28-000-0070
Mailing Address:
 11160 46TH PL N
 West Palm Beach, FL 33411-9137
Owner of Record:
 SMYTH EARL F &

Property Type:
 Real Property
Property Address:
 4161 LAKEWOOD RD
 LAKE WORTH, FL 33461
Second Owner:
 SMYTH PEGGY L

Status: Active
Legal Description:
 LAKEWOOD VILLAS UNIT NO 7 AS IN
 OR4115P1856

Last updated: 9/12/2025 09:54:01 AM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
 Delinquent Property Tax cannot be paid online.
 Visit our [Payment Options page](#) to [view delinquent tax payment options](#).


Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
 A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

 Tax Bills

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

Total Payable: \$0.00

 Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$2,216.45 Net Tax: \$2,308.79 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$92.34	11/27/24	-\$2,216.45	 Paid
4/1/24	<input type="checkbox"/> \$2,050.95 Net Tax: \$2,136.40 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$85.45	11/28/23	-\$2,050.95	 Paid
3/31/23	<input type="checkbox"/> \$1,932.28 Net Tax: \$1,992.04 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$59.76	12/6/22	-\$1,932.28	 Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-64

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

**EARL SMYTH F & SMYTH PEGGY
4161 LAKEWOOD ROAD
PALMS SPRINGS, FL 33461**

**MAILING ADDRESS:
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 10-31 (FBC 105.1): Failure to obtain a required building permit.

Section 10-7: Property maintenance in general.

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

Address: 4161 LAKEWOOD ROAD
Legal Description: LAKEWOOD VILLAS UNIT NO 7 AS IN OR4115P1856
PCN: 70-42-44-24-28-000-0070

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 **18th** day of **September 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): Failure to obtain a required building permit.**
 - Section 10-7: Property maintenance in general.**
 - Section 14-32: Rental. Permits are required for residential rental units.**

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): Failure to obtain a required building permit.**
- Section 10-7: Property maintenance in general.**
- Section 14-32: Rental. Permits are required for residential rental units.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. The Respondent has failed to pay and is ordered to pay the following amounts on or before **October 1, 2025:**
 - Administrative costs of **\$252.35**
 - 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. The Respondent must comply with all Code violations on or before **October 31, 2025**. If the respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the respondent contacts the Code 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 **October 1, 2025.**
 - Administrative costs of **\$252.35**
 - 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 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. 8520 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18TH day of September 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](#)

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-65

EARL SMYTH & ERROL SMYTH
4169 LAKEWOOD RD
PALM SPRINGS FL 33461

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 5th Day of September 2025 at 10:10 am, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), EARL SMYTH at 4169 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 the truthfulness of the claims made above.

By: [Signature]
Code Enforcement Officer

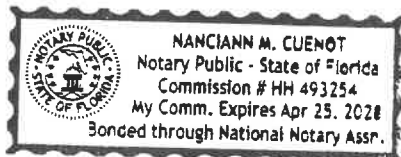
Date: 9/8/25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

[Signature]
NOTARY PUBLIC, State of Florida

(SEAL)





VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-65 25-00638

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SMYTH EARL F & SMYTH ERROL R
4169 LAKEWOOD RD
PALM SPRINGS, FL 33461

Respondent.

*Posted on Friday
Sept. 5th at: 10:10 AM*

9489 0178 9820 3040 0464 39

Cert.

PCN: 70424424280000020

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 04, 2025, the SMYTH EARL F & SMYTH ERROL R, owners of the property at 4169 LAKEWOOD Rd, Palm Springs, FL 33461 is in violation of local ordinances.

- Section 30-141. Overgrowth - Excessive growth of weeds and vegetation
- Section 34-225. Fencing - Missing or broken fence, wall or gate (No Pool)
- Section 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors
- Section Sec. 10-7. Property - Property Maintenance; Generally
- Section 14-32. Rental - Permits required for Residential Rental Units.

These violations must be corrected on or before [September 5th], 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 [September 18th] 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



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-65 25-00638

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SMYTH EARL F & SMYTH ERROL R
4169 LAKEWOOD RD
PALM SPRINGS, FL 33461

Respondent.

7459-0128-9820-3040
Court. 04-64-39

PCN: 7042442428000020

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 04, 2025, the SMYTH EARL F & SMYTH ERROL R, owners of the property at 4169 LAKEWOOD Rd, Palm Springs, FL 33461 is in violation of local ordinances.

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

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

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

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

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

These violations must be corrected on or before [September 5th], 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 [September 18th] 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

561-584-8200 ext. 8521

561-801-9162

D. Urrutia @ VASFL.org

September 04, 2025
Date Issued

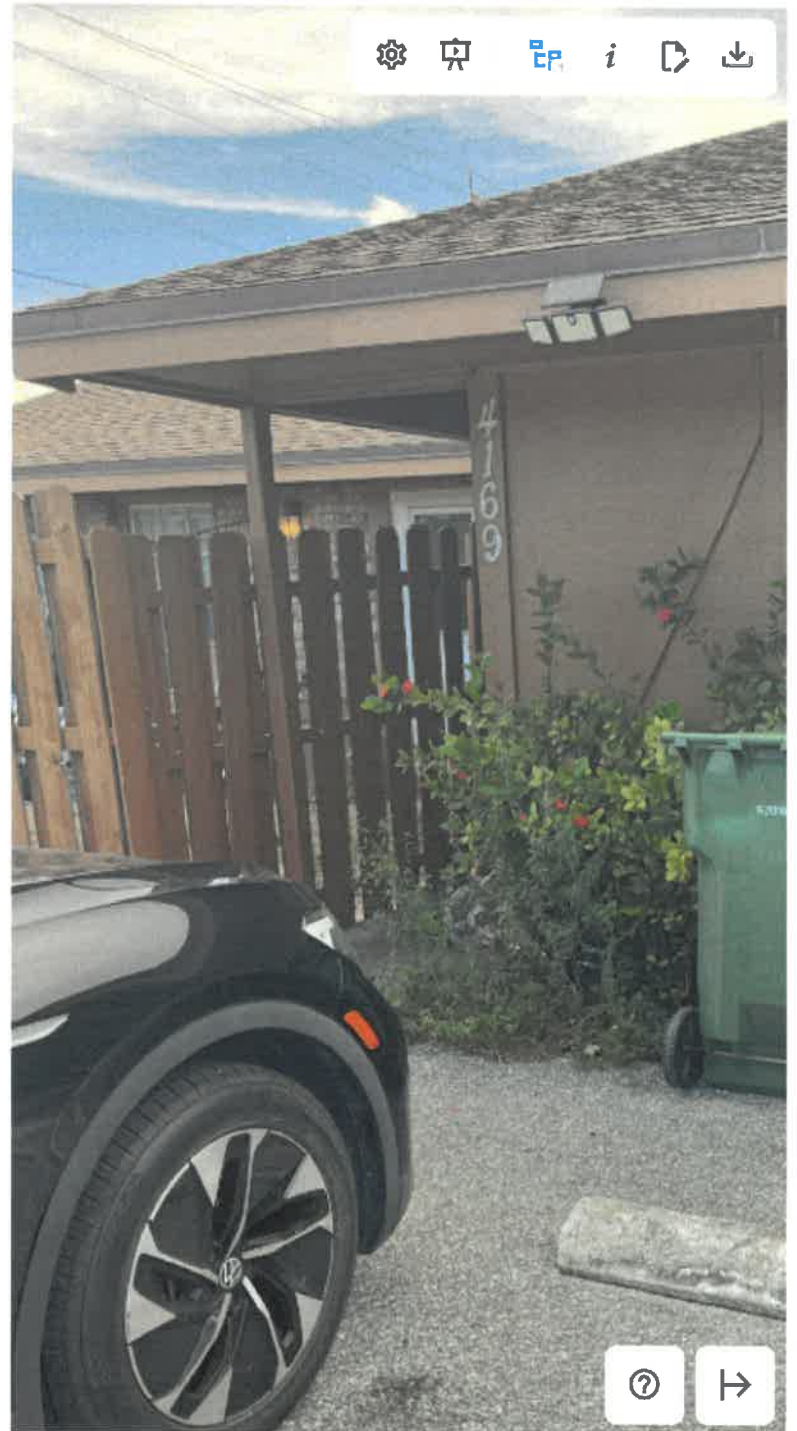
Debris and overgrowth.
Rear patio.



+ - ↺ ↻ 🗉 📄

📌 ➔

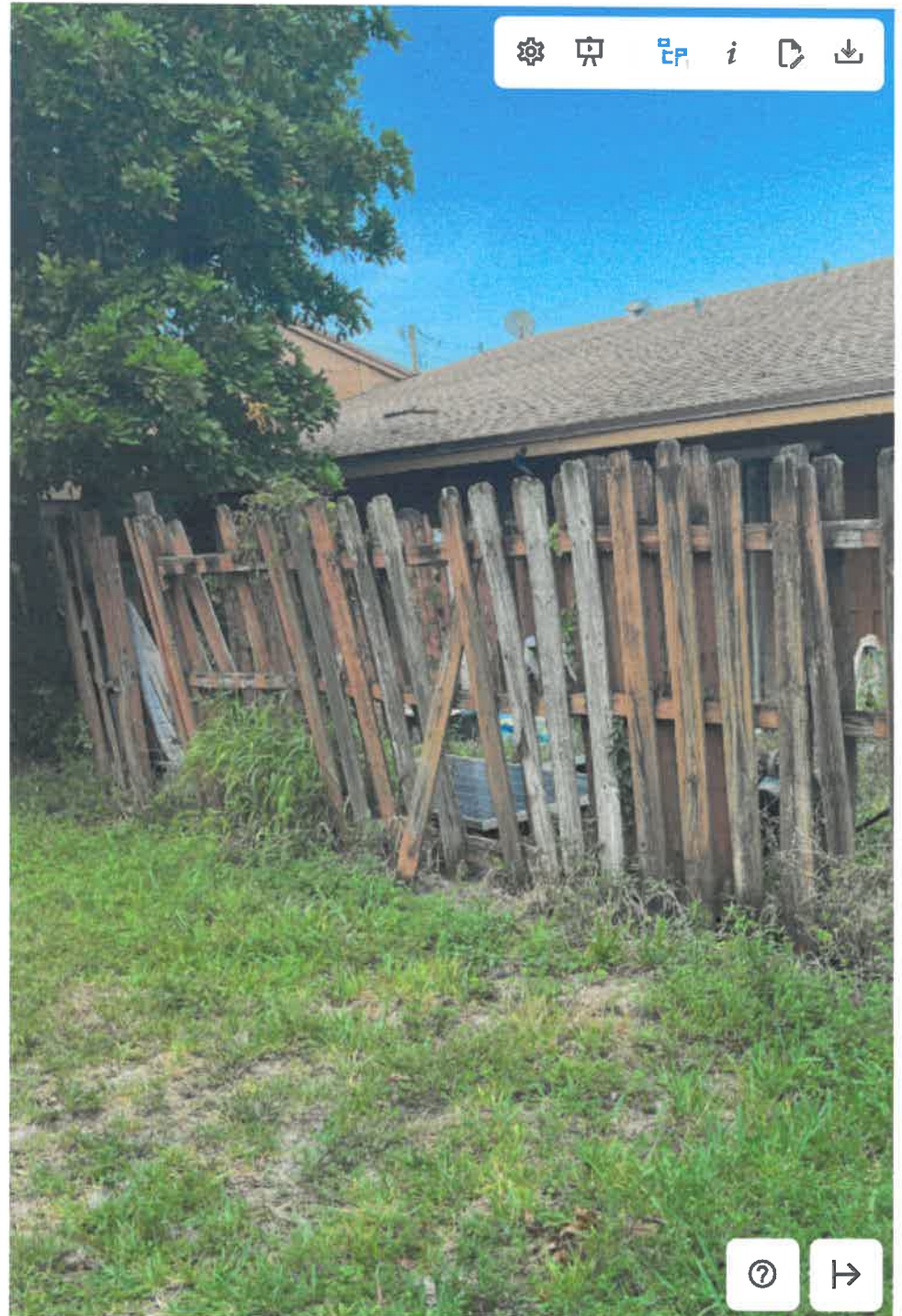
Overgrowth



+ - ↺ ↻ 📐 📏

🔒 ➡

Rear Fence is in need of
Repair.



+ - ↺ ↻ 📐 📏

📍 ➡

- Board on windows
- overgrowth



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

- (a) *Scope.* The provisions of this article shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property. The village hereby adopts the 2018 edition of the International Property Maintenance Code (IPMC) published by the International Code Council and incorporates the same by reference as if fully set forth herein, which shall be administered by a code enforcement inspector or officer or other person designated by the village manager.
- (b) *Local amendments.* The 2018 edition of the IPMC is hereby amended as follows:
- (1) Wherever the terms "International Building Code" or "International Existing Building Code" appear in this code, the term "Florida Building Code" shall be substituted for such terms.
 - (2) Wherever the term "International Fire Code" appear in this code, the term "National Fire Protection Act" or "NFPA" shall be substituted for such term.
 - (3) Section 101.1 Title is amended to insert "Village of Palm Springs".
 - (4) Section 102.7 Referenced Codes and Standards is amended to read as follows:
The codes and standards referenced in this code shall be the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34. Where there are differences between provisions of this code, the Florida Building Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34, the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code, and any other code or standard contained in Articles II of Chapter 10 and in Chapter 34 shall prevail.
 - (5) Section 103.5 Fees is deleted.
 - (6) Section 112.4 Failure to Comply is amended to insert the amounts of "\$100" and "\$5,000", respectively.
 - (7) Section 302.4 Weeds is amended to insert the height of "twelve (12) inches".
 - (8) Section 304.14 Insect Screens is amended to delete the words "during the period from [date] to [date]".
 - (9) Section 602.3 Heat Supply is amended to insert the dates of "November 1st to March 31st".
 - (10) Section 602.4 Occupiable Workspaces is amended to insert the dates of "November 1st to March 31st".
- (c)

Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements. The owner of the structure shall provide and maintain light, ventilation and space and conditions in compliance with this article. A person shall not occupy as owner-occupant or permit another person to occupy any premises which do not comply with the requirements of this chapter.

(d) *Vacant structures and land.* All vacant structures and premises or vacant land shall be maintained in a clean, safe, secure and sanitary condition so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.

(1) The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this Code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2019-14, § 2, 9-12-2019)

CASE PRESENTATION
CASE No. CASE 2025-65

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 4169 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 F and ERROL R SMYTH

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

Sec 30-141 overgrowth of weeds

Sec 34-225 fencing missing or broken fence or wall

Sec 34-1381 nuisance materials stored outside and visible to public

Sec 10-7 property maintenance generally, all around perimeter of parcel

Sec 14-32 rental permits are required for rental units

6. Good morning your honor today we are having a continuation of the Lakewood Villas property on Lakewood rd. There are 8 units in total and 6 of them are owned by Mr. Earl himself, he has just recently got out of the hospital for a fall he suffered. Mr. Earl is 94 years of age, I have communicated with him throughout the investigation into all the units, he has been as cooperative as can be but unfortunately not much has been done to any of the units. On **June 9th** I wrote a notice of violation of the discrepancies observed while conducting investigation at the premises. After some time, I went ahead and mailed another ccv on **August 27th** with intentions to resolve some of the violations.

7. After the second ccv I spoke to Mr. Earl and advised him that the case would be going to a hearing in September and he understood, he said he was not sure if he would attend hearing because of his limitations due to his fall.

8. **On September 4th a hearing** notice was mailed regularly to the respondent's address of record and certified. See attachments. I received several messages informing me of MR EARLs wellbeing. It is now September and a nov/noh has been sent to address of record on palm beach appraiser with a hearing date of September 18th, 2025.

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

10. The village has also incurred costs in the amount of \$252.35 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than **October 1, 2025.**

11. Thank you, your honor I am now SUBJECT TO ANY QUESTIONS, 'YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



The Village of Palm Springs FLORIDA



Case Administrative / Court Costs

September 18, 2025- 4169 Laewood Rd

Case 2025-65

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	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	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
total cost for case 2025-65				252.35

PERMIT NO.

VIOLATION DO NOT REMOVE

CORRECTIONS MUST BE
MADE AS NOTED BELOW

4169 Lakewood

ADDRESS

BLDG. ELEC. MECH. PLBG. _____

30-191 Overgrown Veg.

34-1381 nuisance material stored
34-225 Fencing missing
10-7 Property maintenance

- STOP WORK! CALL 965-4016
BETWEEN 8:30 - 4:30
- VIOLATION! CORRECT AS NOTED
- 2nd REINSPECTION FEE OF \$65.00 MUST BE PAID IN
PERSON AT THE BUILDING DEPARTMENT. EACH
ADDITIONAL INSPECTION FEE INCREASES BY \$65.00.
- CALL 434-5092 FOR REINSPECTION

VILLAGE OF PALM SPRINGS, FLORIDA 561-

DATE

June 9th



801-9162

INSPECTOR



PALM SPRINGS POLICE DEPARTMENT

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

August 27, 2025

**SMYTH EARL F & SMYTH ERROL R
4169 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 4169 LAKEWOOD Rd, Palm Springs, FL 33461.

PCN: 70424424280000020

This property is in violation of local ordinances.

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

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

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

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

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

Compliance Date: September 05, 2025

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

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

A handwritten signature in black ink, appearing to read "D. Urrutia", written over a white background.

Professionalism · Respect · Integrity · Duty · Excellence



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



9489 0178 9820 3040 0464 39

Label 690-GDT, March 2023



quik
FIRST-CLASS MAIL
IM1
\$008.86⁹
09/05/2025 ZIP 33480
043M31255Z77

US POSTAGE

EARL SMYTH
11160 46th PL N
ROYAL PALM BEACH 33411 9137

Conf.



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

EARL SMYTH
11160 46th PL N
ROYAL PALM BEACH 33411 9137



quodient
FIRST-CLASS MAIL
IM1
\$000.74⁹
09/05/2025 ZIP 33480
043M31255Z77

US POSTAGE

Property Detail

Location Address : 4169 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-28-000-0020
Subdivision : LAKEWOOD VILLAS
Official Records Book/Page : 16175 / 1232
Sale Date : 10/31/2003
Legal Description : LAKEWOOD VILLAS UNIT NO 2 AS IN OR4072P283

Owner Information

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

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/31/2003	\$41,000	16175 / 01232	WARRANTY DEED	SMYTH EARL F &
01/15/2003	\$60,000	14703 / 01629	WARRANTY DEED	JAFRE PROPERTIES INC
01/25/1999	\$25,000	10893 / 01319	QUIT CLAIM	RINGER ABE &
03/01/1993	\$22,000	07644 / 01586	WARRANTY DEED	
12/01/1991	\$25,900	07041 / 01532	CERT OF TITLE	
06/01/1989	\$44,000	06112 / 00836	WARRANTY DEED	
06/01/1989	\$34,000	06112 / 00834	WARRANTY DEED	
04/01/1989	\$34,000	06041 / 01515	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$151,111	\$146,095	\$131,095	\$119,895	\$100,878
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$151,111	\$146,095	\$131,095	\$119,895	\$100,878

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$87,463	\$79,512	\$72,284	\$65,713	\$59,739
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$87,463	\$79,512	\$72,284	\$65,713	\$59,739

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$2,100	\$1,965	\$1,796	\$1,669	\$1,513
NON AD VALOREM	\$353	\$344	\$341	\$323	\$288
TOTAL TAX	\$2,452	\$2,309	\$2,136	\$1,992	\$1,801

 Account Information

Property Control Number:
 70-42-44-24-28-000-0020
Mailing Address:
 11160 46TH PL N
 West Palm Beach, FL 33411-9137
Owner of Record:
 SMYTH EARL F &

Property Type:
 Real Property
Property Address:
 4169 LAKEWOOD RD
 LAKE WORTH, FL 33461
Second Owner:
 SMYTH ERROL R

Status: Active
Legal Description:
 LAKEWOOD VILLAS UNIT NO 2 AS IN
 OR4072P283

Last updated: 9/12/2025 09:52:26 AM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
 Delinquent Property Tax cannot be paid online.
 Visit our [Payment Options](#) page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
 A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

 Tax Bills

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

Total Payable: \$0.00

 Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$2,216.45 Net Tax: \$2,308.79 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$92.34	11/27/24	-\$2,216.45	● Paid
4/1/24	<input type="checkbox"/> \$2,050.95 Net Tax: \$2,136.40 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$85.45	11/28/23	-\$2,050.95	● Paid
3/31/23	<input type="checkbox"/> \$1,932.28 Net Tax: \$1,992.04 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$59.76	12/6/22	-\$1,932.28	● Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-65

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

**EARL SMYTH F & SMYTH ERROL R
4169 LAKEWOOD ROAD
PALMS SPRINGS, FL 33461**

**MAILING ADDRESS:
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 14-32: Rental. Permits are required for residential rental units.**
- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).**
- Section 10-7: Property maintenance in general.**

Address: 4169 LAKEWOOD ROAD
Legal Description: LAKEWOOD VILLAS UNIT NO 2 AS IN OR4072P283
PCN: 70-42-44-24-28-000-0020

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **September 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 14-32: Rental. Permits are required for residential rental units.**

- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).**
- Section 10-7: Property maintenance in general.**

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

- Section 14-32: Rental. Permits are required for residential rental units.**
- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).**
- Section 10-7: Property maintenance in general.**

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 **October 1, 2025**:
 - Administrative costs of **\$252.35**
 - 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. The Respondent must comply with all Code violations on or before **October 31, 2025**. If the respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the respondent contacts the Code 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 **October 1, 2025**.
 - Administrative costs of **\$252.35**
 - 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 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. 8520 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18TH day of September 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](#)

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-66

EARL SMYTH
4173 LAKEWOOD RD
PALM SPRINGS FL 33461

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 5th Day of September 2025 at 10:07 am, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), EARL SMYTH at 4173 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 the truthfulness of the claims made above.

