



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
OCTOBER 16, 2025
10:00 AM**

If a person decides to appeal any decision made by the Magistrate, they will need a record of the proceeding, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA CHANGES

MOTION HEARINGS

1. Case No. 2025-81 - 3837 Gulfstream Road - Wayne Smith
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 34-221: Landscape maintenance.
Section 10-8: All exterior maintained.
Section 34-1381: Nuisance materials stored outside.
Section 10-7: Property maintenance in general.
Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100.00 per day, per violation
Compliance Date: November 1, 2025
2. Case No. 2025-82 - PCN 70424413050020180 (Dale Road) - Alberta A. Thomas and Mary Smith
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 34-914: Parking on residential land.
Section 34-913: Parking prohibited vehicles on residential land.
Section 34-916: Parking commercial vehicles on residential land.
Section 10-8: Property exterior to be maintained, including accessory structures, sidewalks and driveways.
Section 10-7: Property maintenance in general.
Citation Fine: N/A

Admin Cost: \$182.35
Recommendation: \$100 per day, per violation
Compliance Date: November 1, 2025

3. Case No. 2025-83 - 4339 Dale Road - Thomas Alberta A. and Smith Mary
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 30-141: Overgrowth, excessive weeds and vegetation.

Section 34-914: Parking on residential land.

Section 34-913: Parking prohibited vehicles.

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

Section 10-7: Maintenance of property in general.

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100.00 per day, per violation
Compliance Date: November 1, 2025

4. Case No. 2025-86 - 4171 Lakewood Road - R & E Properties Ltd.
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 10-7: Property maintenance in general.

Section 30-141: Overgrowth of weeds and vegetation.

Section 34-225: Fencing missing in rear of property.

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

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100 per day, per violation
Compliance Date: November 1, 2025

5. Case No. 2025-80 - 3734 Gulfstream Road - Bruno Rodriguez, Miguel Tijero, Isrrael
Tijero
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 34-161: Required landscaping.

Section 34-221: Responsibility of owner, maintenance of landscaping.

Section 10-30: Vacant lot registration. Landscaping includes grass, ground cover maintenance with irrigation, and mowing.

Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$200.00 per day
Compliance Date: October 31, 2025

6. Case No. 2025-76 - 4097 Lakewood Road - Thamayra E Brito De Abreu
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove or obtain an after-the-fact permit for the installation of pavers.

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

Section 34-914: Vehicles/Parking. Remove all trailers parked on the grass.

Section 34-225: Fence maintenance. Remove or repair all broken chain-link fences.

Section 30-143: Trash/Debris/Materials. Remove all trash, debris and materials stored around the property and within the utility trailer.

Section 10-9: Exterior property maintenance. Replace broken mailbox and label with "4095" house ID numbers.

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

7. Case No. 2025-77 - 82 Tortuga Road - Quisenberry 2022 Revocable Trust
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 30-141: Overgrown landscaping. The entire property is overgrown. Please maintain the property's green areas, including the swales.

Citation Fine:	N/A
Admin Cost:	\$265.77
Recommendation:	\$150 per day, per violation
Compliance Date:	October 30, 2025

8. Case No. 2025-88 - 3949 Wisconsin Street - Construction Star Inc.
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-913: Prohibited parking of semi-trucks in residential neighborhood.

Section 34-914: Parking boat and RV on grass.

Section 34-915: Using RV for living or sleeping purposes while parked or stored.

Section 78-41: Unauthorized use and connection to the Village of Palm Springs water and wastewater system.

Citation Fine:	N/A
Admin Cost:	\$208.49
Recommendation:	\$100.00 per day, per violation
Compliance Date:	November 19, 2025

9. Case No. 2021-47 - 1900 South Congress Avenue - Agape Worship CTR of the C&MA Inc
Case No. 2024-49 - 1900 South Congress Avenue - Agape Worship CTR of the C&MA Inc.
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 70-124: No required certificate of occupancy or inspections.

Section 70-125: No required application for use and certificate of occupancy for the property. No payment of Fees.

Section 10-31 (FBC 105.1 & 110.1): Working without permits and inspections. Parking lot.

Section 34-224: Replacement of vegetation.

Section 34-265: Responsibility of maintenance. Unsafe monument signage.

Section 34-1366: Dumpsters must be screened from view by means of a wall and landscaping.