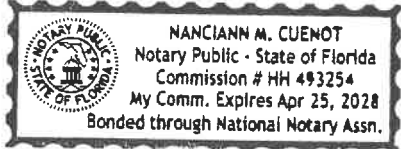
By [Signature]
Code Enforcement Officer

Date: 9/8/25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-66 25-00640

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SMYTH EARL F
4173 LAKEWOOD RD
PALM SPRINGS, FL 33461

Respondent.

9489-0178-9820-3040-0464-4C
Cert.

PCN: 70424424280000040

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 04, 2025, the SMYTH EARL F , owners of the property at 4173 LAKEWOOD Rd, Palm Springs, FL 33461 is in violation of local ordinances.

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

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

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

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

These violations must be corrected on or before [__ September 5th __], 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 [__ September 18th __] 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.

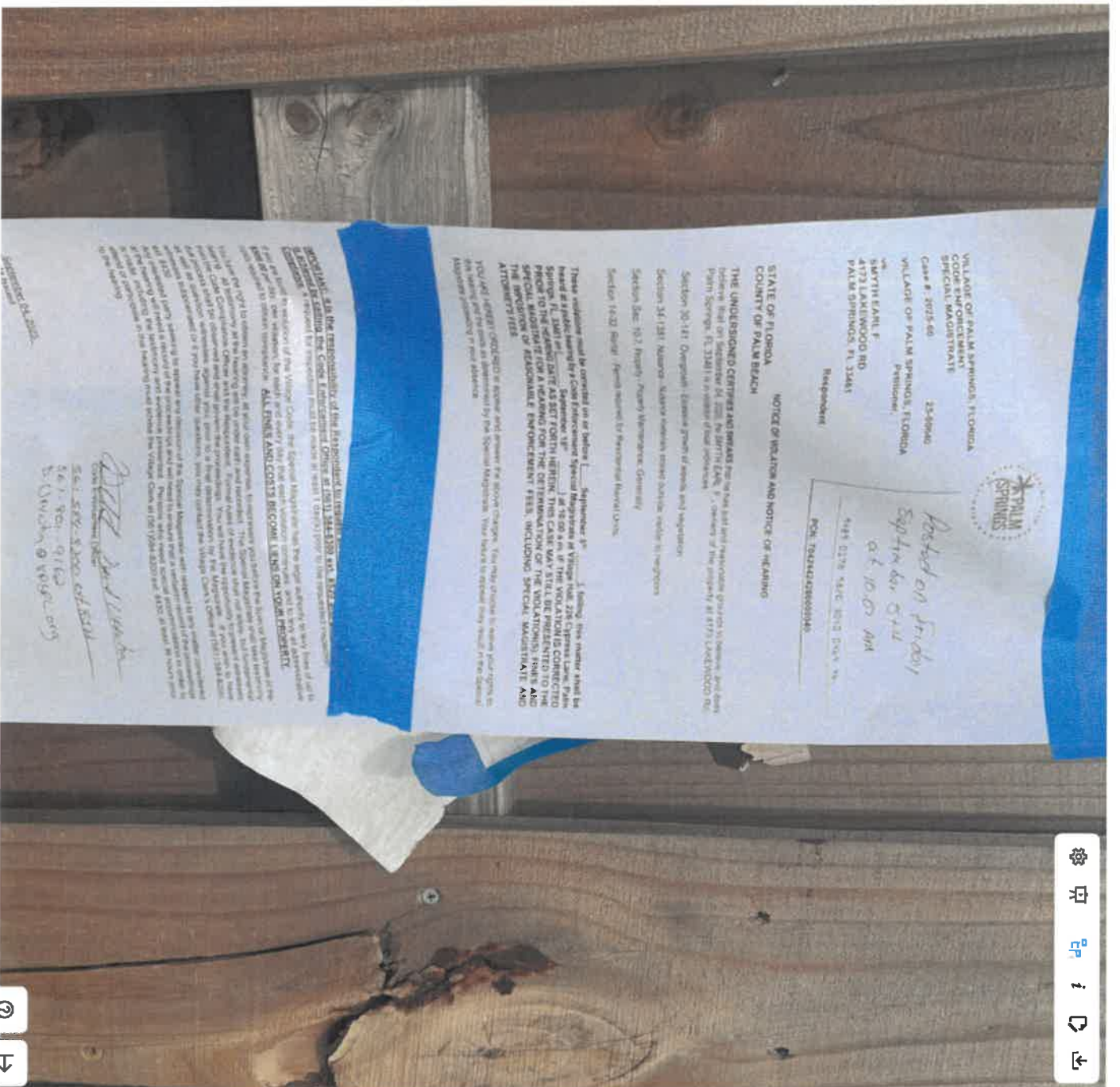
 David Urrutia
Code Enforcement Officer

561-801 9162 561-584 8200 ext. 8521

D. Urrutia@VPSFL.org

September 04, 2025
Date Issued

Pic of Posting.



also up of
bats and fimo.
with certified
mail.



VILLAGE OF PALM SPRINGS, FLORIDA
ENFORCEMENT
MAGISTRATE

25-66 25-00640

PALM SPRINGS, FLORIDA
Petitioner,

33461
DOD RD
S, FL 33461

Respondent.

NOTICE OF VIOLATION AND NOTICE OF HEARING

FLORIDA
PALM BEACH
SIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does
September 04, 2025, the SMYTH EARL F., owners of the property at 4173 LAKEWOOD Rd,
L 33461 is in violation of local ordinances.
Overgrowth - Excessive growth of weeds and vegetation
Nuisance - Nuisance materials stored outside visible to neighbors
Nuisance - Property Maintenance, Generally
7. Property - Permits required for Residential Rental Units.

Posted on Friday
September 5+14
at 10:07 AM
9489 0178 9820 3040 0464 45
PCN: 70424424280000040

September 5th
Special Magistrate at Village Hall, 226 C
September 18th
AS SET FORTH HEREIN, THIS CASE MA
DATE AS SET FORTH HEREIN, THIS CASE MA
HEARING FOR THE DETERMINA
ENFORCEMENT

-Boards

-Overgrowth



- Overgrowth



Wall
overgrowth
fence.



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

- (a) *Scope.* The provisions of this article shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property. The village hereby adopts the 2018 edition of the International Property Maintenance Code (IPMC) published by the International Code Council and incorporates the same by reference as if fully set forth herein, which shall be administered by a code enforcement inspector or officer or other person designated by the village manager.
- (b) *Local amendments.* The 2018 edition of the IPMC is hereby amended as follows:
- (1) Wherever the terms "International Building Code" or "International Existing Building Code" appear in this code, the term "Florida Building Code" shall be substituted for such terms.
 - (2) Wherever the term "International Fire Code" appear in this code, the term "National Fire Protection Act" or "NFPA" shall be substituted for such term.
 - (3) Section 101.1 Title is amended to insert "Village of Palm Springs".
 - (4) Section 102.7 Referenced Codes and Standards is amended to read as follows:
The codes and standards referenced in this code shall be the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34. Where there are differences between provisions of this code, the Florida Building Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34, the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code, and any other code or standard contained in Articles II of Chapter 10 and in Chapter 34 shall prevail.
 - (5) Section 103.5 Fees is deleted.
 - (6) Section 112.4 Failure to Comply is amended to insert the amounts of "\$100" and "\$5,000", respectively.
 - (7) Section 302.4 Weeds is amended to insert the height of "twelve (12) inches".
 - (8) Section 304.14 Insect Screens is amended to delete the words "during the period from [date] to [date]".
 - (9) Section 602.3 Heat Supply is amended to insert the dates of "November 1st to March 31st".
 - (10) Section 602.4 Occupiable Workspaces is amended to insert the dates of "November 1st to March 31st".
- (c)

Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements. The owner of the structure shall provide and maintain light, ventilation and space and conditions in compliance with this article. A person shall not occupy as owner-occupant or permit another person to occupy any premises which do not comply with the requirements of this chapter.

(d) *Vacant structures and land.* All vacant structures and premises or vacant land shall be maintained in a clean, safe, secure and sanitary condition so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.

(1) The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this Code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2019-14, § 2, 9-12-2019)

CASE PRESENTATION
CASE No. CASE 2025-66

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 4173 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 F

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

Sec 30-141 overgrowth of weeds and vegetation trim all around premises.

Sec 34-1381 nuisance materials stored outside and visible to neighbors.

Sec 10-7 property maintenance all around parcel in general

Sec 14-32 rental permits required for rental units

6. Good morning your honor today we are having a continuation of the Lakewood Villas property on Lakewood rd. There are 8 units in total and 6 of them are owned by Mr. Earl himself, he has just recently got out of the hospital for a fall he suffered. Mr. Earl is 94 years of age, I have communicated with him throughout the investigation into all the units, he has been as cooperative as can be but unfortunately not much has been done to any of the units. On **June 9th** I wrote a notice of violation of the discrepancies observed while conducting investigation at the premises. After some time, I went ahead and mailed another ccv on **August 27th** with intentions to resolve some of the violations.

7. After the second ccv I spoke to Mr. Earl and advised him that the case would be going to a hearing in September and he understood, he said he was not sure if he would attend hearing because of his limitations due to his fall.

8. **On September 4th a hearing** notice was mailed regularly to the respondent's address of record and certified. See attachments. I received several messages informing me of MR EARLs wellbeing. It is now September and a nov/noh has been sent to address of record on palm beach appraiser with a hearing date of September **18th, 2025.**

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

10. The village has also incurred costs in the amount of \$252.35 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than **October 1, 2025.**

11. Thank you, your honor I am now SUBJECT TO ANY QUESTIONS, `YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

Red tag



DO NOT REMOVE
CORRECTIONS MUST BE
MADE AS NOTED BELOW

4173 Lakewood

ADDRESS

- BLDG.
- ELEC.
- MECH.
- PLBG.

- Overgrown weeds on

- fence a little after hours

- Insurance

- 2 1/2 gal Sign Postcard

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

VIOLATION! CORRECT AS NOTED

2nd REINSPECTION FEE OF \$65.00 MUST BE
PERSON AT THE BUILDING DEPARTMENT. E
ADDITIONAL INSPECTION FEE INCREASES E

CALL 434-5092 FOR REINSPECTION

VILLAGE OF PALM SPRINGS, FLORIDA

DATE *June 9th*

David





PALM SPRINGS POLICE DEPARTMENT

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

August 27, 2025

**SMYTH EARL F
4173 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 4173 LAKEWOOD Rd, Palm Springs, FL 33461.

PCN: 70424424280000040

This property is in violation of local ordinances.

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

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

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

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

Compliance Date: September 5, 2025

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

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

Professionalism · Respect · Integrity · Duty · Excellence

Property Detail

Location Address : 4173 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-28-000-0040
Subdivision : LAKEWOOD VILLAS
Official Records Book/Page : 04854 / 1652
Sale Date : 03/01/1986
Legal Description : LAKEWOOD VILLAS UNIT NO 4 AS IN OR4072P274

Owner Information

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

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/01/1986	\$100	04854 / 01652	WARRANTY DEED	SMYTH EARL F
12/01/1985	\$100	04742 / 00436	CERT OF TITLE	
10/01/1983	\$54,900	04072 / 00274	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$151,245	\$146,229	\$131,229	\$120,029	\$101,012
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$151,245	\$146,229	\$131,229	\$120,029	\$101,012

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$87,848	\$79,862	\$72,602	\$66,002	\$60,002
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$87,848	\$79,862	\$72,602	\$66,002	\$60,002

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$2,106	\$1,971	\$1,801	\$1,674	\$1,517
NON AD VALOREM	\$353	\$344	\$341	\$323	\$288
TOTAL TAX	\$2,458	\$2,314	\$2,141	\$1,997	\$1,805

 Account Information

Property Control Number:
 70-42-44-24-28-000-0040
Mailing Address:
 11160 46TH PL N
 West Palm Beach, FL 33411-9137
Owner of Record:
 SMYTH EARL F

Property Type:
 Real Property
Property Address:
 4173 LAKEWOOD RD
 LAKE WORTH, FL 33461
Second Owner:

Status: Active
Legal Description:
 LAKEWOOD VILLAS UNIT NO 4 AS IN
 OR4072P274

Last updated: 9/12/2025 09:50:44 AM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
 Delinquent Property Tax cannot be paid online.
 Visit our Payment Options page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
 A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

 Tax Bills

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

Total Payable: **\$0.00**

 Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$2,221.66 Net Tax: \$2,314.23 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$92.57	11/27/24	-\$2,221.66	 Paid
4/1/24	<input type="checkbox"/> \$2,055.77 Net Tax: \$2,141.43 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$85.66	11/28/23	-\$2,055.77	 Paid
3/31/23	<input type="checkbox"/> \$1,936.91 Net Tax: \$1,996.81 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$59.90	12/6/22	-\$1,936.91	 Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-66

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

**EARL SMYTH F
4173 LAKEWOOD ROAD
PALMS SPRINGS, FL 33461**

**MAILING ADDRESS:
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 30-141: Overgrowth. Excessive growth of weeds and vegetation.

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

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

Section 10-7: Property maintenance in general.

Address: 4173 LAKEWOOD ROAD
Legal Description: LAKEWOOD VILLAS UNIT NO 4 AS IN OR4072P274
PCN: 70-42-44-24-28-000-0040

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **September 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. Excessive growth of weeds and vegetation.

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

- Section 14-32: Rental. Permits are required for residential rental units.**
- Section 10-7: Property maintenance in general.**

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

- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 14-32: Rental. Permits are required for residential rental units.**
- Section 10-7: Property maintenance in general.**

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 **October 1, 2025:**
 - Administrative costs of **\$252.35**
 - 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. The Respondent must comply with all Code violations on or before **October 31, 2025**. If the respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the respondent contacts the Code 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 **October 1, 2025.**
 - Administrative costs of **\$252.35**
 - 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 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. 8520 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18TH day of September 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](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-67

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

PROFIT PLANET LLC
4781 N CONGRESS Ave, Ste 203
BOYNTON BEACH, FL 33426 7941
Respondent(s).

PCN: 70-43-44-20-01-104-0100

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 26, 2025**, the Respondent(s), **PROFIT PLANET LLC**, owner(s) of the property at **2964 2ND AVENUE N, LAKE WORTH BEACH, FL, 33461**, is in violation of local ordinances.

- SECTION 34-572 - Violation of Village Zoning Board Development Order – Site plan requirements not met.
- SECTION 70-124 – No Use & Occupancy Certificate
- SECTION 70-125 – No Use & Occupancy Application and payment of fees
- SECTION 10-31 FBC (Florida Building Code) 105.1 - Working without Permits – interior renovations.
- SECTION 10-31 FBC (Florida Building Code) 110.1 - No required Inspections.
- SECTION 70-94 - Application for local business tax receipt required – operating business in Unit A & Unit B.

These violations must be corrected on or before **SEPTEMBER 12, 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 SEPTEMBER 18, 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: AUGUST 26, 2025

Nanciann Cuenot
Printed Name of Officer

2964



PALM SPRINGS POLICE DEPARTMENT

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

AUGUST 26, 2025

PROFIT PLANET LLC
4781 N CONGRESS Ave, Ste 203
BOYNTON BEACH, FL 33426 7941

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:
2964 2ND Avenue N. in Palm Springs, FL PCN: 70-43-44-20-01-104-0100

VIOLATION / HEARING CASE 2025-67

- SECTION 34-572 - Violation of Village Zoning Board Development Order – Site plan requirements not met.**
- SECTION 70-124 – No Use & Occupancy Certificate**
- SECTION 70-125 – No Use & Occupancy Application and payment of fees**
- SECTION 10-31 FBC (Florida Building Code) 105.1 - Working without Permits – Interior renovations.**
- SECTION 10-31 FBC (Florida Building Code) 110.1 - No required inspections.**
- SECTION 70-84 - Application for local business tax receipt required – operating business in Unit A & Unit B.**

The options available include coming into voluntary compliance on or before **September 12, 2025** OR arguing your case at the Special Magistrate Hearing on **Thursday, September 18, 2025 at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL**. This is part of your right under the judicial system.

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

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

Respectfully,

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

Professionalism • Respect • Integrity • Duty • Excellence

9487 0176 9620 3040 0463 23



Posted 8:26-20:
Time 2:45 pm
Nanciann Cuenot

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-67

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
v.

PROFIT PLANET LLC
4781 N CONGRESS Ave, Ste 203
BOYNTON BEACH, FL 33426 7941
Respondent(s).

PCN: 70-43-44-20-01-104-0100

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, on **AUGUST 26, 2025**, the Respondent(s), **PROFIT PLANET LLC**, owner(s) of the property at **2964 2ND AVENUE N. LAKE BEACH, FL, 33461**, is in violation of local ordinances:

- SECTION 34-572 - Violation of Village Zoning Board Development Order – Site plan requirements not met.**
- SECTION 70-124 – No Use & Occupancy Certificate**
- SECTION 70-125 – No Use & Occupancy Application and payment of fees**
- SECTION 10-31 FBC (Florida Building Code) 105.1 - Working without Permits – Interior renovations.**
- SECTION 10-31 FBC (Florida Building Code) 110.1 - No required inspections.**
- SECTION 70-84 - Application for local business tax receipt required – operating business in Unit A & Unit B.**

These violations must be corrected on or before **SEPTEMBER 12, 2025**. This matter shall be heard at a public hearing by the Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461, Tel. 961-584-8300 on **THURSDAY, SEPTEMBER 18, 2025** IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETAILS OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIFIC 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 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.** The Code Enforcement Office at (381) 584 - 8300 Ext. 8524. A request for inspection must be made at least 1 week 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 \$50 violation, for each day that each violation continues, and to levy all administrative costs required to obtain compliance. **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. The hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Respondent. Former rules of evidence shall not apply, but fundamental due process shall be observed and shall govern. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Special Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561) 584-8300. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing must file a written appeal with the Special Magistrate within 10 business days of the date the hearing is held. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk's Office at (561) 584-8300 Ext 8430, at least 36 hours prior to the hearing.

Nanciann Cuenot
Code Enforcement Officer 561-584-8300 x 8524

Date Issued: AUGUST 26, 2025

Nanciann Cuenot
Printed Name of Officer

8/26/2025 2:46



8/26/2025 2:46

2964 2nd Ave N



6/24/2025 1:45:59 PM

Unit A



6/24/2025 1:45:44 PM

Unit A



6/24/2025 1:45:36 PM

2964 2nd Ave

TSI Financial Services

All Types of Loans:
FHA - Conventional - VA - USDA - NonQM
Investments - Loan Modification - Foreclosure - Bank
Owned - Finance - Refinance - First-Time Buyer -
Fixer Upper - HELOC - DSCR - Foreign National -
Hard Money - Residential - Commercial - etc...

Unit B



6/24/2025 1:45:12 PM

Sec. 34-572. Violations.

Any violation or non-compliance of any provision of chapter 34 or any violation or non-compliance with any order, license, permit, annexation agreement, site/landscape plan, approval, or any condition placed on any permit or any approval, issued by the council, a board or administratively shall be deemed a violation of this Code and shall be subject to the village's code compliance process as well as any other legal action available to the village including, but not limited to, injunctive relief.

(Code 1994, § 30-400; Ord. No. 2016-21, § 4, 1-12-2017)

Sec. 70-124. - Use and occupancy certificates and inspections required and enforcement.

- (a) It shall be unlawful for any person either directly or indirectly to engage in or to conduct any business, profession or occupation in the village at a given location or premises without a use and occupancy inspection as required herein.
- (b) A use and occupancy inspection shall be required of persons or businesses:
 - (1) Upon the application for a new use and occupancy certificate; or
 - (2) Upon request of law enforcement, fire prevention, code enforcement or building official who has reasonable cause to believe the given location or premises is in violation of the life safety requirements; or
 - (3) Upon a new owner obtaining title to a property on which a business, profession or occupation is conducted without a valid Village of Palm Springs business license;
 - (4) Every third year after the continuous renewal of a use and occupancy certificate for all existing commercial and industrial properties;
 - (5) Every third year after the continuous renewal of a use and occupancy certificate for single-family, multiple family, townhome or condominium unit(s) or other dwelling unit(s) being rented as residential dwelling units; or
 - (6) Upon re-location of a business or transfer of a local business tax receipt to a new location.
- (c) If the inspector is denied access to the premises to conduct the use and occupancy inspection, a use and occupancy certificate shall not be issued, shall not be renewed, and/or may be suspended or revoked.
- (d) In the event a person who has authority over the premises does not consent to the inspection of the interior and/or curtilage at the time of the inspection, the person who has authority over the premises shall be given an opportunity to reschedule the inspection within ten days of the initial inspection. Failure of the person who has authority over the premises to reschedule and thereafter consent to an inspection shall be sufficient grounds and cause for the village to seek a warrant from a court of competent jurisdiction for the purpose of inspecting the interior and curtilage of the business place or premises. The village reserves the right to conduct a use and occupancy inspection of the interior and/or curtilage of the business place or premises without seeking a warrant if emergency conditions exist which threaten the immediate harm to the public health, safety and welfare.
- (e) The requirement herein for a use and occupancy inspection shall be read in concert with F.S. § 933.20—933.30, requiring warrants for administrative searches,

(Ord. No. 2018-03, § 2, 4-12-2018)

Sec. 70-125. - Application for use and occupancy certificate for new businesses; inspection; and fees.

- (a) Before the village may issue a use and occupancy certificate for engaging in, or carrying on any business, it shall be the duty of the owner/applicant to file an application with the village.
- (b) An application shall be filed on a standard application form supplied by the village and shall not be considered complete until the application satisfies the requirements of this section.
- (c) *Contents.* In addition to other information as may be required, the application shall contain the following information and shall be accompanied by the following documents:
 - (1) *Identity.* An owner/applicant shall provide its legal name, any aliases, and date of birth or formation, if the owner/applicant is a partnership or corporation. A partnership shall provide the full and complete name of the partnership and the name and addresses of all partners. A corporation shall provide the exact and complete corporate name, the date of its incorporation, the name and address of the registered corporate agent for service of process, and the names and addresses of all corporate officers.
 - (2) *Address.* The application shall list the current local and legal domiciliary, a residential address of the owner/applicant and the name and address of an agent authorized to receive notice for purposes of this article.
 - (3) *Business name.* If the owner/applicant intends to conduct the business under a name other than that of the applicant, the applicant shall state the establishment's fictitious name and copy of its registration with the division of corporations of the department of state.
 - (4) *License/receipt history.* Whether the owner/applicant has had a previous license/receipt suspended or revoked, as well as the date of the suspension or revocation, and the location of the establishment for which the license/receipt was suspended or revoked, as well as the date of the suspension or revocation.
 - (5) *Operational information.*
 - a. Location of the proposed business, including the legal street address, and the owner/applicant's mailing address.
 - b. The name, phone number and email address of the individual who has authority over the premises for the inspector to contact to schedule the use and occupancy inspection.
 - c. The telephone number of the business.
 - d. A copy of any license, registration, or certification required for the profession or occupation; or a copy of all applications for such license, registration, or certification. A use and occupancy certificate shall not be issued until copies of the final license, registration, or certification are provided to the village.
- (d) *Affidavit.* A notarized, signed and sworn statement by the owner/applicant or their authorized agent verifying that the information within the application is truthful, independently verifiable, and complete. The owner/application or their authorized agent must provide a valid Florida

driver's license, registration or other valid form of identification along with the affidavit.

- (e) **Fees.** Each application shall be accompanied by the application fee established by village resolution. If the application is denied, the village shall retain the application fee to cover the administrative costs of processing the application. The application fees required for obtaining a use and occupancy certificate (new or renewal) are based on one certificate for each individual tenant or business space and/or for each individual piece of real property as described by the county property appraiser's office through the provision of a property control number and recorded deed. In addition to the application fee, the owner/applicant shall pay at the time of application the inspection fee established by village resolution. No additional inspection fee shall be required for the first re-inspection. If a use and occupancy certificate is not granted after the initial re-inspection, the inspection fee (as established by village resolution) shall be charged for each additional inspection of the location or premises.
- (f) For each new certificate issued between October 1 and April 1, the full application fee for one year shall be paid, except as provided in this article. For each new certificate issued between April 1 and July 1, one-half of the full application fee for one year shall be paid, except as provided in this article. For each new certificate issued between July 1 and September 30, one-fourth of the full amount of application fee for one year shall be paid, except as provided in this article.
- (g) If any of the information required in the application changes prior to any subsequent annual renewal date, the owner/applicant shall provide updated information within 30 days of such change.

(Ord. No. 2018-03, § 2, 4-12-2018)

Florida Building Code (FBC) PERMITS

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

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

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

CASE PRESENTATION

CASE No. 2025-67 2964 2nd AVENUE N

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. 2025-67 CONCERNS THE PROPERTY AT 2964 2ND AVENUE N. 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 PROFIT PLANET LLC.
5. PERSUANT TO INVESTIGATION AND MY OWN OBSERVATION, THE PROPERTY IS IN VIOLATION OF THE VILLAGE CODE
SECTION 34-572 – Non-compliance of Village Zoning Board Development Order – Site plan requirements not met.
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.
SECTION 10-31 FBC (Florida Building Code) 105.1 - Working without Permits for interior renovations.

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

6. THIS PROPERTY HAS BEEN UNOCCUPIED AND VACANT SINCE 2017. ON JUNE 24, 2025, I WAS DRIVING PASSED THE PROPERTY AND NOTICED CARS IN THE PARKING LOT AND BUSINESS SIGNS ON THE WINDOWS. I STOPPED AND ENTERED THE BUSINESS AND NOTICED INTERIOR RENOVATIONS WERE COMPLETED, DIVIDING THE SPACE INTO TWO SEPARATE UNITS A & B. I ASKED THE BUSINESS MANAGER, LOUIS VILDOR, IF THEY HAD A LOCAL BUSINESS TAX RECEIPT. HE TOLD ME THEY HAD A BTR BUT DID NOT PRODUCE IT. ACCORDING TO THE PROPERTY APPRAISER, THE RESPONDENT IN THIS CASE PURCHASED THE PROPERTY ON FEBRUARY 2, 2025 AND HAD DONE INTERIOR RENOVATIONS, AND TWO SEPARATE BUSINESSES WERE ENGAGING IN BUSINESS WITHOUT A BUSINESS TAX RECEIPT.

7. COURTESY NOTICES WERE SENT TO THE PROPERTY OWNER AND REGISTERED AGENT AT THE ADDRESS ON RECORD WITH THE PROPERTY APPRAISERS' OFFICE AND SUNBIZ. THE PROPERTY DOES NOT MEET THE VILLAGE'S CURRENT CG ZONING REGULATIONS. ON MARCH 13, 2024, A VILLAGE ZONING BOARD DEVELOPMENT ORDER WAS SIGNED. THE PROPERTY OWNER IS REQUIRED TO COME INTO COMPLIANCE WITH THE PLANNING AND ZONING DEVELOPMENT ORDER NO. 2024-02 TO REDUCE THE EXISTING NON-CONFORMITIES, APPLY FOR AND OBTAIN A USE AND OCCUPANCY CERTIFICATE, PERMITS AND INSPECTIONS FOR INTERIOR RENOVATIONS, AND LOCAL BUSINESS TAX RECEIPT FOR BUSINESSES IN UNIT A & UNIT B.

8. THE PROPERTY OWNER DID NOT RESPOND TO THE COURTESY NOTICES AND 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.

9. I REQUEST THAT THE RESPONDENT BE ORDERED TO COME INTO COMPLIANCE WITH ACTIONS TO CORRECT THE VIOLATIONS AND GAIN COMPLIANCE BY DECEMBER 17, 2025. IF NOT IN COMPLIANCE BY THE STATED DATE, A \$250.00 PER DAY FINE SHALL COMMENCE.

10. THE VILLAGE HAS INCURRED COSTS IN THE AMOUNT OF \$221.33 IN THE PROSECUTION OF THIS CASE, AND I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE PROSECUTION COSTS TO THE VILLAGE NO LATER THAN OCTOBER 2, 2025.

11. 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

September 18, 2025, 2964 2nd Avenue N - Profit Planet LLC		Case 2025-67		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.50	35.00	122.50
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	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	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	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 2025-67				221.33



PALM SPRINGS POLICE DEPARTMENT

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

AUGUST 26, 2025

PROFIT PLANET LLC
4781 N CONGRESS Ave, Ste 203
BOYNTON BEACH, FL 33426 7941

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:

2964 2ND Avenue N. in Palm Springs, FL. PCN: 70-43-44-20-01-104-0100

VIOLATION / HEARING CASE 2025-67

SECTION 34-572 - Violation of Village Zoning Board Development Order – Site plan requirements not met.

SECTION 70-124 – No Use & Occupancy Certificate

SECTION 70-125 – No Use & Occupancy Application and payment of fees

SECTION 10-31 FBC (Florida Building Code) 105.1 - Working without Permits – interior renovations.

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

SECTION 70-94 - Application for local business tax receipt required – operating business in Unit A & Unit B.

The options available include coming into voluntary compliance on or before **September 12, 2025** OR arguing your case at the Special Magistrate Hearing on **Thursday, September 18, 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

Professionalism · Respect · Integrity · Duty · Excellence

9489 0178 9820 3040 0463 23



PALM SPRINGS POLICE DEPARTMENT

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

August 12, 2025

**PROFIT PLANET LLC
CHRISTELLE DELVA, REG. AGENT
4781 NORTH CONGRESS AVE, STE 203
BOYNTON BEACH, FL 33426**

Dear Property Owner,

You have been issued a **FINAL** courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **2964 2ND Ave N**, Palm Springs, FL 33461.

PCN: 70434420011040100

This property is in violation of local ordinances.

Sec. 34-572 - Violation of Village Zoning Board Development Order. Site plan requirements not met -

Sec. 70-124 - No required Use and Occupancy Certificate on file with the Planning, Zoning & Building Department.

Sec. 70-125 - No required application for Use and Certificate of Occupancy for the property includes payment of fees owed.

Sec. 10-31(FBC105.1 & 110.1) Interior renovation without permits & Inspections.

70-94 Application for BTR - Open for business before obtaining a BTR - Unit A & Unit B.

Compliance Date: August 26, 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,

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

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



PALM SPRINGS POLICE DEPARTMENT

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

July 28, 2025

**PROFIT PLANET LLC
CHRISTELLE DELVA, REG. AGENT
4781 NORTH CONGRESS AVE, STE 203
BOYNTON BEACH, FL 33426**

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 2964 2ND Ave N, Palm Springs, FL 33461.

PCN: 70434420011040100

This property is in violation of local ordinances.

Sec. 34-572 - Violation of Village Zoning Board Development Order. Site plan requirements not met -

Sec. 70-124 - No required Use and Occupancy Certificate on file with the Planning, Zoning & Building Department.

Sec. 70-125 - No required application for Use and Certificate of Occupancy for the property includes payment of fees owed.

Sec. 10-31(FBC105.1 & 110.1) Interior renovation without permits & Inspections.

70-94 Application for BTR - Open for business before obtaining a BTR - Unit A & Unit B.

Compliance Date: August 8, 2025

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

Respectfully,

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



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

UNITED STATES
 POSTAL SERVICE

CERTIFIED MAIL®



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Label 690-CDT - March 2023



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 043M31255277

US POSTAGE

**PROFIT PLANET LLC
 CHRISTELLE DELVA, REG. AGENT
 4781 NORTH CONGRESS AVE, STE 203
 BOYNTON BEACH, FL 33426**



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



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US POSTAGE

**PROFIT PLANET LLC
 CHRISTELLE DELVA, REG. AGENT
 4781 NORTH CONGRESS AVE, STE 203
 BOYNTON BEACH, FL 33426**



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



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CHRISTELLE DELVA, REG. AGENT
4781 NORTH CONGRESS AVE, STE 203
BOYNTON BEACH, FL 33426**



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



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07/25/2025 ZIP 33480
043M31255277

US POSTAGE

**PROFIT PLANET LLC
CHRISTELLE DELVA, REG. AGENT
4781 NORTH CONGRESS AVE, STE 203
BOYNTON BEACH, FL 33426**

Property Detail

Location Address : 2964 2ND AVE N
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-20-01-104-0100
Subdivision : MODEL LAND CO
Official Records Book/Page : 35561 / 1844
Sale Date : 02/04/2025
Legal Description : MODEL LAND CO SUB N 133 FT OF W 68.15 FT OF E 165 FT OF TR 104

Owner Information

Owner(s)	Mailing Address
PROFIT PLANET LLC	4781 N CONGRESS AVE STE 203 BOYNTON BEACH FL 33426 7941

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/04/2025	\$445,000	35561 / 01844	WARRANTY DEED	PROFIT PLANET LLC
01/30/2025	\$10	35561 / 01842	QUIT CLAIM	2964 SECOND AVE LLC
11/21/2022	\$10	34006 / 00067	QUIT CLAIM	2964 SECOND AVE NORTH LLC
06/10/2021	\$440,000	32626 / 01951	WARRANTY DEED	FINNEGAN JAMES &
06/03/2016	\$250,000	28400 / 01172	WARRANTY DEED	VASQUEZ LUCILO
12/02/2015	\$10	27980 / 00091	QUIT CLAIM	2964 LLC
06/15/2006	\$360,000	20501 / 00683	WARRANTY DEED	2964 LLC
11/01/1999	\$90,000	11437 / 01230	WARRANTY DEED	
01/01/1977	\$45,000	02691 / 01357		
01/01/1974	\$50,000	02289 / 00756	WARRANTY DEED	
01/01/1973	\$100	02178 / 01764		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$157,208	\$159,522	\$147,583	\$93,751	\$95,413
Land Value	\$214,973	\$214,973	\$204,750	\$102,525	\$102,225
Total Market Value	\$372,181	\$374,495	\$352,333	\$196,276	\$197,638

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$372,181	\$374,495	\$352,333	\$196,276	\$197,638
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$372,181	\$374,495	\$352,333	\$196,276	\$197,638

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$7,231	\$7,337	\$7,055	\$4,041	\$4,104
NON AD VALOREM	\$411	\$404	\$392	\$380	\$374
TOTAL TAX	\$7,642	\$7,740	\$7,447	\$4,420	\$4,478



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

Detail by Entity Name

Florida Limited Liability Company
PROFIT PLANET LLC

Filing Information

Document Number L20000094409
FEI/EIN Number 85-0617489
Date Filed 04/01/2020
Effective Date 03/26/2020
State FL
Status ACTIVE

Principal Address

4781 North Congress Ave
Suite 203
Boynton Beach, FL 33426

Changed: 05/01/2022

Mailing Address

4781 North Congress Ave
Suite 203
Boynton Beach, FL 33426

Changed: 05/01/2022

Registered Agent Name & Address

DELVA, CHRISTELLE
4781 North Congress Ave
Suite 203
Boynton Beach, FL 33426

Address Changed: 05/01/2022

Authorized Person(s) Detail

Name & Address

Title MGR

DELVA, CHRISTELLE

Property owner
chrdelva@gmail.com
(850) 459-5490

4175 S. Congress Ave, Ste J
Lake Worth, FL 33461

Business Owner TSI Financial Services
Louis Vildor -

LVildor@gmail.com
B: 561-654-0655 (561) 249-1206

4781 North Congress Ave
Suite 203
Boynton Beach, FL 33426

Annual Reports

Report Year	Filed Date
2023	05/01/2023
2024	05/01/2024
2025	05/01/2025

Document Images

05/01/2025 -- ANNUAL REPORT	View image in PDF format
05/01/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
05/01/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
04/01/2020 -- Florida Limited Liability	View image in PDF format

Account Information

Property Control Number:
 70-43-44-20-01-104-0100
Mailing Address:
 5570 PRINCESS MARGARET DR
 Belize,
Owner of Record:
 2964 SECOND AVE NORTH LLC

Property Type:
 Real Property
Property Address:
 2964 2ND AVE N
 PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
 MODEL LAND CO SUB N 133 FT OF W 68.15 FT
 OF E 165 FT OF TR 104

Last updated: 8/29/2025 08:02:07 AM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
 Delinquent Property Tax cannot be paid online.
 Visit our [Payment Options](#) page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
 A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

Tax Bills


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

Total Payable: \$0.00

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$7,565.80 Net Tax: \$7,642.23 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$76.43	2/18/25	-\$7,565.80	● Paid
4/1/24	<input type="checkbox"/> \$7,508.24 Net Tax: \$7,740.46 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$232.22	12/8/23	-\$7,508.24	● Paid
3/31/23	<input type="checkbox"/> \$7,446.58 Net Tax: \$7,446.58 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/15/23	-\$7,446.58	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	<input type="checkbox"/> \$4,243.23 Net Tax: \$4,420.03 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$176.80	11/8/21	-\$4,243.23	● Paid
3/31/21	<input type="checkbox"/> \$4,388.14 Net Tax: \$4,477.69 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$89.55	1/27/21	-\$4,388.14	● Paid
3/31/20	<input type="checkbox"/> \$4,136.79 Net Tax: \$4,309.16 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$172.37	11/26/19	-\$4,136.79	● Paid

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-67

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

**PROFIT PLANET
2964 2nd AVENUE NORTH
PALM SPRINGS, FL 33461**

**(MAILING ADDRESS)
PROFIT PLANET
4781 NORTH CONGRESS AVENUE, STE 203
BOYNTON BEACH, FL 33426 7941**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-572: Non-compliance of Village Zoning Board Development Order. Site plan requirements are not met.

Section 70-124: No Use & Occupancy Certificate.

Section 70-125: No Use & Occupancy Application and payment of fees.

Section 10-31 (FBC 105.1): Working without permits. Interior renovations.

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

Section 70-94: Application for local business tax receipt required – operating business in Unit A & Unit B.

Address: 2964 2ND AVENUE NORTH
Legal Description: MODEL LAND CO SUB N 133 FT OF W 68.15 FT OF E 165 FT
OF TR 104
PCN: 70-43-44-20-01-104-0100

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **September 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 34-572: Non-compliance of Village Zoning Board Development Order. Site plan requirements are not met.**
- Section 70-124: No Use & Occupancy Certificate.**
- Section 70-125: No Use & Occupancy Application and payment of fees.**
- Section 10-31 (FBC 105.1): Working without permits. Interior renovations.**
- Section 10-31 (FBC 110.1): No required inspections.**
- Section 70-94: Application for local business tax receipt required – operating business in Unit A & Unit B.**

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

- Section 34-572: Non-compliance of Village Zoning Board Development Order. Site plan requirements are not met.**
- Section 70-124: No Use & Occupancy Certificate.**
- Section 70-125: No Use & Occupancy Application and payment of fees.**
- Section 10-31 (FBC 105.1): Working without permits. Interior renovations.**
- Section 10-31 (FBC 110.1): No required inspections.**
- Section 70-94: Application for local business tax receipt required – operating business in Unit A & Unit B.**

ORDER

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

Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **October 2, 2025:**

- Administrative costs of **\$221.33**
- 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 **December 17th, 2025.** If 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 **October 2, 2025.**

- Administrative costs of **\$221.33**
- 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 18th day of September 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:

[4781 N CONGRESS AVE STE 203](#)
[BOYNTON BEACH FL 33426 7941](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-68

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

William J Scheuring
8122 Saint John Ave E
Boynton Beach, FL 33472

Respondent(s).

70-43-44-19-11-002-0233

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **August 30th, 2025**, the Respondent(s), **William J Scheuring** owner(s) of the property at **3941 Coconut RD, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

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

SECTION 10-8: Driveways-Remove all black discoloration off both driveways.

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

These violations must be corrected on or before **September 15th, 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 September 18th, 2025**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584- 8300 Ext 8520 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested inspection. If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.**

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

Code Enforcement Officer 561-584-8300 ext. 8525

Joey Sanders

Date Issued: August 30th, 2025

Printed Name of Officer

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2025-68

RETURN OF SERVICE

**WILLIAM J SCHEURING
8122 SAINT JOHN AVE E
BOYNTON BEACH, FL 33472 1104**
_____ /

Respondent

On the 30th **Day of August 2025 at 5:43PM**, I served the attached NOV/NOH on the within named Respondent, **William J Scheuring** at **3941 Coconut RD** Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

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

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

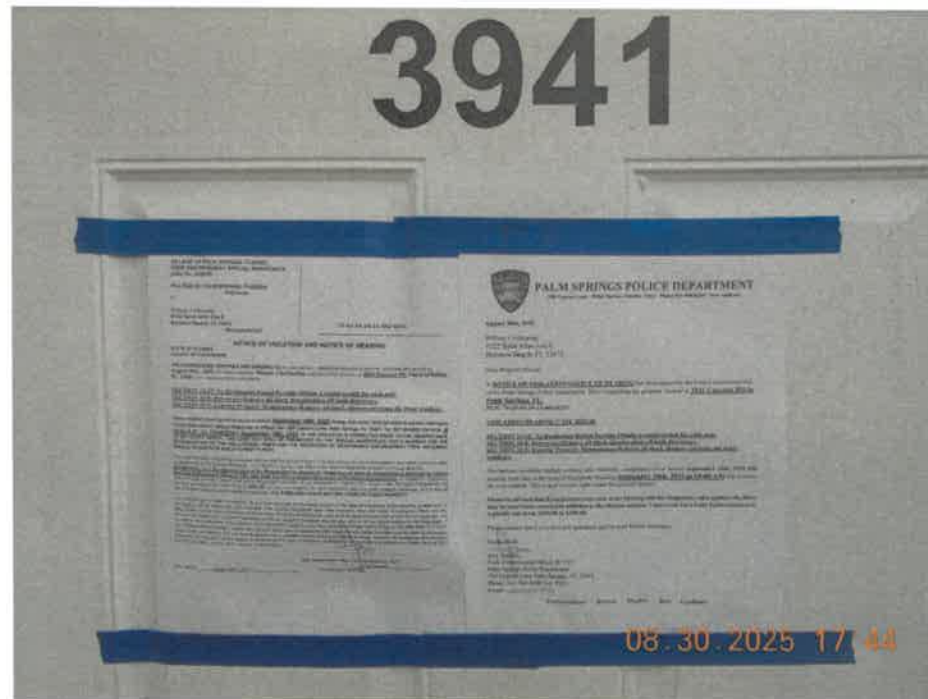
_____ **XX** POSTED BY: Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders ^{40#251}
Code Enforcement Officer



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PALM SPRINGS POLICE DEPARTMENT

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

August 30th, 2025

William J Scheuring
8122 Saint John Ave E
Boynton Beach, FL 33472

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 located at **3941 Coconut RD in Palm Springs, FL.**

PCN: 70-43-44-19-11-002-0233

VIOLATION/HEARING CASE 2025-68

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

SECTION 10-8: Driveways-Remove all black discoloration off both driveways.

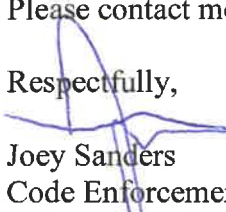
SECTION 10-9: Exterior Property Maintenance-Remove all black shutters covering the front windows.

The options available include coming into voluntary compliance on or before **September 15th, 2025 OR** arguing your case at the Special Magistrate Hearing, **September 18th, 2025 at 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,


Joey Sanders
Code Enforcement Officer ID #211
Palm Springs Police Department
230 Cypress Lane Palm Springs, FL 33461
Phone: 561-584-8300 Ext. 8525
Email: jsanders@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence

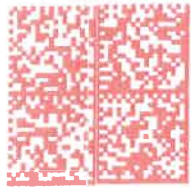


PALM SPRINGS POLICE DEPARTMENT
 CODE ENFORCEMENT DIVISION
 230 CYPRESS LANE
 PALM SPRINGS, FL 33461

William J Scheuring
 8122 Saint John Ave E
 Boynton Beach, FL 33472

US POSTAGE

quadrant
 FIRST-CLASS MAIL
 IMI
\$000.74⁰
 08/30/2025 ZIP 33480
 043M31255277



CERTIFIED MAIL®

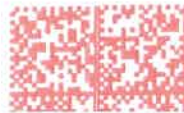


PALM SPRINGS POLICE DEPAR
 CODE ENFORCEMENT DIVISIO
 230 CYPRESS LANE
 PALM SPRINGS, FL 33461

William J Scheuring
 8122 Saint John Ave E
 Boynton Beach, FL 33472

US POSTAGE

quadrant
 FIRST-CLASS MAIL
 IMI
\$008.86⁰
 08/30/2025 ZIP 33480
 043M31255277



Label 890-QDT, March 2023



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Sec. 10-8. Exterior property areas.

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

(Ord. No. 2006-47, § 2, 11-9-2006)

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

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

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

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

Sec. 14-32. Regulatory fee; application.

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

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

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

CASE PRESENTATION

CASE No. CASE 2025-68

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 #2025-68 is concerning the property located at 3941 Coconut RD within the Village of Palm Springs.
3. According to the Palm Beach County Property Appraiser's records and the Palm Beach County Tax Collector's records, the current owner of the property is William J Scheuring.
4. Pursuant to observation there are violations of the following local ordinances:
SECTION 14-32: No Residential Rental Permits-Obtain a rental permit for each unit.
SECTION 10-8: Driveways-Remove all black discoloration off both driveways.
SECTION 10-9: Exterior Property Maintenance-Remove all black shutters covering the front windows.
Photos are included in the file.
5. On 05/03/2025, I inspected the property and observed multiple code violations to include holiday lights hanging from the fascia and no house ID numbers posted on the property. I issued a code courtesy violation notice and posted it on the front exterior wall of the property. All of the other above noted violations were also discovered throughout the duration of this case. It should be noted that I mailed the property owner a total of two follow-up letters which included a "Final Notice Before Special Magistrate Hearing" warning notice dated 07/11/2025 with a compliance date of 07/25/2025. As of this writing, the property owner cured several of the initial violations but has ignored all of my efforts to communicate with him and has failed to rectify the three remaining violations.
6. On August 30th, 2025, Notice of Violation/ Notice of Hearing 2025-68 was issued for the violations. The NOV/NOH notice was sent certified and regular mail to the respondent's address of record and posted at the property and at Village Hall. The Green Card from the certified mailing was not signed and returned. Unfortunately, the property remains in non-compliance.
7. I request that the respondent be ordered to come into compliance by correcting all the property violations by October 1st, 2025. If not in compliance by October 1st, 2025, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.
8. The Village has also incurred costs in the amount of \$237.35 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than October 1st, 2025.
9. Subject to any questions you might have, this concludes the Village's testimony.



The Village of Palm Springs
FLORIDA



Case Administrative / Court Costs

September 18, 2025, 3941 Coconut RD		Case 2025-68		
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	3.00	20.00	60.00
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
		0.00	0.00	0.00
Total Costs for Case 2025-68				237.35



PALM SPRINGS POLICE DEPARTMENT

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

July.11th, 2025

William J Scheuring
8122 Saint John Ave E
Boynton Beach, FL 33472

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 **3941 Coconut RD Palm Springs, FL 33461**

PCN: 70-43-44-19-11-002-0233

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

SECTION 14-32

No Residential Rental Permits: No rental permits on file with the Village of Palm Springs. Obtain a rental permit for each unit by contacting the PZB Department at 561-584-8200 Ext: 8460 or permits @vpsfl.org for further assistance.

SECTION 10-8

Driveway Maintenance: Remove all black discoloration off both driveways (pressure wash).

SECTION 10-9

Exterior Property Maintenance/Fascia/Street Numbers/Mailboxes/Shutters:

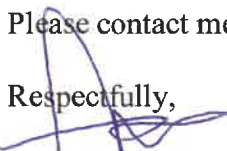
- Remove all black discoloration off the fascia (right side).
- Repair or replace both broken mailboxes.
- Remove all black shutters covering the windows (front).
- Post “3941” and “3943” house ID numbers on the front of the property. Must be clearly visible from the roadway.

Compliance Date: July 25th, 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

May 3rd, 2025

William J Scheuring
8122 Saint John Ave Unit #E
Boynton Beach, FL 33472

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 **3941 Coconut RD Palm Springs, FL 33461**

PCN: 70-43-44-19-11-002-0233

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

SECTION 14-32

No Residential Rental Permits: No rental permits on file with the Village of Palm Springs. Obtain a rental permit for each unit by contacting the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

SECTION 30-141

Overgrowth: Trim all overgrown bushes/vegetation (left side).

SECTION 34-225

Fence Maintenance: Repair or remove all broken fences (front).

SECTION 34-1381

Open Storage: Remove all misc. items stored on the right side of the property.

SECTION 10-9:

Exterior Property Maintenance/Holiday Lights/Mailboxes/Street Numbers/Fascia:

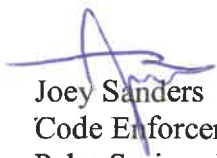
- Repair both broken mailboxes.
- Remove all holiday lights off the property (left side).
- Remove all black discoloration off the fascia located on the right side of the property (pressure wash).
- Post "3941" and "3943" house ID numbers on the front of the property. Must be clearly visible from the roadway.

Compliance Date: May 17th, 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: 05/03/2025 Time: _____
Location: 3941 COCONUT RD

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

Please address the listed code violations:

14-32 - 10 Residential Rental Permits
30-141 - Overgrowth
31-225 - Fence Maintenance
31-1361 - Open Storage
10-9 - Exterior Property Maintenance/
Holiday Lights / Mailboxes / Street Numbers /
Fascia

Reference Attached Letter

Compliance Date: 05/17/2025

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 : 3941 COCONUT RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-002-0233
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 27374 / 1308
Sale Date : 02/19/2015
Legal Description : LAKEWOOD GARDENS PLAT NO 1 S 100 FT OF N 300 FT OF W 150 FT OF TR 23 BLK 2

Owner Information**Owner(s)**

SCHEURING WILLIAM J

Mailing Address

8122 SAINT JOHN AVE E
 BOYNTON BEACH FL 33472 1104

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/19/2015	\$10	27374 / 01308	QUIT CLAIM	SCHEURING WILLIAM J
05/27/2005	\$10	18775 / 01549	WARRANTY DEED	SCHEURING WILLIAM J TRUST
01/30/2002	\$83,000	13401 / 00191	WARRANTY DEED	SCHEURING WILLIAM J
01/01/1997	\$100	09684 / 00398	WARRANTY DEED	
07/01/1996	\$69,000	09347 / 00082	WARRANTY DEED	
01/01/1974	\$24,900	02371 / 01640		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 2
***Total Square Feet :** 2100
Acres : .34
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details**Structural Details**

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	WSF: BRICK	
Year Built	1975	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	2	
Half Baths	0	
Roof Structure	GABLE/HIP	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Stories	1	

Subarea and Square Footage for Building 1



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



\$0.00
CHECK OUT

- Return
- New Search
- Print Page
- View Assessment Data

Account Information

Property Control Number: 70-43-44-19-11-002-0233	Property Type: Real Property	Status: Active
Mailing Address: 8122 SAINT JOHN AVE E Boynton Beach, FL 33472-1104	Property Address: 3941 COCONUT RD PALM SPRINGS, FL 33461	Legal Description: LAKEWOOD GARDENS PLAT NO 1 S 100 FT OF N 300 FT OF W 150 FT OF TR 23 BLK 2
Owner of Record: SCHEURING WILLIAM J	Second Owner:	

Last updated: 9/06/2025 02:10:23 PM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
Delinquent Property Tax cannot be paid online.
Visit our Payment Options page to [view delinquent tax payment options.](#)

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

Tax Bills

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

Total Payable: **\$0.00**

Recently Paid Bills

Payment Info - Select to Expand Payment History for PIN



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-68

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

**WILLIAM J SCHEURING
3941 COCONUT ROAD
PALM SPRINGS, FL 33461**

**(MAIL ADDRESS)
WILLIAM J SCHEURING
8122 SAINT JOHN AVE E
BOYNTON BEACH, FL 33472 1104**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 14-32: No residential rental permits. Obtain a rental permit for each unit.
Section 10-8: Driveways. Remove all black discoloration off both driveways.
Section 10-9: Exterior property maintenance. Remove all black shutters covering the front windows.

Address: 3941 COCONUT ROAD
Legal Description: LAKEWOOD GARDENS PLAT NO 1 S 100 FT OF N 300 FT OF
W 150 FT OF TR 23 BLK 2
PCN: 70-43-44-19-11-002-0233

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **September 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 14-32: No residential rental permits. Obtain a rental permit for each unit.**
- Section 10-8: Driveways. Remove all black discoloration off both driveways.**
- Section 10-9: Exterior property maintenance. Remove all black shutters covering the front windows.**

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

- Section 14-32: No residential rental permits. Obtain a rental permit for each unit.**
- Section 10-8: Driveways. Remove all black discoloration off both driveways.**
- Section 10-9: Exterior property maintenance. Remove all black shutters covering the front windows.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **October 1st, 2025:**
 - Administrative costs of **\$237.35**
 - 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 **October 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 **October 1st, 2025.**
 - Administrative costs of **\$237.35**
 - 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 18th day of September 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:

[8122 SAINT JOHN AVE E](#)
[BOYNTON BEACH, FL 33472 1104](#)

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-69

GONZALEZ JAVIER
441 CYPRESS LANE
PALM SPRINGS FL 33461

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 4th Day of September 2025 at 11:48 am, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), JAVIER GONZALEZ at 441 Cypress Lane, Palm Springs, FL 33461 by:

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

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

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

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

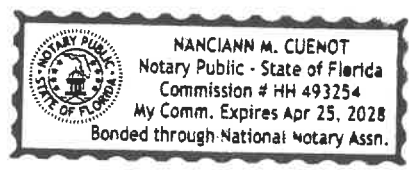
By: [Signature]
Code Enforcement Officer

Date: 9/8/2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00914 2025-69

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
JAVIER S GONZALEZ
441 CYPRESS LN
PALM SPRINGS, FL 33461

Respondent.

Hand delivered to
Gonzalez Javier on Thursday
Sept. 4th 11:48 AM
Cert.

9489 0178 9820 3040 0463 47

PCN: 70434418080180060

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 25, 2025 to present, the GONZALEZ JAVIER S , owners of the property at 441 CYPRESS Ln, Palm Springs, FL 33461 is in violation of local ordinances.

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

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

These violations must be corrected on or before [September 17th], 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 [Sept 18th] 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.

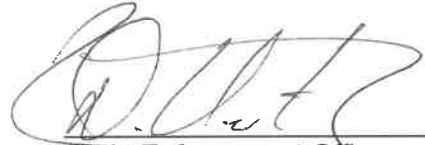
YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

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@VPSF1.ORG

September 03, 2025
Date Issued



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00914 2025-09

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
JAVIER S GONZALEZ
441 CYPRESS LN
PALM SPRINGS, FL 33461

Respondent.

*post at property
on Sep 4th
at 11:48 AM.*

PCN: 70434418080180060

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 25, 2025 to present, the GONZALEZ JAVIER S, owners of the property at 441 CYPRESS LN, Palm Springs, FL 33461 is in violation of local ordinances.

Section 24-914, Parkings - Parking in residential land use districts

Section 24-1381, Nuisance - Nuisance materials stored outside visible to neighbors.

These violations must be corrected on or before [September 17th], failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 225 Cypress Lane, Palm Springs, FL 33461 on [Sept 18th] 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 in 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) 584-8396 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 \$400.00 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 of 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 and ask questions addressed against you, prior to a final determination by the Magistrate. If you wish to answer 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. Parties who need special accommodations in order to attend or participate in the hearing must advise the Village Clerk at (561) 584-8200 ext. 8430 at least 30 days prior to the hearing.

[Handwritten signature]

obvious work being
done inside no
permits. ~~#~~ Trash &
debris

















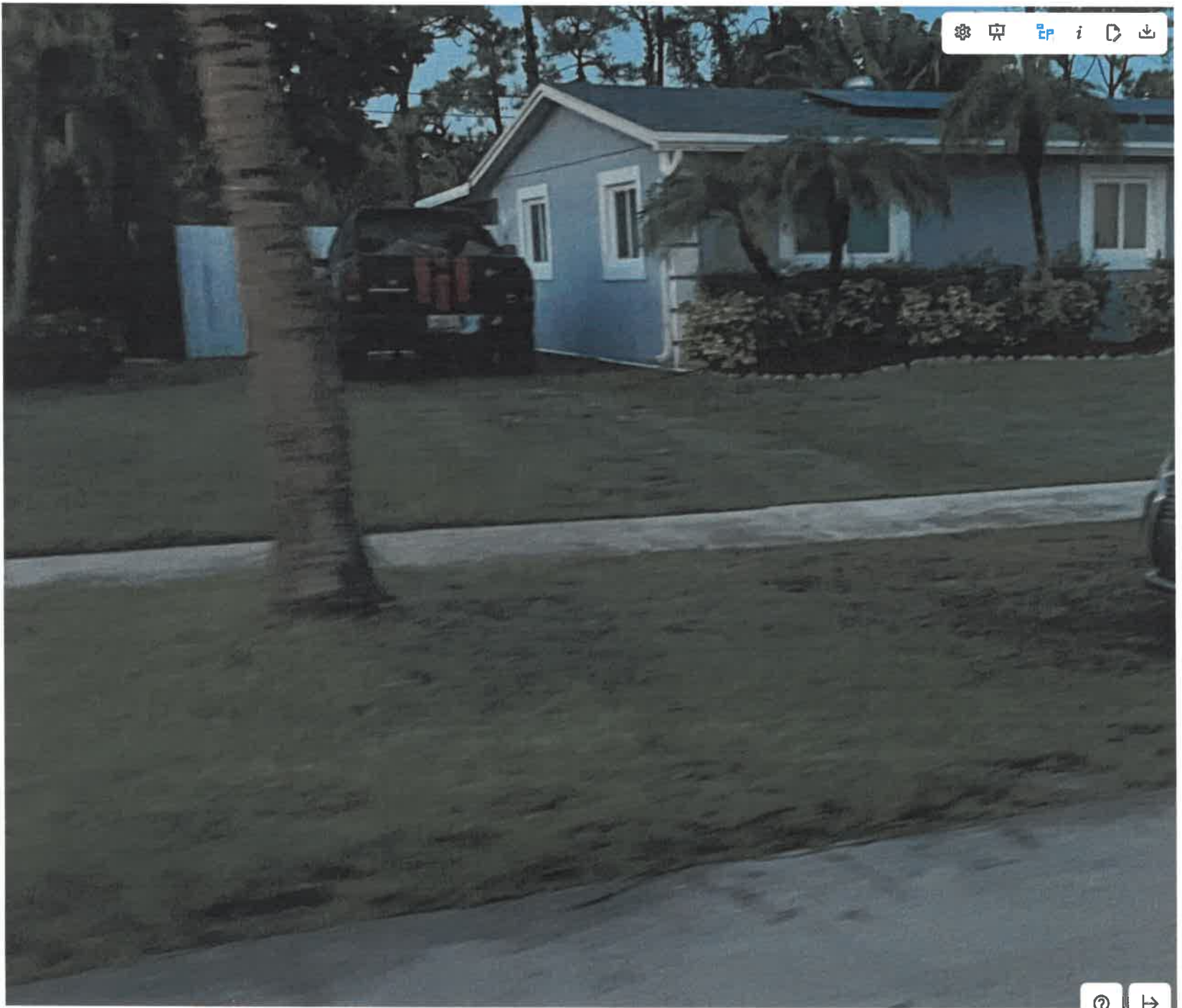
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Sec. 34-913. - Parking in all residential land use districts; certain parking prohibited.

- (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)

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 2025-69

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 441 CYPRESS LANE. in the village of palm springs.
4. according to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector Records the current owner of the property is JAVIER S GONZALEZ
5. pursuant to complaints and personal observation there are violations of ordinances
6. Sec 34-914 parking on residential land is prohibited
7. Good morning your honor today we are addressing the violation of sec 34-914 which states that parking on residential grounds is prohibited within the village. Today the Village would like a fact-finding order issued due to continuing, constant, almost daily, after I made contact and explained the violation.
8. On August 25th a red tag notification was placed on the door at 441 Cypress lane explaining the importance of parking correctly in order to maintain a clear sidewalk for pedestrians to walk on, also it was spoken and explained about the importance of using driveway and not parking on residential land, I expressed The Villages position on the matter and the reasoning behind that, we want to protect your property, that is why we always encourage tenants to occupy the district swale before parking on property grass. It also kills the grass, and the tire marks are noticeable after so much parking in that same location. After keeping an eye on the property and making my daily observations it has been determined to come to hearing since my notices and warnings have failed to produce compliance. Last time I spoke to owner we agreed to not pursue a hearing as long as violation remained cured until hearing date, the violation continued after our meeting with less frequency but still happening.
9. **So, On September 4th a hearing** notice was mailed regular and certified mail to the respondent's address of record found on Palm Beach Property Appraiser It is now September and nov/noh has been sent to address of record with a hearing date of September 18th, 2025.
10. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by September 19th, 2025. If not in compliance by September 19th, 2025, a \$100 per day per violation fine shall commence.
11. The village has also incurred costs in the amount of \$252.35 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than October 1, 2025.

CASE No. 2025-69

12. Thank you, your honor I am now SUBJECT TO ANY QUESTIONS, `YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

PERMIT NO. 2nd WARNING

**VIOLATION
DO NOT REMOVE**
CORRECTIONS MUST BE
MADE AS NOTED BELOW

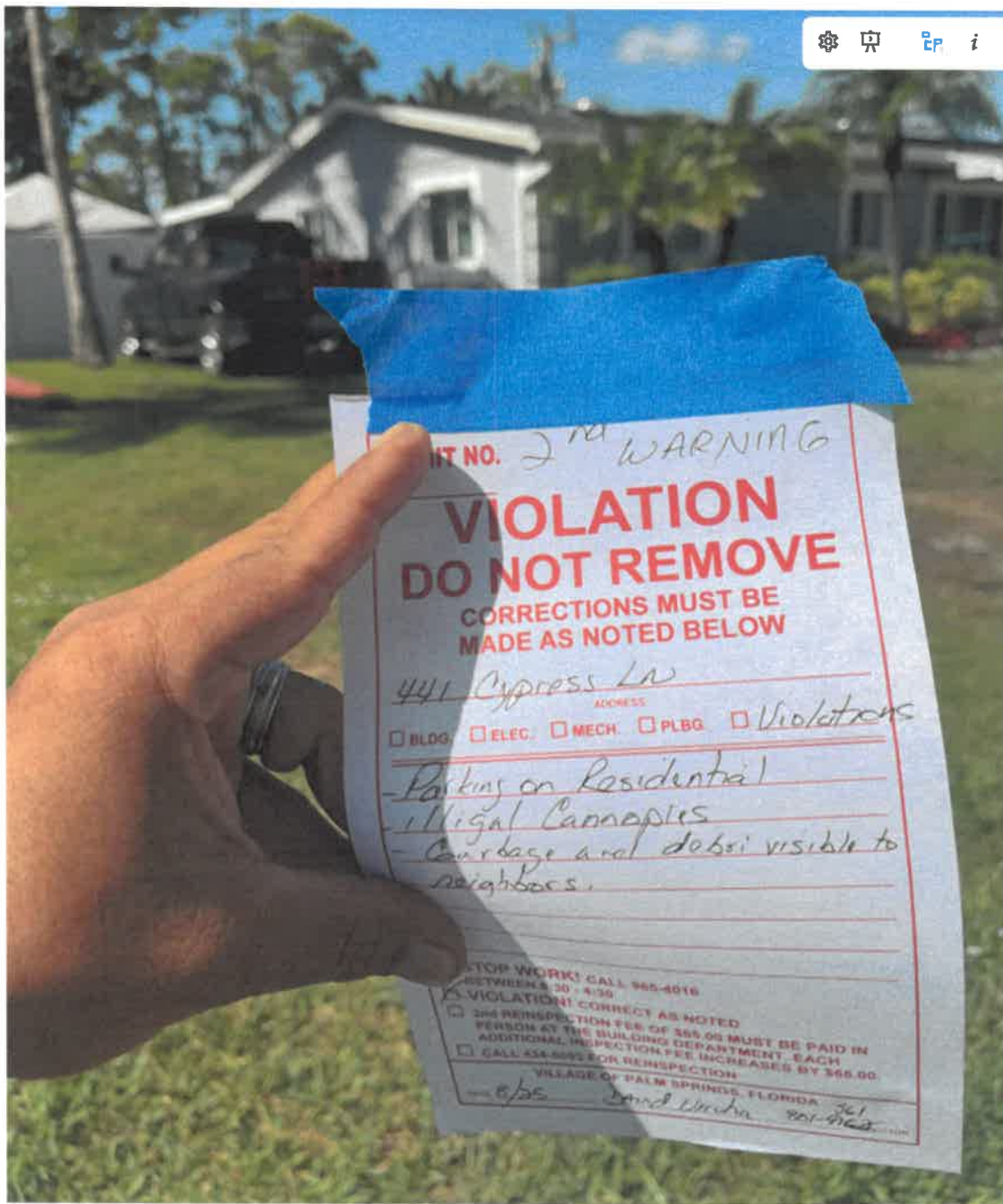
441 Cypress Ln
ADDRESS

BLDG. ELEC. MECH. PLBG. Violations

*Parking on Residential
Illegal Canopies
Courage and debris visible to
neighbors.*

- STOP WORK! CALL 965-4016 BETWEEN 8:30 - 4:30
- VIOLATION! CORRECT AS NOTED.
- 2nd REINSPECTION FEE OF \$65.00 MUST BE PAID IN PERSON AT THE BUILDING DEPARTMENT. EACH ADDITIONAL INSPECTION FEE INCREASES BY \$65.00
- CALL 434-6092 FOR REINSPECTION

VILLAGE OF PALM SPRINGS, FLORIDA 8/05
David Umha 801-9162



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS



CERTIFIED MAIL



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



9489 0178 9820 3040 0463 47

Label 800-QUIT, March 2023



quadr
FIRST
IMI
\$00
09/03
043M

GONZALEZ JAVIER S
441 CYPRESS Ln
PALM SPRINGS, FL 33461



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



quadr
FIRST
IMI
\$0
09/04
043M

GONZALEZ JAVIER
441 CYPRESS Ln
PALM SPRINGS, FL 33461



Property Detail

Location Address : 441 CYPRESS LN
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-08-018-0060
Subdivision : PALM SPRINGS VILLAGE PL 4 IN PB 25 PGS 78 & 79
Official Records Book/Page : 35825 / 409
Sale Date : 05/22/2025
Legal Description : VILLAGE OF PALM SPRINGS PL 4 LT 6 BLK 18

Owner Information

Owner(s)	Mailing Address
GONZALEZ JAVIER S LOPEZ BARBARA M &	441 CYPRESS LN LAKE WORTH BEACH FL 33461 1507

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/22/2025	\$525,000	35825 / 00409	WARRANTY DEED	LOPEZ BARBARA M &
03/21/2016	\$202,000	28183 / 00808	WARRANTY DEED	POWERS SEAN E
08/13/1999	\$85,700	11336 / 01404	WARRANTY DEED	PEREZ VICTOR JR &
06/01/1999	\$100	11190 / 01368	WARRANTY DEED	
05/01/1999	\$100	11094 / 01629	CERT OF TITLE	
11/17/1998	\$100	10756 / 01385	CERT OF TITLE	ALLIED GRP MTG CO
04/01/1993	\$83,000	07668 / 01155	REP DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
POWERS SEAN E	2025	HOMESTEAD
POWERS SEAN E	2025	ADDITIONAL HOMESTEAD

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$200,264	\$188,611	\$153,233	\$122,765	\$117,726
Land Value	\$143,640	\$149,625	\$173,206	\$172,024	\$116,934
Total Market Value	\$343,904	\$338,236	\$326,439	\$294,789	\$234,660

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$220,019	\$213,818	\$207,590	\$201,544	\$195,674
Exemption Amount	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$169,297	\$163,818	\$157,590	\$151,544	\$145,674

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$3,449	\$3,341	\$3,249	\$3,197	\$3,171
NON AD VALOREM	\$529	\$2,523	\$2,518	\$2,486	\$2,431
TOTAL TAX	\$3,977	\$5,864	\$5,767	\$5,683	\$5,601



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-69

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

**JAVIER S. GONZALEZ
441 CYPRESS LANE
LAKE WORTH BEACH, FL 33461 1507**

**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 in residential land use district.

Section 34-1381: Nuisance. Trash and debris are visible to the public.

Address: 441 CYPRESS LANE
Legal Description: VILLAGE OF PALM SPRINGS PL 4 LT 6 BLK 18
PCN: 70-43-44-18-08-018-0060

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **September 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 in residential land use district.**
- Section 34-1381: Nuisance. Trash and debris are visible to the public.**

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

- Section 34-914: Parking in residential land use district.**
- Section 34-1381: Nuisance. Trash and debris are visible to the public.**

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 **October 1, 2025:**
 - Administrative costs of **\$252.35**
 - 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. The Respondent must comply with all Code violations on or before **September 19th, 2025**. If the respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the respondent contacts the Code 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 **October 1, 2025**.
 - Administrative costs of **\$252.35**
 - 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 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. 8520 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of September 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:

[441 Cypress Lane](#)

[Lake Worth Beach, FL 33461 1507](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 71 (25-00943)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

JOHANNA OROZCO
5007 POLARIS CV
GREENACRES, FL 33463 5919
Respondent.

PCN 70-43-44-18-21-002-2150

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 5, 2025**, the Respondent, JOHANNA OROZCO, owner of the property at 719 LORI DRIVE, unit 215 (Bldg. 19), PALM SPRINGS, FL, 33461 is in violation of local ordinances.

Section 10-31 (FBC 105.1) working without required permits (AC Installation).
Section 10- 31 (FBC 110.1) No Required Inspections (AC Installation).
Section 14-32 No Required Permit (BTR) for Residential Rental Unit.

These violations must be corrected on or before **SEPTEMBER 15, 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 SEPTEMBER 18, 2025**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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


Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: September 5, 2025

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 71 (25-00943)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

JOHANNA OROZCO
5007 POLARIS CV
GREENACRES, FL 33463 5919
Respondent.

PCN 70-43-44-18-21-002-2150

Notices
CERTIFIED 9-5-25
9489 0178 9820 3040 0464 53
REGULAR 9-5-25
POSTING 9-5-25

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 5, 2025**, the Respondent, JOHANNA OROZCO, owner of the property at 719 LORI DRIVE, unit 215 (Bldg. 19), PALM SPRINGS, FL, 33461 is in violation of local ordinances.

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Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: September 5, 2025

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 71

JOHANNA OROZCO
5007 POLARIS CV
GREENACRES, FL 33463 5919

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 5TH Day of SEPTEMBER 2025 at 2:23 PM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), JOHANNA OROZCO, at 719 LORI 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 pursuant to F.S. 48.031.

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

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

By: Tom Gehрман
Code Enforcement Officer

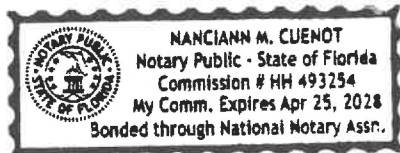
Date: September 10, 2025

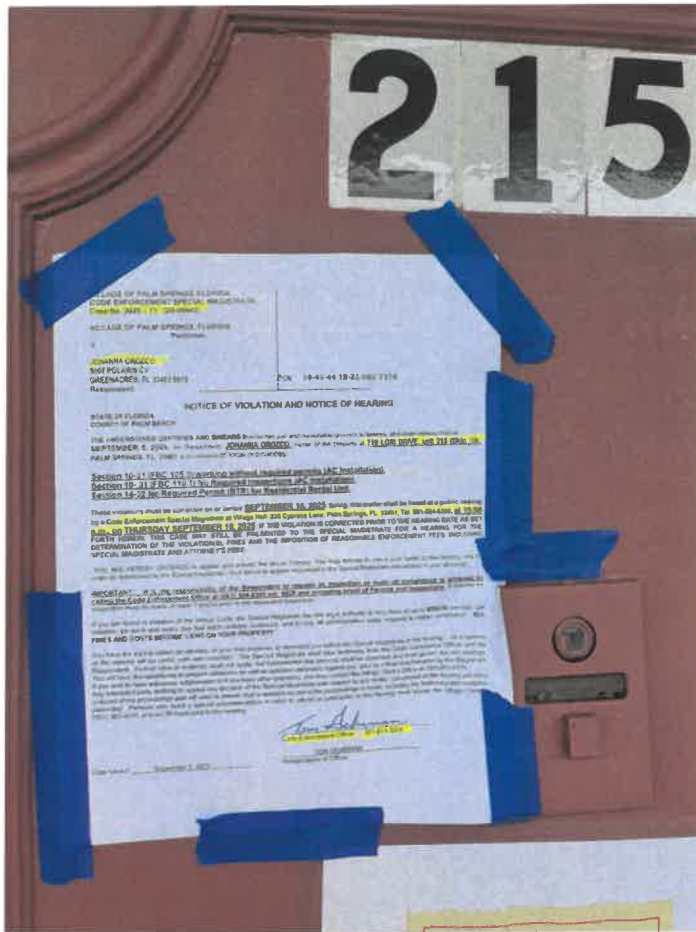
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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





9/5/2025 2:23:10 PM



9/5/2025 2:23:18 PM



9/5/2025 2:24:21 PM

PERMIT NO.

VIOLATION
DO NOT REMOVE
CORRECTIONS MUST BE
MADE AS NOTED BELOW

719 Lor. Dr #215 (Bldg 19)
ADDRESS

BLDG. ELEC. MECH. PLBG. AC INSTALL

Reports of AC INSTALLATION
No Required Permits
No Required Inspection

Permits + Inspections Required for
Vintage Buildings Dept in Village Area
(see memo)

STOP WORK! CALL 561-584-8200 EXT. 8488
BETWEEN 9:30 AM - 3:00 PM

VIOLATION! CORRECT AS NOTED

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

CALL 561-584-8265 FOR REINSPECTIONS

Date: 9-3-2025
Inspector: Tom Goodman (the Supervisor)

Quantity: Call # (7) 561-584-3200

9/3/2025 10:31:54 AM



9/3/2025 10:37:51 AM



9/3/2025 10:31:59 AM

*Wegon
Connection*

*(Bids 19)
719 Lori Dr
#215*





PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 5, 2025

JOHANNA OROZCO
5007 POLARIS CV
GREENACRES, FL 33463 5919

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 **719 LORI DRIVE, Unit 215 (bldg. 19) in Palm Springs, FL**
PCN: 70-43-44-18-21-002-2150

CASE 2025 -71 (25-00943)

Violations:

Section 10-31 (FBC 105.1) working without required permits (AC Installation).

Section 10- 31 (FBC 110.1) No Required Inspections (AC Installation).

Section 14-32 No Required Permit (BTR) for Residential Rental Unit.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY SEPTEMBER 18, 2025, AT 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,

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

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 5, 2025

JOHANNA OROZCO
5007 POLARIS CV
GREENACRES, FL 33463 5919

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

Respectfully,

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

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

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 3346



9489 0178 9820 3040 0464 53

JOHANNA OROZCO
5007 POLARIS CV
GREENACRES, FL 33463 5919

quadrant
FIRST-CLASS MAIL
IMI
\$008.86⁰
09/05/2025 ZIP 33480
043M31255277



US POSTAGE

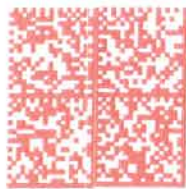
Label 890-QDT, March 2023



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

JOHANNA OROZCO
5007 POLARIS CV
GREENACRES, FL 33463 5919

quadrant
FIRST-CLASS MAIL
IMI
\$000.74⁰
09/05/2025 ZIP 33480
043M31255277



US POSTAGE

Section 10-31

SECTION 105
PERMITS

FBC

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

FBC

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain 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. 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 2025-71 (25-00943)

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 719 LORI DRIVE, Unit 215 (Bldg 19) 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 Johanna Orozco.
5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
Section 10-31 (FBC 105.1) working without required permits (AC Installation).
Section 10- 31 (FBC 110.1) No Required Inspections (AC Installation).
Section 14-32 No Required Permit (BTR) for Residential Rental Unit.

Courtesy Notices Posted at the property and Mailed to the property owner and discussion with a resident of Unit 215. The AC and Air Handler for the unit were installed on Saturday August 30th with reports of access to the roof gained by cutting the lock of the Roof Door. After the notices there were attempts to get an after-the-fact permit for AC Installation. No Emergency Permits were applied for with the Building Department. .

5. On SEPTEMBER 5, 2025, I WROTE Notice of Violation/Notice of Hearing 2025-72 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. Minimal communication with the property owner Although I have been told the resident that a Contractor is being hired to correct the violation and obtain the permit and have the work inspected.

6. The Violation remains on the property and the permit has not been applied for yet.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY OCTOBER 16, 2025.** Failure to GAIN COMPLIANCE within the time designated shall result in a \$100.00 per day, per violation fine commencing on OCTOBER 16, 2025.

8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$242.35** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN **OCTOBER 16, 2025**.

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

PERMIT NO.

**VIOLATION
DO NOT REMOVE
CORRECTIONS MUST BE
MADE AS NOTED BELOW**

719 LARI DR #215 (Bldg 19)

ADDRESS

BLDG. ELEC. MECH. PLBG. AC INSTALL

REPAIRS OF AC INSTALLATION

NO REQUIRED PERMIT

NO REQUIRED INSPECTION

Permits + Inspections Required Under
Village Building Dept in Village Hall
(Building Dept)

- STOP WORK! CALL 561-584-8200 EXT. 8460
BETWEEN 8:30 AM - 3:00 PM**
- VIOLATION! CORRECT AS NOTED**
- 2nd REINSPECTION FEE OF \$100.00 MUST BE PAID.
EACH ADDITIONAL RE-INSPECTION FEE
INCREASES BY \$100.00**
- CALL 561-584-8265 FOR REINSPECTIONS**

Date: 9-3-2025

Inspector: Tom Germain (Code Enforcement)

(P) 561 814-3208

PERMIT NO.

VIOLATION DO NOT REMOVE

CORRECTIONS MUST BE
MADE AS NOTED BELOW

719 LORI DR #215 (Bldg 19)

ADDRESS

BLDG. ELEC. MECH. PLBG. AC INSTALL

Reports of AC DISTURBANCE

No Required Permit

No Required INSPECTION

Permits + Inspections Required Code

Utility Billing Dept in Village Hall

(Pending work)

- STOP WORK! CALL 661-584-8200 EXT. 8460 BETWEEN 8:30 AM - 3:00 PM
- VIOLATION! CORRECT AS NOTED
- 2nd REINSPECTION FEE OF \$100.00 MUST BE PAID. EACH ADDITIONAL RE-INSPECTION FEE INCREASES BY \$100.00
- CALL 661-584-8265 FOR REINSPECTIONS

Date: 9-3-2025

Inspector: Tom Gorman (Public Safety)

12 11 11 11 11 11

(2025-71)

Property Detail

Location Address : 719 LORI DR 215
 Municipality : PALM SPRINGS
 Parcel Control Number : 70-43-44-18-21-002-2150
 Subdivision : LAKESIDE VILLAGE COND NO 9
 Official Records Book/Page : 28425 / 28
 Sale Date : 07/06/2016
 Legal Description : LAKESIDE VILLAGE COND 9 UNIT 215 BLDG 19

No Permit
 RAY (PROP MGR.) STATES THE
 LOCKERS CUT TO GAIN ACCESS
 TO THE ROOF.
 (561-752-6051)

Owner Information

Owner(s)

OROZCO JOHANNA

Mailing Address

5007 POLARIS CV
GREENACRES FL 33463 5919

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
07/06/2016	\$41,000	28425 / 00028	WARRANTY DEED	OROZCO JOHANNA
03/17/2016	\$100	28170 / 00562	CERT OF TITLE	NATIONAL HOME INVESTORS LLC
05/14/2013	\$1,500	26020 / 00615	CERT OF TITLE	CONDO ASSN OF LAKESIDE VILLAGE
12/05/2005	\$10	19702 / 00693	QUIT CLAIM	RODRIGUEZ DIEGO A
03/21/2005	\$97,000	18339 / 01789	WARRANTY DEED	PM INVESTORS INC
06/20/2002	\$39,000	13836 / 01719	WARRANTY DEED	SARDINAS YORDAN
01/01/1979	\$100	03000 / 01192	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

(25-00943)

Property Information

Number of Units : 1
 *Total Square Feet : 901
 Acres :
 Property Use Code : 0400—CONDOMINIUM
 Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Name	LAKESIDE VILLAGE COND NO 9	
Area	901	
Year Built	1978	
No of Bedroom(s)	1	
No of Bath(s)	1	
No of Half Bath(s)	1	
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Roof Structure	PRESTRESSED CONCRETE	
Roof Cover	ROLLED COMPOSITION	
Interior Wall 1	DRYWALL	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	

Property Detail

Location Address : 719 LORI DR 215
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-21-002-2150
Subdivision : LAKESIDE VILLAGE COND NO 9
Official Records Book/Page : 28425 / 28
Sale Date : 07/06/2016
Legal Description : LAKESIDE VILLAGE COND 9 UNIT 215 BLDG 19

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Roof Cover	ROLLED COMPOSITION	
Interior Wall 1	DRYWALL	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	

Stories 1

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	900
Total Square Footage	900
Area Under Air	900



Property Extra Feature

Description	Year Built	Units
Finished Encl. Porch	1984	96

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$135,470	\$110,414	\$103,414	\$103,814	\$67,414
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$135,470	\$110,414	\$103,414	\$103,814	\$67,414

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$91,785	\$83,441	\$75,855	\$68,959	\$62,690
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$91,785	\$83,441	\$75,855	\$68,959	\$62,690

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$2,058	\$1,792	\$1,664	\$1,608	\$1,323
NON AD VALOREM	\$353	\$344	\$341	\$323	\$288
TOTAL TAX	\$2,410	\$2,135	\$2,005	\$1,931	\$1,611

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

Property Detail

Location Address : 719 LORI DR 215
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-21-002-2150
Subdivision : LAKESIDE VILLAGE COND NO 9
Official Records Book/Page : 28425 / 28
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Owner(s)	Mailing Address
OROZCO JOHANNA	5007 POLARIS CV GREENACRES FL 33463 5919

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Exemption Information

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Roof Cover	ROLLED COMPOSITION	
Interior Wall 1	DRYWALL	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	

 Account Information

Property Control Number: 70-43-44-18-21-002-2150 Mailing Address: 5007 POLARIS CV Greenacres, FL 33463-5919 Owner of Record: OROZCO JOHANNA	Property Type: Real Property Property Address: 719 LORI DR 215 PALM SPRINGS, FL 33461 Second Owner:	Status: Active Legal Description: LAKESIDE VILLAGE COND 9 UNIT 215 BLDG 19
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Last updated: 9/10/2025 11:57:56 AM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
 Delinquent Property Tax cannot be paid online.
 Visit our [Payment Options](#) page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
 A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

 Tax Bills

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

Total Payable: \$0.00

 Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$2,092.31 Net Tax: \$2,135.02 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$42.71	1/12/25	-\$2,092.31	 Paid
4/1/24	<input type="checkbox"/> \$2,004.57 Net Tax: \$2,004.57 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/7/24	-\$2,004.57	 Paid
3/31/23	<input type="checkbox"/> \$1,853.83 Net Tax: \$1,931.06 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$77.23	11/30/22	-\$1,853.83	 Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-71

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

**JOHANNA OROZCO
719 LORI DRIVE, 215 (Bldg. 19)
PALM SPRINGS, FL 33461**

**MAILING ADDRESS:
JOHANNA OROZCO
5007 POLARIS CV
GREENACRES, FL 33463 5919
Respondent(s).**

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1) working without required permits (AC Installation).

Section 10- 31 (FBC 110.1) No Required Inspections (AC Installation).

Section 14-32 No Required Permit (BTR) for Residential Rental Unit.

Address: 719 LORI DRIVE 215
Legal Description: LAKESIDE VILLAGE COND 9 UNIT 215 BLDG 19
PCN: 70-43-44-18-21-002-2150

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **September 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) working without required permits (AC Installation).**
 - Section 10- 31 (FBC 110.1) No Required Inspections (AC Installation).**
 - Section 14-32 No Required Permit (BTR) for Residential Rental Unit.**

- 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) working without required permits (AC Installation).**
 - Section 10- 31 (FBC 110.1) No Required Inspections (AC Installation).**
 - Section 14-32 No Required Permit (BTR) for Residential Rental Unit.**

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 **October 16th, 2025:**
 - Administrative costs of **\$242.35**
 - 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. The Respondent must comply with all Code violations on or before **October 16th, 2025**. If the respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the respondent contacts the Code 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 **October 16th, 2025**.
 - Administrative costs of **\$242.35**
 - 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 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 18th day of September 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:

[5007 Polaris CV](#)
[Greenacres, FL 33463 5919](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 72 (25-00942)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

CAROL SUKER TRUST
239 LAKE ARBOR DRIVE
LAKE WORTH BEACH, FL 33461 2160
Respondent.

PCN 70-43-44-17-54-001-2390

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 5, 2025**, the Respondent, CAROL SUKER TRUST, owner of the property at 239 LAKE ARBOR DRIVE, PALM SPRINGS, FL, 33461 is in Violation of local ordinances.

Section 10-9 Exterior Building Maintenance.
Section 30-143 Public Nuisance; Trash & Debris.

These violations must be corrected on or before **SEPTEMBER 15, 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 SEPTEMBER 18, 2025**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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


Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: September 5, 2025

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 72 (25-00942)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

CAROL SUKER TRUST
239 LAKE ARBOR DRIVE
LAKE WORTH BEACH, FL 33461 2160
Respondent.

Notices
Certified 9-5-25
9489 0178 9820 3040 0463 85

Regular 9-5-25

Asing 9-4-25

PCN 70-43-44-17-54-001-2390

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

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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.

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

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


Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: September 5, 2025

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 72

SUKER CAROL TRUST
239 LAKE ARBOR DRIVE
LAKE WORTH BEACH, FL 33461 2160
Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 4TH Day of SEPTEMBER 2025 at 1:31PM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), SUKER CAROL TRUST, at 239 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 pursuant to F.S. 48.031.

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

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

By: Tom Gehrman
Code Enforcement Officer

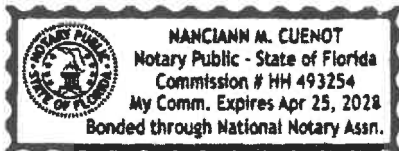
Date: 9-10-2025

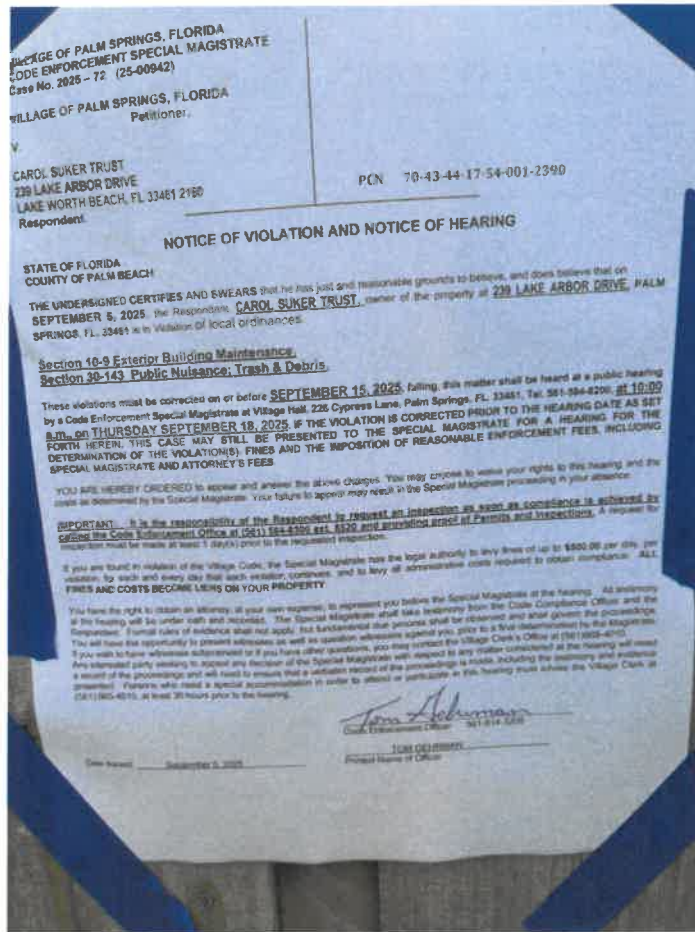
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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





9/4/2025 1:30:59 PM

Posting
239 LAKE ARBOR
CASE 2025-72



9/4/2025 1:31:08 PM



9/4/2025 1:33:06 PM



9/4/2025 1:32:52 PM



9/4/2025 1:32:43 PM



9/4/2025 1:32:39 PM



9/4/2025 1:29:28 PM

PERMIT NO.

VIOLATION DO NOT REMOVE

CORRECTIONS MUST BE
MADE AS NOTED BELOW

239 LAKE ARBOR DRIVE

ADDRESS

BLDG. ELEC. MECH. PLBG.

VIOLATION OF SECTION 10-9
NO REQUIRED MAINTENANCE OF
BUILDING EXTERIOR

* SECTION 30-143 PUBLIC NUISANCE
TRASH + DEBRIS VISIBLE AND
SCATTERED IN THE DISTO

STOP WORK! CALL 861-584-8200 EXT. 8499
BETWEEN 8:30 AM - 3:00 PM 561-584-8200 Su 846

VIOLATION! CORRECT AS NOTED

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

CALL 861-584-8266 FOR REINSPECTIONS

Date: 9-2-25

Inspector: Tom Goueman Visiting Code Serv
561-814-3303

9/2/2025 1:33:39 PM



9/2/2025 10:44:48 AM



9/2/2025 10:45:17 AM



9/2/2025 10:51:30 AM



9/2/2025 10:44:53 AM



9/2/2025 10:44:28 AM



9/2/2025 10:45:01 AM



9/2/2025 1:34:00 PM



9/2/2025 1:33:50 PM



9/2/2025 10:44:07 AM



9/2/2025 10:44:04 AM



PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 5, 2025

CAROL SUKER TRUST
239 LAKE ARBOR DRIVE
LAKE WORTH BEACH, FL 33461 2160

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 239 LAKE ARBOR DRIVE in Palm Springs, FL 33461

PCN: 70-43-44-17-54-001-2390

CASE 2025 -72 (25-00942)

Violations:

Section 10-9 Exterior Building Maintenance.

Section 30-143 Public Nuisance; Trash & Debris.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY SEPTEMBER 18, 2025, AT 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,

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

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

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 5, 2025

CAROL SUKER TRUST
239 LAKE ARBOR DRIVE
LAKE WORTH BEACH, FL 33461 2160

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 **239 LAKE ARBOR DRIVE in Palm Springs, FL 33461**
PCN: 70-43-44-17-54-001-2390

CASE 2025 -72 (25-00942)

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

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 3346



9489 0178 9820 3040 0463 85

CAROL SUKER TRUST
239 LAKE ARBOR DRIVE
LAKE WORTH BEACH, FL 33461 2160



quadrant

FIRST-CLASS MAIL
IMI

\$008.86⁰

09/04/2025 ZIP 33480
043M31255277

US POSTAGE

Label 890-QDT, March 2023



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

CAROL SUKER TRUST
239 LAKE ARBOR DRIVE
LAKE WORTH BEACH, FL 33461 2160



quadrant

FIRST-CLASS MAIL
IMI

\$000.74⁰

09/04/2025 ZIP 33480
043M31255277

US POSTAGE

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

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

(Code 1994, § 26-86)

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

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- 72 (25-00942)

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 239 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 RECORDS THE CURRENT OWNER OF THE PROPERTY IS Carol Suker Trust.

5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
Section 10-9 Exterior Building Maintenance Required.
Section 30-143 Public Nuisance Violations. Trash & debris visible on the property

Courtesy Notices Posted at the property and Mailed to the property owner and e-mail correspondence regarding the code violations at the Property. The property appears to be vacant with very little regular maintenance. Recent water leaks have also caused possible water damage to the interior and connecting units. Email correspondence has taken place with the Property owner.

5. On **SEPTEMBER 5, 2025**, I WROTE **Notice of Violation/Notice of Hearing 2025-72** 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. The Notice of Hearing was also e-mailed to the owner of record with responding e-mails from the property owner.

6. The Violations remain on the property and have resulted in very little if any Code Compliance.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY OCTOBER 16, 2025**. Failure to GAIN COMPLIANCE within the time designated shall result in a \$100.00 per day, per violation fine commencing on OCTOBER 16, 2025.

8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$252.35** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **OCTOBER 16, 2025**.

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



Case Administrative / Court Costs

September 18, 2025, 239 Lake Arbor Drive - Carol Suker Trust Case 2025-72

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	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	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2025-72				252.35

PERMIT NO.

2025-72
25-00942

**VIOLATION
DO NOT REMOVE
CORRECTIONS MUST BE
MADE AS NOTED BELOW**

239 LAKE ARBOR DRIVE

ADDRESS

BLDG. ELEC. MECH. PLBG. _____

VIOLATION OF SECTION 10-9
NO REQUIRED MAINTENANCE OF
BUILDING EXTERIOR

* SECTION 30-143 PUBLIC NUISANCE
TRASH + DEBRIS VISIBLE AND
SCATTERED ON THE PATIO

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

VIOLATION! CORRECT AS NOTED

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

CALL 561-584-8266 FOR REINSPECTIONS

Date: 9-2-25

Inspector: Tom Geyman

561-814-3208



239 Lake Arbor Drive

From Sandra Delaney <sdelaney@vpsfl.org>

Date Tue 9/2/2025 10:15 AM

To Thomas Gehrman <tgehrman@vpsfl.org>

Good morning Tom,

We spoke with Lazaro in regard to 239 Lake Arbor Drive. He had no thing for 239, however he stated that 238 Lake Arbor had a break on their side of the meter. If you need more information, please reach out to Lazaro Farrey.

(71) 561-324-8855

Have a nice day.

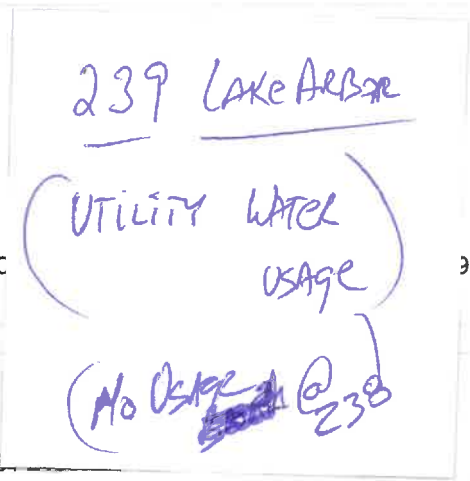
LA2 call 561-598-0859



Sandra Delaney
Customer Relations Clerk II
Village of Palm Springs
Phone: (561) 584-8200, 8483

Property Detail

Location Address : 239 LAKE ARBOR DR
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-17-54-001-2390
Subdivision : LAKEWOOD OF PALM SPRINGS
Official Records Book/Page : 34191 / 787
Sale Date : 03/20/2023
Legal Description : LAKEWOOD OF PALM SPRINGS TH PT C
LAKEWOOD TOWNHOUSE PROJECT



3 OF

Owner Information

Owner(s) 9999PHOTOGIRL@GMAIL.COM Mailing Address
SUKER CAROL TRUST 239 LAKE ARBOR DR
LAKE WORTH BEACH FL 3346

Sales Information

Table with 5 columns: Sales Date, Price, OR Book/Page, Sale Type, Owner. Rows include dates from 01/01/1977 to 03/20/2023.

Exemption Information

No Exemption Information Available.

Property Information

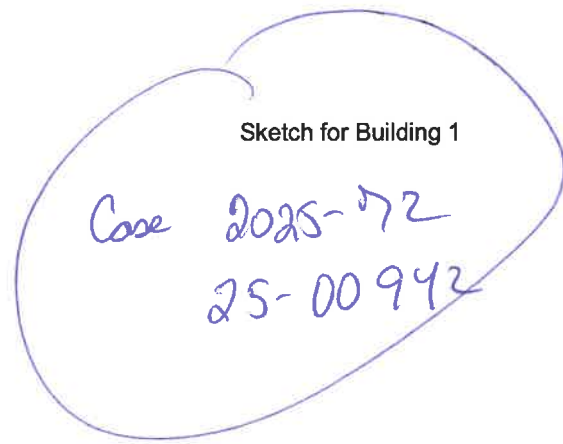
Number of Units : 1
*Total Square Feet : 1274
Acres : .03
Property Use Code : 0110-TOWNHOUSE
Zoning : RM-RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Handwritten notes: '238 LAKE ARBOR', 'Bill Weaver', '56543-8816', 'billweaver54@yahoo.com'.

Building Details

Structural Details

Table with 2 columns: Structural Element for Building 1, MSY: CB STUCCO, 1978, HTG & AC, FORCED AIR DUCT, ELECTRIC, 2, 2, 0, PRESTRESSED CONCRETE, ROLLED COMPOSITION, DRYWALL, CARPETING, CERAMIC/QUARRY TILE, 2.



Subarea and Square Footage for Building 1

Table with 2 columns: Code Description, square Footage. Row: FUS Finished Upper Story, 616.

Property Detail

Location Address : 239 LAKE ARBOR DR
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-17-54-001-2390
Subdivision : LAKEWOOD OF PALM SPRINGS
Official Records Book/Page : 34191 / 787
Sale Date : 03/20/2023
Legal Description : LAKEWOOD OF PALM SPRINGS TH PT OF TR A IN OR2703P1837 BEING UNIT 239 OF LAKEWOOD TOWNHOUSE PROJECT

Owner Information

Owner(s)	Mailing Address
SUKER CAROL TRUST	239 LAKE ARBOR DR LAKE WORTH BEACH FL 33461 2160

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/20/2023	\$10	34191 / 00787	WARRANTY DEED	SUKER CAROL TRUST
07/01/1990	\$56,500	06533 / 00746	WARRANTY DEED	SUKER CAROL
03/01/1985	\$50,000	04527 / 01395	WARRANTY DEED	
01/01/1977	\$32,500	02703 / 01837	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1274
Acres : .03
Property Use Code : 0110—TOWNHOUSE
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

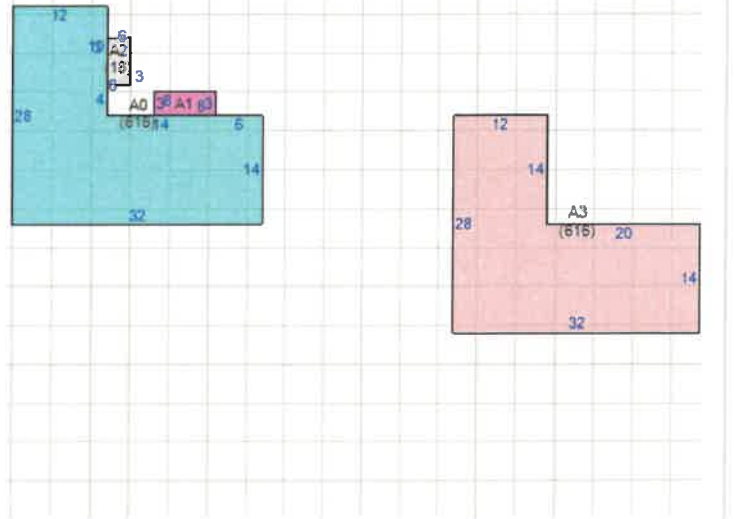
Building Details**Structural Details**

Structural Element for Building 1	Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO
Year Built	1978
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	2
Half Baths	0
Roof Structure	PRESTRESSED CONCRETE
Roof Cover	ROLLED COMPOSITION
Interior Wall 1	DRYWALL
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	2

Subarea and Square Footage for Building 1

Code Description	square Footage
FUS Finished Upper Story	616

BAS Base Area	616
FOP Finished Open Porch	24
FOP Finished Open Porch	18
Total Square Footage	1274
Area Under Air	1232



Property Extra Feature

Description	Year Built	Units
Patio	1978	280

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$240,514	\$240,464	\$230,464	\$185,964	\$138,375
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$240,514	\$240,464	\$230,464	\$185,964	\$138,375

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$163,321	\$148,474	\$134,976	\$122,705	\$111,550
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$163,321	\$148,474	\$134,976	\$122,705	\$111,550

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$3,658	\$3,466	\$3,261	\$2,869	\$2,481
NON AD VALOREM	\$353	\$344	\$341	\$323	\$288
TOTAL TAX	\$4,011	\$3,809	\$3,601	\$3,192	\$2,769

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

Account Information

Property Control Number:

70-43-44-17-54-001-2390

Mailing Address:

239 LAKE ARBOR DR
Lake Worth Beach, FL 33461-2160

Owner of Record:

SUKER CAROL TRUST

Property Type:

Real Property

Property Address:

239 LAKE ARBOR DR
PALM SPRINGS, FL 33461

Second Owner:

Status: Active

Legal Description:

LAKEWOOD OF PALM SPRINGS TH PT OF TR A
IN OR2703P1837 BEING UNIT 239 OF
LAKEWOOD TOWNHOUSE PROJECT

Last updated: 9/10/2025 12:02:43 PM

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

Delinquent Property Tax cannot be paid online.

Visit our [Payment Options](#) page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector. A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

Tax Bills

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

Total Payable: \$0.00

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$3,809.12 Net Tax: \$3,809.12 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/26/25	-\$3,809.12	Paid
4/1/24	<input type="checkbox"/> \$3,601.48 Net Tax: \$3,601.48 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/26/24	-\$3,601.48	Paid
3/31/23	<input type="checkbox"/> \$3,128.58 Net Tax: \$3,192.43 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$63.85	1/25/23	-\$3,128.58	Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-72

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

**SUKER CAROL TRUST
239 LAKE ARBOR DRIVE
LAKE WORTH BEACH, FL 33461 2160**

**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: Exterior building maintenance required.

Section 30-143: Public nuisance. Trash & debris visible on the property.

Address: 239 LAKE ARBOR DRIVE
Legal Description: LAKEWOOD OF PALM SPRINGS TH PT OF TR A IN
OR2703P1837 BEING UNIT 239 OF LAKEWOOD
TOWNHOUSE PROJECT
PCN: 70-43-44-17-54-001-2390

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **SEPTEMBER 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: Exterior building maintenance required.**
 - Section 30-143: Public nuisance. Trash & debris visible on the property.**

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

- Section 10-9: Exterior building maintenance required.**
- Section 30-143 Public Nuisance. Trash & debris on the property.**

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 **October 16, 2025**:
 - Administrative costs of **\$252.35**
 - 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. The Respondent must comply with all Code violations on or before **October 16th, 2025**. If the respondent fails to comply within the time given, a fine of **\$100.00 per day per violation** will continue to accrue until the respondent contacts the Code 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 **October 16, 2025**.
 - Administrative costs of **\$252.35**
 - 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 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 18th day of September 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:

[239 Lake Arbor Drive](#)
[Palm Springs, FL 33461 2160](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-70 (25-00932)

9489 0178 9820 3040 0463 61

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

COLUMBIA JFK MEDICAL CENTER DUCHARME MCMILLEN & ASSOC C/O
4685 CONGRESS AVE
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434430150000010

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 04, 2025, the COLUMBIA JFK MEDICAL CENTER DUCHARME, MCMILLEN & ASSOC C/O, owners of the property at 4685 S CONGRESS Ave, Palm Springs, FL 33461 is in violation of local ordinances.

.26-31: Excessive False Alarms

These violations must be corrected on or before [09/04/2025], 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 [09/18/2025] 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
Jean Max Nord
561-389-1065

September 04, 2025
Date Issued



PALM SPRINGS POLICE DEPARTMENT

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

September 04, 2025

**COLUMBIA JFK MEDICAL CENTER DUCCHARME, MCMILLEN & ASSOC C/O
4685 CONGRESS AVE
PALM SPRINGS, FL 33461**

Dear Property Owner,

A **CITATION** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property a **4685 S CONGRESS Ave, Palm Springs, FL 33461, PCN: 7043443015000010.**

VIOLATION/HEARING 25-00932

CASE #: 2025-70

26-31: Excessive False Alarms

The options available include coming into voluntary compliance, paying the citation **OR** arguing your case at the Special Magistrate hearing, 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 Code Enforcement Office at 561-584-8300 ext. 8520.

Respectfully,


Jean Nord
Palm Springs Police Department
Code Enforcement Officer
561-389-1065

jnord@vpsfl.org

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-70

COLUMBIA JFK MEDICAL CENTER
4685 S CONGRESS AVE
Palm Springs, FL 33461

PCN: 70-43-44-30-15-000-0010

Respondent(s)

AFFIDAVIT OF SERVICE

I, JEAN MAX NORD, being duly sworn, depose and say that:

On the 4TH Day of SEPTEMBER, 2025 at 9:30 AM, I served the attached Notice of Hearing on the within-named Respondent(s), 4685 S CONGRESS AVE, Palm Springs, FL 33461 by:

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

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

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

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

By: [Signature]
Code Enforcement Officer

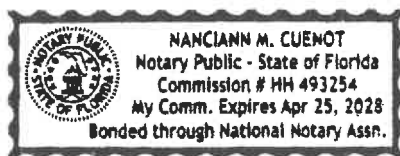
Date: 9/12/25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)

[Signature]
NOTARY PUBLIC, State of Florida



Sec. 26-31. - Excessive false alarms.

It is found and determined that six false alarms within any 12-month calendar period is excessive and thereby constitutes a public nuisance. The owner of any alarm system which actuates more than six false alarms in any 12 calendar months shall be charged a service charge of \$50.00 for false alarms in excess of six, and \$100.00 for all false alarms in excess of eight.

(Code 1994, § 22-26)

Sec. 26-32. - Enforcement of service charge.

The amount of any such service charge for excessive false alarms incurred as a result of section 26-31 shall be deemed a debt to the village. All service charges shall be deemed delinquent 30 days after they are billed to the responsible party. Delinquent service charges shall constitute a lien against the property filed by the village in Palm Beach County Court.

(Code 1994, § 22-27)

Jucharme, Mcmillen & Assoc c/o PO BOX 80610
Indianapolis IN 46280

CASE PRESENTATION
CASE No. CASE 2025-70

1. Good morning, my name is **JEAN MAX NORD**, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, **Code Enforcement Officer**.
3. This is **Case No. 2025-70**. It concerns the property at **4685 S CONGRESS AVE** in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector's records, the current owner of the property is **COLUMBIA JFK MEDICAL CENTER**
5. Under observation, there are Violations of local ordinances
 5. **SEC 26-31- EXCESSIVE FALSE ALARMS**
 - a. **11 REPORTED SINCE JANUARY EXCEEDING THE SIX WITHIN A 12-MONTH CALENDAR PERIOD**
 6. Good morning your honor, on August 28th, 2025, we received an email from the Palm Springs police department stating we have received 11 false alarms since January 2025 from 4685 S Congress Ave (JFK Cancer Center). I went out that same afternoon and provided them with notice and I was told they are aware, and they will pass on the notice to the director and the property manager.
 7. On **SEPTEMBER 1st, 2025**, we received report of two more false alarms from JFK Cancer Center from the Palm Springs Police Department.
 8. On **SEPTEMBER 4TH, 2025**, a notice of violation and notice of hearing was hand delivered to the property and handed to Vickie Pollard at the front desk and one was sent to the address on the property appraisal website via regular and certified mail. An additional letter was also sent to the registered agents address from SunBiz.
 9. The Village has also incurred costs of **\$209.27 in** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **SEPTEMBER 25th, 2025**
 10. Subject to any questions you might have, this concludes the Village Testimony.

Director 561-548-2669
Lisa Adessa

Property Mgmt
Lincoln Harris
Liz
561-880-8505

Case# _____

Date: 8/20/03 Time: _____

Location: 402 S. ...

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:

- 2031 - Excessive Noise Alarms
- 11 Noise Alarms - siren sound
- _____
- _____
- _____
- _____
- _____

Compliance Date: Immediately

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.

Bob Oker J. Wood

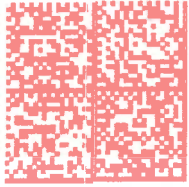
Name _____ I.D. # _____

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





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



quacilent

FIRST-CLASS MAIL
iM!

\$000.74⁰

09/04/2025 ZIP 33480
043M31255277

US POSTAGE

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

PALM SPRINGS POLI
CODE ENFORCEMEN
230 CYPRESS LANE
PALM SPRINGS, FL 3



CERTIFIED MAIL®

Label 890-QDT, March 2023



9489 0178 9820 3040 0463 61

COLUMBIA JFK MEDICAL CENTER
DUCCHARME, MCMILLEN & ASSOC C/O
PO BOX 80610
INDIANAPOLIS IN 46280 0610

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



US POSTAGE

quadrant
FIRST-CLASS MAIL
IM!
\$008.86⁰
09/04/2025 ZIP 33480
043M31255277



US POSTAGE

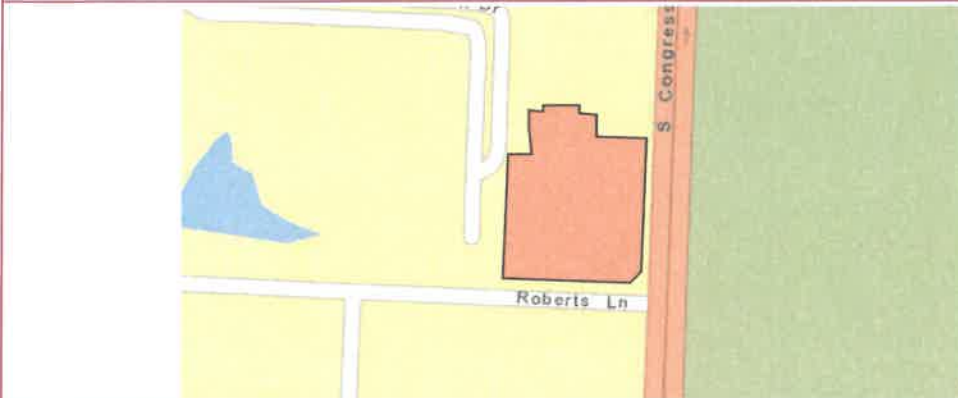
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09/04/2025 ZIP 33480
043M31255277



COLUMBIA JFK MEDICAL CENTER
DUCCHARME, MCMILLEN & ASSOC C/O
PO BOX 80610
INDIANAPOLIS IN 46280 0610

Property Detail

Parcel Control Number: 70-43-44-30-15-000-0010 Location Address: 4685 S CONGRESS AVE
 Owners: COLUMBIA JFK MEDICAL CENTER Municipality: PALM SPRINGS
 Mailing Address: DUCHARME, MCMILLEN & ASSOC C/O PO BOX 80610, INDIANAPOLIS IN 46280 0610
 Last Sale: 03/06/1998 Book/Page#: 10267 / 01537 Price: \$100
 Property Use Code: 1900 - MEDICAL OFFICE-BUILDING UP TO 4 STORIES Zoning: CG - COMMERCIAL GENERAL
 Legal Description: FORTY FIVE THIRTY ONE CONGRESSAVE PL LT 1 Total SF: 29958 Acres 2.42



Owner : COLUMBIA JFK MEDICAL CENTER PCN: 70434430150000010

2025 Values (Preliminary)

Improvement Value \$5,890,097
 Land Value \$1,580,085
 Total Market Value \$7,470,182
 Assessed Value \$7,116,544
 Exemption Amount \$0
 Taxable Value \$7,116,544

All values are as of January 1st each year.

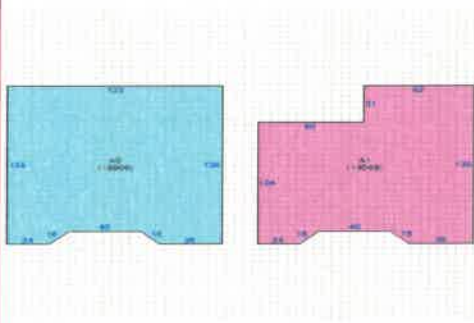
2025 Taxes (Preliminary)

Ad Valorem \$140,368
 Non Ad Valorem \$7,533
 Total Tax \$147,901

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
MEDICAL OFFICE	15909
MEDICAL OFFICE	14049
Total Square Footage : 29958	

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1997	58442
Walkway-Concrete	1997	1307
Paving- Asphalt	1997	110
Wall	1997	208

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

Structural Details (Building 1)

Description	
1 Year Built	1997
2 MEDICAL OFFICE BLDG	29958

Account Information

Property Control Number:

70-43-44-30-15-000-0010

Mailing Address:

PO BOX 80610
Indianapolis, In 46280-0610

Owner of Record:

COLUMBIA JFK MEDICAL CENTER

Property Type:

Real Property

Property Address:

4685 S CONGRESS AVE
LAKE WORTH, FL 33461

Second Owner:

DUCHARME, MCMILLEN & ASSOC C/O

Status: Active

Legal Description:

FORTY FIVE THIRTY ONE CONGRESSAVE PL
LT 1

Last updated: 9/12/2025 10:54:58 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	<input type="checkbox"/> \$127,243.81 Net Tax: \$132,545.63 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$5,301.82	11/26/24	-\$127,243.81	Paid
4/1/24	<input type="checkbox"/> \$121,630.95 Net Tax: \$126,698.90 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$5,067.95	11/30/23	-\$121,630.95	Paid
3/31/23	<input type="checkbox"/> \$115,889.78 Net Tax: \$120,718.52 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$4,828.74	11/30/22	-\$115,889.78	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	<input type="checkbox"/> \$104,681.30 Net Tax: \$109,043.03 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$4,361.73	11/30/21	-\$104,681.30	● Paid
3/31/21	<input type="checkbox"/> \$105,454.87 Net Tax: \$109,848.83 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$4,393.96	11/30/20	-\$105,454.87	● Paid
3/31/20	<input type="checkbox"/> \$100,416.43 Net Tax: \$104,600.46 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$4,184.03	11/27/19	-\$100,416.43	● Paid

 Payment Info - Select to Expand Payment History for PIN



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-70

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

**COLUMBIA JFK MEDICAL CENTER
4685 S CONGRESS AVE
PALM SPRINGS, FL 33461**

MAILING ADDRESS:

**DUCHARME, MCMILLEN & ASSOC C/O PO BOX 80610
INDIANAPOLIS IN 46280 0610**

Respondent(s).

ORDER FINDING VIOLATION

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

**SEC. 26-31- EXCESSIVE FALSE ALARMS- 11 REPORTED SINCE JANUARY EXCEEDING
SIX IN A 12-MONTH CALENDAR PERIOD.**

Address: 4685 S CONGRESS AVE

Legal Description: FORTY FIVE THIRTY ONE CONGRESS AVE PL LT 1

PCN: 70-43-44-30-15-000-0010

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 **18TH** day of **SEPTEMBER 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:

☐ SEC 26-31 – EXCESSIVE FALSE ALARMS- 11 REPORTED SINCE JANUARY EXCEEDING SIX IN A 12-MONTH CALENDAR PERIOD.

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

☐ SEC 26-31 – EXCESSIVE FALSE ALARMS- 11 REPORTED SINCE JANUARY EXCEEDING SIX IN A 12-MONTH CALENDAR PERIOD.

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 20th, 2025:**

- ☐ Administrative costs of **\$206.27**
- ☐ 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 18th, 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 20TH, 2025**.

- ☐ Administrative costs of **\$209.27**
- ☐ 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 Jean Max Nord 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. 8526 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18TH day of SEPTEMBER 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:

[4685 S Congress Ave](#)
[Palm Springs, FL 33461](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00075

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SHEEL GUADALUPE TRUST
3856 7TH AVENUE NORTH
PALM SPRINGS, FL 33461

Respondent.

PCN: 70-43-44-19-10-000-0160

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 20, 2025, the SHEEL GUADALUPE TRUST owners of the property at 3856 7TH AVENUE NORTH Rd, Palm Springs, FL 33461, violate local ordinances.

SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW PAVED DRIVEWAY. - PLEASE CONTACT BUILDING DEPT.

SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED

SEC14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

These violations must be corrected on or before [SEPTEMBER 17TH, 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 [SEPTEMBER 18TH, 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



SEPTEMBER 04, 2025

Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-75

SHEEL GUADALUPE TRUST
3856 7TH AVENUE NORTH
Palm Springs, FL 33461

PCN: 70-43-44-19-10-000-0160

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 07TH Day of SEPTEMBER, 2025 at 1:30 PM, I served the attached Notice of Hearing on the within-named Respondent(s), 3856 7TH AVENUE NORTH, Palm Springs, FL 33461 by:

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

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

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

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

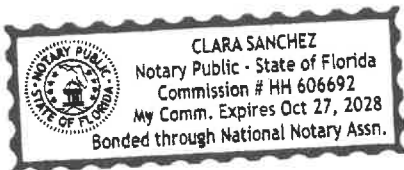
By: [Signature]
Code Enforcement Officer

Date: 9/9/25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

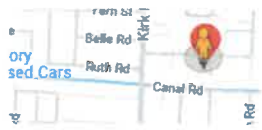
(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida



Image capture: Mar 2024 © 2025 Google







PERMIT NO.

N/A

VIOLATION DO NOT REMOVE CORRECTIONS MUST BE MADE AS NOTED BELOW

3856 7th Ave

BLDG ELEC MECH PLBG

*sec 10-31 (FBC 105.1) NO permit
for new Paved Driveway.*

*sec 10-31 (FBC 110.1) NO Required
inspections performed.*

- STOP WORK! CALL 955-4076 *56150-8300*
- VIOLATION! CORRECT AS NOTED *ext-8460*
- 2nd REINSPECTION FEE OF \$45.00 MUST BE PAID IN PERSON AT THE BUILDING DEPARTMENT. EACH ADDITIONAL INSPECTION FEE INCREASES BY \$45.00.
- CALL 434-5092 FOR REINSPECTION

VILLAGE OF PALM SPRINGS, FLORIDA

3/20/25 Community #232



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-06078

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner:

vs.
SHEEL GUADALUPE TRUST
3856 7th AVENUE NORTH
PALM SPRINGS, FL 33461

Respondent:

PCH: 70-4344-18-10-000-0150

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on JULY 20, 2025, the SHEEL GUADALUPE TRUST owners of the property at 3856 7th AVENUE NORTH Rd, Palm Springs, FL 33461, violate local ordinances.

- SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW PAVED DRIVEWAY - PLEASE CONTACT BUILDING DEPT.**
- SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED**
- SEC 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.**

These violations must be corrected on or before [SEPTEMBER 17th, 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 [SEPTEMBER 18th, 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 in 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) 984-8390 ext. 8523 and recording 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

SEPTEMBER 04TH, 2025
SHEEL GUADALUPE TRUST
3856 7TH AVENUE NORTH,
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 **3856 7TH AVENUE NORTH, PALM SPRINGS, FL 33461**

PCN: 70434419100000160

VIOLATION/HEARING CASE 2025-75

SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW PAVED DRIVEWAY. - PLEASE CONTACT BUILDING DEPT.

SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED

SEC14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

The options available include coming into voluntary compliance on or before **SEPTEMBER 17TH, 2025, OR** arguing your case at the Special Magistrate hearing on **THURSDAY, SEPTEMBER 18TH, 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 DEP.
 CODE ENFORCEMENT
 230 CYPRESS LANE
 PALM SPRINGS, FL 33461
NOV



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

UNITED STATES POSTAL SERVICE
CERTIFIED MAIL



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Label 890-ODT, March 2023

SHEEL GUADALUPE TRUST
 4787 S CONGRESS AVE APT 2
 LAKE WORTH BEACH, FL 33461 4735



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US POSTAGE



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US POSTAGE

SHEEL GUADALUPE TRUST
 4787 S CONGRESS AVE APT 2
 LAKE WORTH BEACH, FL 33461 4735

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.

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)

CASE PRESENTATION
CASE No. CASE 2025-75

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. 2025-75**. It concerns the property at **3856 7TH AVE N** 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 **SHEEL GUADALUPE TRUST**
5. Under observation, there are Violations of local ordinances
 6. **SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW PAVED DRIVEWAY. - PLEASE CONTACT BUILDING DEPT.**
 7. **SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED**
 8. **SEC14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.**
 - 9.
 10. 7/20- NO RRL ON FILE
 11. 7/27-561-261-6686
 12. 7/29-NO SHOW-SHE IS COMING WED
 13. 7/30- SHE MET ME AT PZB, AND VIVI EXPLAINED THE ENTIRE PROCESS TO HER AND GAVE HER THE APPLICATIONS. NEW DATE TO SUBMIT FOR PERMITS SET FOR AUGUST 13TH, 2025.
 14. 8/26- NO RECORD ON FILE. WILL ISSUE SECOND WARNING TOMORROW 8/27
 15. On **SEPTEMBER 04TH, 2025**, a Notice of Violation/ Notice of Hearing **2025-75** 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.
 16. 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 **SEPTEMBER 20th, 2025**
 17. Subject to any questions you might have, this concludes the Village Testimony.



The Village of Palm Springs
FLORIDA



Case Administrative / Court Costs

SEPTEMBER 18TH, 2025- 3856 7TH AVENUE NORTH		Case No. 2025-75		
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
		0.00	0.00	0.00
Total Costs for Case No. 2025-75				265.77



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

SHEEL GUADALUPE TRUST
4787 S CONGRESS AVE APT 2
LAKE WORTH BEACH, FL 33461 4735



quadrant
FIRST-CLASS MAIL
IMI
\$000.74⁹
07/20/2025 ZIP 33469
043M31 295277

US POSTAGE

PERMIT NO.
1112

**VIOLATION
DO NOT REMOVE
CORRECTIONS MUST BE
MADE AS NOTED BELOW**

3856 7th Ave

ROAD CURB WALK DRIVE

Sec 10-31 (FBC 105.1) NO permit
for new Paved Driveway

Sec 10-31 (FBC 110.1) NO Required
inspections Performed

STOP WORK! CALL 904-976-5815 x3300
OR 904-976-5480

VIOLATION! CORRECT AS NOTED

2nd INSPECTION FEE OF \$60.00 MUST BE PAID IN
PERSON AT THE BUILDING DEPARTMENT. EACH
ADDITIONAL INSPECTION FEE INCREASES BY \$12.00

CALL 404-888 FOR REINSPECTION

VILLAGE OF PALM SPRINGS, FLORIDA

3/20/25 Jimmy Stoltz

 **PALM SPRINGS POLICE DEPARTMENT**
5th Floor Court - Palm Springs, Florida 33461 - Phone 941-851-6100 ext. 3000 - www.psd.org

July 21, 2025

SHERI GUARALTE TRUST
3856 7TH AVE
PALM SPRINGS, FL 33461

Dear Property Owner:

You have been issued a violation notice for code violations by the Code Enforcement Unit of the Palm Springs Police Department. This is regarding the property at 3856 7TH Ave N, Palm Springs, FL 33461.
PCH: T063441910000160

This property violated local ordinances.

SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW PAVED DRIVEWAY.
PLEASE CONTACT THE BUILDING DEPT.
SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED

Compliance Date: AUGUST 20, 2025

Failure to comply can result in a Citation Fined, Court Costs, and a possible Lien on the property. Please call Code Enforcement at (941) 854-5500 ext. 3320 or the Code Officer listed below if you have any concerns or questions.

Respectfully,

Henry Reid
Palm Springs Police Department
Code Enforcement Officer

941-851-6100
467-811-6317-OFFICE CELL

Presentations - Notices - Reports - Maps - E-Utilities



Property Detail

Parcel Control Number: 70-43-44-19-10-000-0160 Location Address: 3856 7TH AVE N
 Owners: SHEEL GUADALUPE TRUST Municipality: PALM SPRINGS
 Mailing Address: 4787 S CONGRESS AVE APT 2, , LAKE WORTH BEACH FL 33461 4735
 Last Sale: 06/12/2024 Book/Page#: 35113 / 00978 Price: \$525,000
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RM - RESIDENTIAL MULTI-FAMILY
 Legal Description: KIRKVIEW LT 16 Total SF: 1387 Acres .64

Owner : SHEEL GUADALUPE TRUST PCN: 70434419100000160 1 of 1



2025 Values (Preliminary)

Improvement Value \$175,665
 Land Value \$210,980
 Total Market Value \$386,645
 Assessed Value \$386,645
 Exemption Amount \$0
 Taxable Value \$386,645

All values are as of January 1st each year.

2025 Taxes (Preliminary)

Ad Valorem \$7,505
 Non Ad Valorem \$529
 Total Tax \$8,033

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
UCP Unfinished Carport	251
UST Unfinished Storage	24
BAS Base Area	1112
Total Square Footage : 1387	
Total Area Under Air : 1112	

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	1955
3 Air Condition Desc.	HTG & AC
4 Heat Type	FORCED AIR DUCT
5 Heat Fuel	ELECTRIC
6 Bed Rooms	3
7 Full Baths	1
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	CARPETING
16 Stories	1

 Account Information

Property Control Number:
 70-43-44-19-10-000-0160
Mailing Address:
 4787 S CONGRESS AVE APT 2
 Lake Worth Beach, FL 33461-4735
Owner of Record:
 SHEEL GUADALUPE TRUST

Property Type:
 Real Property
Property Address:
 3856 7TH AVE N
 PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
 KIRKVIEW LT 16

Last updated: 9/04/2025 03:51:18 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	 \$7,219.08 Net Tax: \$7,442.35 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$223.27	12/31/24	-\$7,219.08	 Paid
4/1/24	 \$6,832.33 Net Tax: \$7,117.01 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$284.68	11/1/23	-\$6,832.33	 Paid
3/31/23	 \$6,267.79 Net Tax: \$6,528.95 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$261.16	11/2/22	-\$6,267.79	 Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	<input type="checkbox"/> \$5,500.63 Net Tax: \$5,729.83 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$229.20	11/3/21	-5,500.63	● Paid
3/31/21	<input type="checkbox"/> \$5,511.86 Net Tax: \$5,741.52 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$229.66	11/8/20	-5,511.86	● Paid
3/31/20	<input type="checkbox"/> \$5,207.78 Net Tax: \$5,368.85 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$161.07	12/16/19	-5,207.78	● Paid

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-75

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

**SHEEL GUADALUPE TRUST
3856 7TH AVENUE NORTH
PALM SPRINGS, FL 33461**

MAILING ADDRESS:

4787 S CONGRESS AVE APT 2

LAKE WORTH BEACH, FL 33461

Respondent(s).

ORDER FINDING VIOLATION

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

**SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW PAVED DRIVEWAY. - PLEASE CONTACT
BUILDING DEPT.**

SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED

SEC14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

Address: 3856 7TH AVENUE NORTH

Legal Description: KIRKVIEW LT 16

PCN: 70-43-44-19-10-000-0160

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 **18TH** day of **SEPTEMBER 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:

SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW PAVED DRIVEWAY. - PLEASE CONTACT BUILDING DEPT.
SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED
SEC14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

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

SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW PAVED DRIVEWAY. - PLEASE CONTACT BUILDING DEPT.
SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED
SEC14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

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 20th, 2025:**

- Administrative costs of **\$265.77**
- Citation fine of **\$ N/A**
- Re-inspection fee of **\$ N/A**

Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **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 20TH, 2025.**

- Administrative costs of **\$265.77**
- Citation fine of **\$ N/A**
- Re-inspection fee of **\$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Henry Stout at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described

above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

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

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

DONE AND ORDERED this 18TH day of SEPTEMBER 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:

[4787 S CONGRESS AVE APT 2](#)
[LAKE WORTH BEACH FL 33461](#)



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-75

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

**SHEEL GUADALUPE TRUST
3856 7TH AVENUE NORTH
PALM SPRINGS, FL 33461**

**MAILING ADDRESS:
4787 SOUTH CONGRESS AVE APT 2
LAKE WORTH BEACH, FL 33461 4735**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1): No permits for new paved driveway. Please contact building department.

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

Section 14-32: No residential rental permit on file.

Address: 3856 7TH AVENUE NORTH
Legal Description: KIRKVIEW LT 16
PCN: 70-43-44-19-10-000-0160

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 **18th** day of **September 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:

- Section 10-31 (FBC 105.1): No permits for new paved driveway. Please contact building department.**
- Section 10-31 (FBC 110.1): No required inspections performed.**
- Section 14-32: No residential rental permit on file.**

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

- Section 10-31 (FBC 105.1): No permits for new paved driveway. Please contact building department.**
- Section 10-31 (FBC 110.1): No required inspections performed.**
- Section 14-32: No residential rental permit on file.**

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 **September 20, 2025:**
 - Administrative costs of **\$265.77**
 - Citation fine of \$ N/A
 - Re-inspection fee of \$ N/A

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. The Respondent must comply with all Code violations on or before **September 30, 2025**. If the respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the respondent contacts the Code 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 **September 20, 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 18th day of September 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:

[4787 South Congress Avenue APT 2](#)
[Lake Worth Beach, FL 33461 4735](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00074

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

VITORES DOLLY & HAZIM JULIA H &
308 RIVERDALE ROAD
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434418070040060

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 18, 2025, the VITORES DOLLY & HAZIM JULIA H &, owners of the property at 308 RIVERDALE ROAD, Palm Springs, FL 33461, violate local ordinances.

SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW WOODEN FENCE. - PLEASE CONTACT BUILDING DEPT.

SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED

These violations must be corrected on or before [SEPTEMBER 17TH, 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 [SEPTEMBER 18TH, 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.

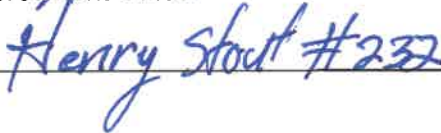
IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8300 ext. 8523 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) before the requested inspection.

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


SEPTEMBER 04, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-74

VITORES DOLLY & HAZIM JULIA H &
308 RIVERDALE RD,
Palm Springs, FL 33461

PCN: 70-43-44-18-07-004-0060

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 04TH Day of SEPTEMBER, 2025 at 1:30 PM, I served the attached Notice of Hearing on the within-named Respondent(s), 308 RIVERDALE RD, Palm Springs, FL 33461 by:

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

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

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

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

By: [Signature]
Code Enforcement Officer

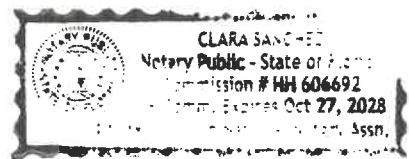
Date: 9/4/25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

[Signature]
NOTARY PUBLIC, State of Florida

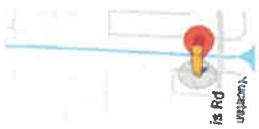
(SEAL)



Palm Springs, Florida

 Google Street View

Mar 2024 [See more dates](#)





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CITY OF CHICAGO
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE SUPERVISOR
311 N. LAKE STREET, CHICAGO, IL 60601
TEL: 312.321.3000
WWW.CITYOFCHICAGO.IL.GOV

NOTICE OF VIOLATION AND NOTICE OF HEARING
PROPERTY OF THE VIOLATOR

THE VIOLATOR IS ADVISED THAT THE VIOLATION OF THE CITY OF CHICAGO ORDINANCES, CODES AND REGULATIONS, HAS BEEN FOUND TO EXIST AT THE ABOVE ADDRESS. THE VIOLATION IS AS FOLLOWS:

SEC 16-11 (P.C. 16-11) - NO PERMIT FOR A CHANGE OF USE (M-1)
SEC 16-21 (P.C. 16-21) - NO REQUIRED WEAPON TRAINING

YOUR VIOLATION MUST BE CORRECTED OR A PERMIT OBTAINED WITHIN 30 DAYS OF THE DATE OF THIS NOTICE. IF YOU DO NOT CORRECT THE VIOLATION OR OBTAIN A PERMIT WITHIN THE SPECIFIED TIME FRAME, THE CITY OF CHICAGO WILL TAKE ENFORCEMENT ACTION TO CORRECT THE VIOLATION. YOU WILL BE RESPONSIBLE FOR ALL COSTS OF SUCH ACTION, INCLUDING COURT COSTS AND ATTORNEY'S FEES.

IF YOU HAVE ANY QUESTIONS OR NEED TO SCHEDULE A HEARING, PLEASE CONTACT THE DEPARTMENT OF PUBLIC WORKS AT 311 N. LAKE STREET, CHICAGO, IL 60601. THE HEARING WILL BE HELD AT THE DEPARTMENT OF PUBLIC WORKS, 311 N. LAKE STREET, CHICAGO, IL 60601. THE HEARING WILL BE HELD ON THE DATE AND TIME LISTED BELOW.

HEARING DATE: 10/15/2024
HEARING TIME: 10:00 AM

IF YOU DO NOT APPEAR AT THE HEARING, THE CITY OF CHICAGO WILL TAKE ENFORCEMENT ACTION TO CORRECT THE VIOLATION. YOU WILL BE RESPONSIBLE FOR ALL COSTS OF SUCH ACTION, INCLUDING COURT COSTS AND ATTORNEY'S FEES.

PLEASE TAKE ACTION TO CORRECT THE VIOLATION OR OBTAIN A PERMIT WITHIN 30 DAYS OF THE DATE OF THIS NOTICE.



PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 04TH, 2025

VITORES DOLLY & HAZIM JULIA H &
308 RIVERDALE 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 **308 RIVERDALE Rd, PALM SPRINGS, FL 33461**

PCN: 70434418070040060

VIOLATION/HEARING CASE 2025-74

SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW WOODEN FENCE. - PLEASE CONTACT BUILDING DEPT. SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED

The options available include coming into voluntary compliance on or before **SEPTEMBER 17TH, 2025, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, SEPTEMBER 18TH, 2025, AT 10:00 AM.** This is part of your rights under the judicial system.

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

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

Respectfully,


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

Professionalism · Respect · Integrity · Duty · Excellence



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

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Label 890-QDT March 2023

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US POSTAGE



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

Cover

VITORES DOLLY &
HAZIM ABRAHAM A
HAZIM JULIA H &
308 RIVERDALE RD
LAKE WORTH BEACH, FL 33461 2412



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US POSTAGE

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.

CASE PRESENTATION
CASE No. CASE 2025-74

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. 2025-74. It concerns the property at 308 RIVERDALE RD in the Village of Palm Springs.
 4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector's records, the current owner of the property is VITORES DOLLY &
 5. HAZIM ABRAHAM A
 6. HAZIM JULIA H &
 7. 5. Under observation, there are Violations of local ordinances
SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW WOODEN FENCE. - PLEASE CONTACT BUILDING DEPT. SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED
7/15- HOMEOWNER CAME TO PZB TO INQUIRE ABOUT THE PERMIT PROCESS
7/20- NO PROGRESS
8/5- CALLED HOMEOWNER 561-379-5839 JULIA- LEFT VOICEMAIL.
8/12- HOMEOWNER CALLED. SHE DIDN'T KNOW HOW TO SUBMIT THE PERMIT APPLICATION- GAVE HER EXTENSION TO PZB FOR HELP.
8/27-no progress... issuing nov when return to office sept 3rd
9/3- NO PROGRESS MADE WILL BE NOV THURSDAY 9/4.
8. On SEPTEMBER 04TH, 2025, a Notice of Violation/ Notice of Hearing 2025-74 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 SEPTEMBER 20th, 2025
10. Subject to any questions you might have, this concludes the Village Testimony.

PERMIT NO.

N/A

VIOLATION DO NOT REMOVE

CORRECTIONS MUST BE
MADE AS NOTED BELOW

308 Riverdale

ADDRESS

- BLDG. ELEC. MECH. PLBG.

Sec 10-31 (FBC 105.1) No building
Permit for new fence.

Sec 10-31 (FBC 110.1) No Required
inspections Performed.

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

VIOLATION! CORRECT AS NOTED

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

CALL 434-5092 FOR REINSPECTION

VILLAGE OF PALM SPRINGS, FLORIDA

DATE

7/15/25 Henry Stodt #232

INSPECTOR

3

0

8

 **PALMDALE FIRE DEPARTMENT**
Unit 88888888
Address:
City:
State:
Zip:
Phone:
Fax:
E-mail:
Website:
The Palmdale Fire Department is a proud member of the Palmdale Fire District. We are committed to providing the highest quality fire and emergency services to the community. We are currently seeking qualified candidates for the position of Firefighter. If you are interested in this position, please submit your resume and cover letter to the Human Resources Department, Palmdale Fire District, 1000 West Palmdale Blvd., Palmdale, CA 93550. For more information, please contact the Human Resources Department at (818) 341-1111.



Property Detail

Parcel Control Number: 70-43-44-18-07-004-0060 Location Address: 308 RIVERDALE RD
 Owners: VITORES DOLLY && HAZIM ABRAHAM A& HAZIM JULIA H & Municipality: PALM SPRINGS
 Mailing Address: 308 RIVERDALE RD, , LAKE WORTH BEACH FL 33461 2412
 Last Sale: 10/11/2011 Book/Page#: 24804 / 00814 Price: \$136,000
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RS - RESIDENTIAL SINGLE-FAMILY
 Legal Description: VILLAGE OF PALM SPRINGS PL 2 LOT 6 BLK 4 Total SF: 2006 Acres .24



2025 Values (Preliminary)

Improvement Value \$242,972
 Land Value \$145,872
 Total Market Value \$388,844
 Assessed Value \$253,779
 Exemption Amount \$50,722
 Taxable Value \$203,057

All values are as of January 1st each year.

2025 Taxes (Preliminary)

Ad Valorem \$4,104
 Non Ad Valorem \$529
 Total Tax \$4,632

2025 Qualified Exemptions

ADDITIONAL HOMESTEAD
 HOMESTEAD

Applicants

VITORES DOLLY &

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FOP Finished Open Porch	20
FST Finished Storage	80
FGR Finished Garage	312
BAS Base Area	1170
SFB Semi Finished Base Area	424
Total Square Footage : 2006	
Total Area Under Air : 1594	

Extra Features

Description	Year Built	Unit
Patio Roof	1971	184
Pool - In-Ground	1981	1

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

Structural Details (Building 1)

Owner : VITORES DOLLY & PCN : 70434418070040060 1 of 1

Description	
1 Exterior Wall 1	MSY: CB STUCCO
2 Year Built	1971
3 Air Condition Desc.	HTG & AC
4 Heat Type	FORCED AIR DUCT
5 Heat Fuel	NONE
6 Bed Rooms	0
7 Full Baths	2
8 Half Baths	0
9 Exterior Wall 2	NONE
10 Roof Structure	GABLE/HIP
11 Roof Cover	ASPHALT/COMPOSITION
12 Interior Wall 1	DRYWALL
13 Interior Wall 2	N/A
14 Floor Type 1	TERAZZO MONOLITHIC
15 Floor Type 2	N/A
16 Stories	1

Account Information

Property Control Number:
70-43-44-18-07-004-0060

Mailing Address:
308 RIVERDALE RD
Lake Worth Beach, FL 33461-2412

Owner of Record:
VITORES DOLLY &

Property Type:
Real Property
Property Address:
308 RIVERDALE RD
PALM SPRINGS, FL 33461

Second Owner:
HAZIM ABRAHAMA, HAZIM JULIA H &

Status: Active
Legal Description:
VILLAGE OF PALM SPRINGS PL 2 LOT 6 BLK 4

Last updated: 9/04/2025 11:57:26 AM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
Delinquent Property Tax cannot be paid online.
Visit our Payment Options page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

Tax Bills

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

Total Payable: \$0.00

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$4,313.98 Net Tax: \$4,493.72 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$179.74	11/27/24	-\$4,313.98	● Paid
4/1/24	<input type="checkbox"/> \$4,208.09 Net Tax: \$4,383.43 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$175.34	11/28/23	-\$4,208.09	● Paid
3/31/23	<input type="checkbox"/> \$4,127.27 Net Tax: \$4,299.23 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$171.96	11/29/22	-\$4,127.27	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	<input type="checkbox"/> \$4,046.89 Net Tax: \$4,215.51 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$168.62	11/17/21	-\$4,046.89	● Paid
3/31/21	<input type="checkbox"/> \$4,013.61 Net Tax: \$4,180.85 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$167.24	11/25/20	-\$4,013.61	● Paid
3/31/20	<input type="checkbox"/> \$3,957.98 Net Tax: \$4,122.89 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$164.91	11/26/19	-\$3,957.98	● Paid

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-74

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

**VITORES DOLLY &
HAZIM ABRAHAM A.
HAZIM JULIA H &
308 RIVERDALE ROAD
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:

**SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW WOODEN FENCE. - PLEASE CONTACT
BUILDING DEPT. SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED**

Address: 308 RIVERDALE RD

Legal Description: VILLAGE OF PALM SPRINGS PL 2 LOT 6 BLK 4

PCN: 70-43-44-18-07-004-0060

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18TH** day of **SEPTEMBER 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:

☐ SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW WOODEN FENCE. - PLEASE CONTACT BUILDING DEPT. SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED

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

☐ SEC 10-31 (FBC 105.1) NO PERMITS FOR NEW WOODEN FENCE. - PLEASE CONTACT BUILDING DEPT. SEC 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS 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 **SEPTEMBER 20th, 2025:**

- Administrative costs of **\$265.77**
- Citation fine of **\$ N/A**
- Re-inspection fee of **\$ N/A**

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **SEPTEMBER 25th, 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 20th, 2025**.

- Administrative costs of **\$265.77**
- Citation fine of **\$ N/A**
- Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this 18TH day of SEPTEMBER 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:

[1200 N FEDERAL HWY STE 200](#)
[BOCA RATON, FL 33432 2813](#)



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-74

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

DOLLY VITORES, ABRAHAM A HAZIM & JULIA H. HAZIM
308 RIVERDALE ROAD
PALM SPRINGS, FL 33461 2412

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): No permits for new wooden fence. No required inspections performed. Contact building department.

Address: 308 RIVERDALE ROAD
Legal Description: VILLAGE OF PALM SPRINGS PL 2 LOT 6 BLK 4
PCN: 70-43-44-18-07-004-0060

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **September 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): No permits for new wooden fence. No required inspections performed. Contact building department.**

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): No permits for new wooden fence. No required inspections performed. Contact building department.**

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 **September 20, 2025**:
 - Administrative costs of **\$265.77**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. The Respondent must comply with all Code violations on or before **September 25, 2025**. If the respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the respondent contacts the Code 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 **September 20, 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 18th day of September 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:

[308 Riverdale Road](#)
[Lake Worth Beach, FL 33461 2412](#)



VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2025-47

VILLAGE OF PALM SPRINGS, FLORIDA

Petitioner,

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

MAILING ADDRESS:
13083 MALLARD CREEK DRIVE
PALM BEACH GARDENS, FL 33418 8226
Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 10-31 (FBC 105.1 & 110.1) Working without permits and no required inspections – reseal and stripe parking lot.

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

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 17th day of JULY 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

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

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

SECTION 10-31 (FBC 105.1 & 110.1) Working without permits and no required inspections – reseal and stripe parking lot.

ORDER

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

Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **July 25, 2025**:

- Administrative costs of \$202.29
- Citation fine of \$ N/A
- Re-inspection fee of \$ N/A

Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **August 19, 2025**. If Respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **July 25, 2025**.

- Administrative costs of \$202.29
- Citation fine of \$ N/A
- Re-inspection fee of \$ N/A

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

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

The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgement for the amount of the lien plus accrued interest. Future violations of the

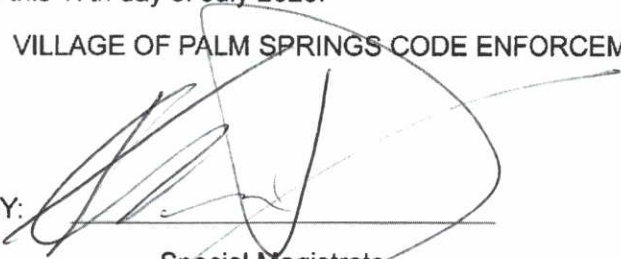
aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins.

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

DONE AND ORDERED this 17th day of July 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:



Special Magistrate

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

13083 MALLARD CREEK DRIVE
PALM BEACH GARDENS, FL 33418 8226

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Cuenot

Date: September 18, 2025

Case No.: 2025-41

Respondent(s): Jonathon & Stephanie Smit

Violation Address (Subject Property): 3900 S Congress Avenue

BACKGROUND

On **July 17, 2025**, the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section(s): 10-31 (FBC 105.1 & 110.1 Working without Permits and inspections – reseal and restripe parking lot. The Respondent was given until **AUGUST 19, 2025** to come into compliance. Administration fees have been paid.

RECOMMENDATION.

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

- A. That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for an Extension of time from August 19, 2025, UNTIL August 26, 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

The Respondent has taken actions to correct the violations and is now in compliance. Staff would like to read into the record that an extension from August 19, 2025, to August 26, 2025, is granted.

Dated: SEPTEMBER 18, 2025

By: Nanciann Cuenot,
Code Enforcement Officer

Village of Palm Springs
Code Enforcement Magistrate Hearing



CODE CASE: 2025-41

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
JONATHAN & STEPHANIE SMITH
3900 S. CONGRESS AVENUE
LAKE WORTH BEACH, FL 33461

Respondent(s).

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

ORDER GRANTING /DENYING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **SEPTEMBER 18, 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 appraised of the circumstances:

1. The above Respondent is the owner or occupant of THE PROPERTY DESCRIBED AS: MODEL LAND CO N 165 FT OF W 165 FT OF TR 104 (LESS N 20 FT OF W 50 FT, W 35 FT & RET CURVE AREA R/W SR 807)
2. On **JULY 17, 2024**, the Village of Palm Springs Code Enforcement Special Magistrate entered an Order finding the Respondents in violation of Section 10-31 (FBC 105.1 & 110.1) Permit and Inspections required to repave and stripe parking lot.
3. The Respondent was given until **AUGUST 19, 2025**, within which to comply with the code, failing a fine of \$100.00 per day, per violation was assessed 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 **AUGUST 26, 2025**, to comply with the Order Finding Violation issued in this matter, requiring compliance on or before **AUGUST 19, 2025**.
- B. If the Respondent shall not bring the alleged violations into compliance on or before the extended compliance date of **AUGUST 26, 2025**, the fine of **\$100.00** per day, per violation shall commence from the original date of compliance of **AUGUST 19, 2025**, and continue for each and every day of non-compliance.

DONE AND ORDERED this **18th** day of **SEPTEMBER 2025**.

By: _____
Special Magistrate

Copies Furnished to the Parties by U. S. MAIL



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 son was ~~was not~~ present at the hearing. There was a finding of proper notice.
William S. Thomas III and tenant
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 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.**

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](#)

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Gehrman

Date: September 18, 2025

Case No.: 2024-55

Respondent(s): WILLIAM S. THOMAS JR & VIOLET O. ZANUTTI EST.

Violation Address (Subject Property): 2600 DONALD ROAD

BACKGROUND

On **AUGUST 21, 2025**, the above referenced case was adjudicated by the Special Magistrate as being in violation of

1. Section 34-914 Parking Violations; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.
2. Section 30-143 Public Nuisance Violations. Debris & overgrowth visible on the property
3. Section 10-9 Exterior structure / Building must be maintained in good repair. Includes cleaning and painting.
4. Section 14-32 No Required Rental Permits for rented units.

RECOMMENDATION.

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

- A. That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for an Extension of time to **OCTOBER 16, 2025**, from the original compliance due date of **SEPTEMBER 18, 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 its recommendation to the Special Magistrate on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: The respondent has taken actions to correct the property parking and tree overgrowth issues. Progress has been made but complete compliance has not yet been achieved. A request was made by the Property Owner for an extension. Due to the good faith progress being made at the property Village Code Enforcement and PZ&B Department agree that an extension to **October 16, 2025**, is acceptable.

The Administrative Costs from August 21, 2025, have been paid.

Dated: September 18, 2025,

By: Tom Gehrman,
Code Enforcement Officer

Village of Palm Springs
Code Enforcement Magistrate Hearing



CODE CASE: 2024-55

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

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

MAILING ADDRESS:
SAME

Respondent(s).

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

ORDER GRANTING /DENYING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **SEPTEMBER 18, 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: MILITARY HILL LTS 1 & 2 BLK E
2. On **AUGUST 21, 2025**, the Village of Palm Springs Code Enforcement Special Magistrate entered an Order finding the Respondents in violations of :
3. Section 34-914 Parking Violations; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.
4. Section 30-143 Public Nuisance Violations. Debris & overgrowth visible on the property
5. Section 10-9 Exterior structure / Building must be maintained in good repair. Includes cleaning and painting.
6. Section 14-32 No Required Rental Permits for rented units.
7. The Respondent was given until **September 18, 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 **OCTOBER 16, 2025**.
- B. If the Respondent shall not bring the alleged violations into compliance on or before the extended compliance date of **OCTOBER 16, 2025**, the fine of **\$100.00** per day, per violation shall commence from the original date of compliance of **September 18, 2025**, and continue for each and every day of non-compliance.

DONE AND ORDERED this **18th** day of **September**.

By: _____
Special Magistrate

Copies Furnished to the Parties by U. S. MAIL