Case 2021-47 October 21, 2021

Order Finding

Violation

Case 2021-47 January 25, 2022

Lien Recorded

Case 2024-49 August 15, 2024

Order Finding

Violation

Case 2024-49 March 11, 2025

Lien Recorded

Fine Amount \$291,500.00

Recommendation: Order Authorizing Foreclosure

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

10. Case No. 2024-65 - 3515 Almar Road — Grace Wildman

CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-29: Unsafe building. Property is dilapidated and uninhabitable.

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

Section 10-8: Weeds. Remove all weeds from the property and along the fence line.

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

Section 10-9: Exterior property maintenance. Repair damaged mailbox, fascia, soffit, rotted wood, doors, windows, roof, and patio enclosure. Remove the prohibited grey tarp from the roof and repair all holes. Remove all wood boards covering the doors and windows. Remove all black/green discoloration from the exterior walls and walkways.

Initial Violation: June 12, 2024

Order Finding Violation: October 17, 2024

Compliance Deadline: April 18, 2025

Fine Amount: \$100.00 per day, per violation

Citation Fine: N/A

Admin Cost: \$276.60 (Paid)

Recommendation: 6-month extension
New Compliance Date: April 16, 2026

11. Case 2025-34 - 3206 Forest Hill Boulevard (Paradise Mobile Home Park) - Aljarez LLC

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section - 10-31 (FBC 116) : Unsafe structures and equipment (Electrical)

Initial Violation: July 3, 2025
Order Finding Violation: July 17, 2025
Compliance Deadline: July 31, 2025
Compliance Date: September 18, 2025
Fine Amount: N/A
Citation Fine: N/A
Admin Cost: Paid
Recommendation: \$250.00 Per Day
Compliance Date: NOVEMBER 19, 2025
Staff:

12. 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.

Initial Violation: September 5, 2025
Order Finding Violation: September 18, 2025
Compliance Deadline: October 16, 2025
Compliance Date: TBD
Fine Amount: N/A
Citation Fine: N/A
Admin Cost: Paid
Recommendation: 1 month extension
Compliance Date: November 19, 2025
Staff:

STIPULATION AND AGREED ORDER

13. Case Nos. 2015-34, 2021-38, 2023-2612 - 3734 Gulfstream Road - Bruno Rodriguez, Miguel & Isrrael Tijero

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 78-69: Refusing, failing to make connections to the Village Wastewater System.

Section 10-31 (FBC 105.1 & 110.1): Expired permits and inspections require building demolition.

Section 30-143: Public nuisance: trash & debris visible, lack of required property maintenance.

Initial Violation:	10/19/2015 - 9/6/2021 - 2/6/2023
Order Finding Violation:	11/10/2015 - 9/16/2021 - 2/16/2023
Compliance Deadline:	12/26/2015 - 10/21/2021 - 3/15/2023
Compliance Date:	4/28/2016 - 4/18/2022 - 12/20/2023
Fine Amount:	\$24,200 + \$36,000.00 + 28,000.00 = \$88,800.00
Citation Fine:	Paid
Admin Cost:	Paid
Recommendation:	\$2,480.00 + \$3,600.00 + \$2,800.00 = \$8,880.00
Compliance Date:	November 20, 2025

MOTION TO AMEND ORDER FINDING VIOLATION

14. Case No. 2025-11 - 3801 South Congress Avenue - Musa Realty Group LC
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-31 (FBC 101.4.5): Fire prevention (Life safety).

Citation Fine:	N/A
Admin Cost:	\$202.92
Recommendation:	\$250.00 per day per violation
Compliance Date:	July 17, 2025

15. Case No. 2025-12 - 1900 South Congress Avenue — Agape Worship Center of The C&MA Inc.
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-31 (FBC 101.4.5): Fire prevention (life safety).

Violations of the Florida Fire Prevention Code

Citation Fine:	N/A
Admin Cost:	\$195.45
Recommendation:	\$250.00 per day, per violation
Compliance Date:	August 21, 2025

Next Magistrate Hearing is November 19, 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

posting close up.
 Sept. 29th 2025
 CASE 2025-81



VILLAGE OF PALM SPRINGS, FLORIDA
 CODE ENFORCEMENT
 SPECIAL MAGISTRATE

Case 2025-81 25-00559

VILLAGE OF PALM SPRINGS, FLORIDA
 Petitioner,

vs.
 SMITH WAYNE
 3837 GULFSTREAM RD
 PALM SPRINGS, FL 33461

Respondent.

Sept. 29th 2025
 243 PM
 Cert.

PCN: 70434419110010071

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just reasonable grounds to believe, and believe that on May 8th, 2025, SMITH WAYNE, owners of the property at 3837 GULFSTREAM Rd, Springs, FL 33461 is in violation of local ordinances.

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

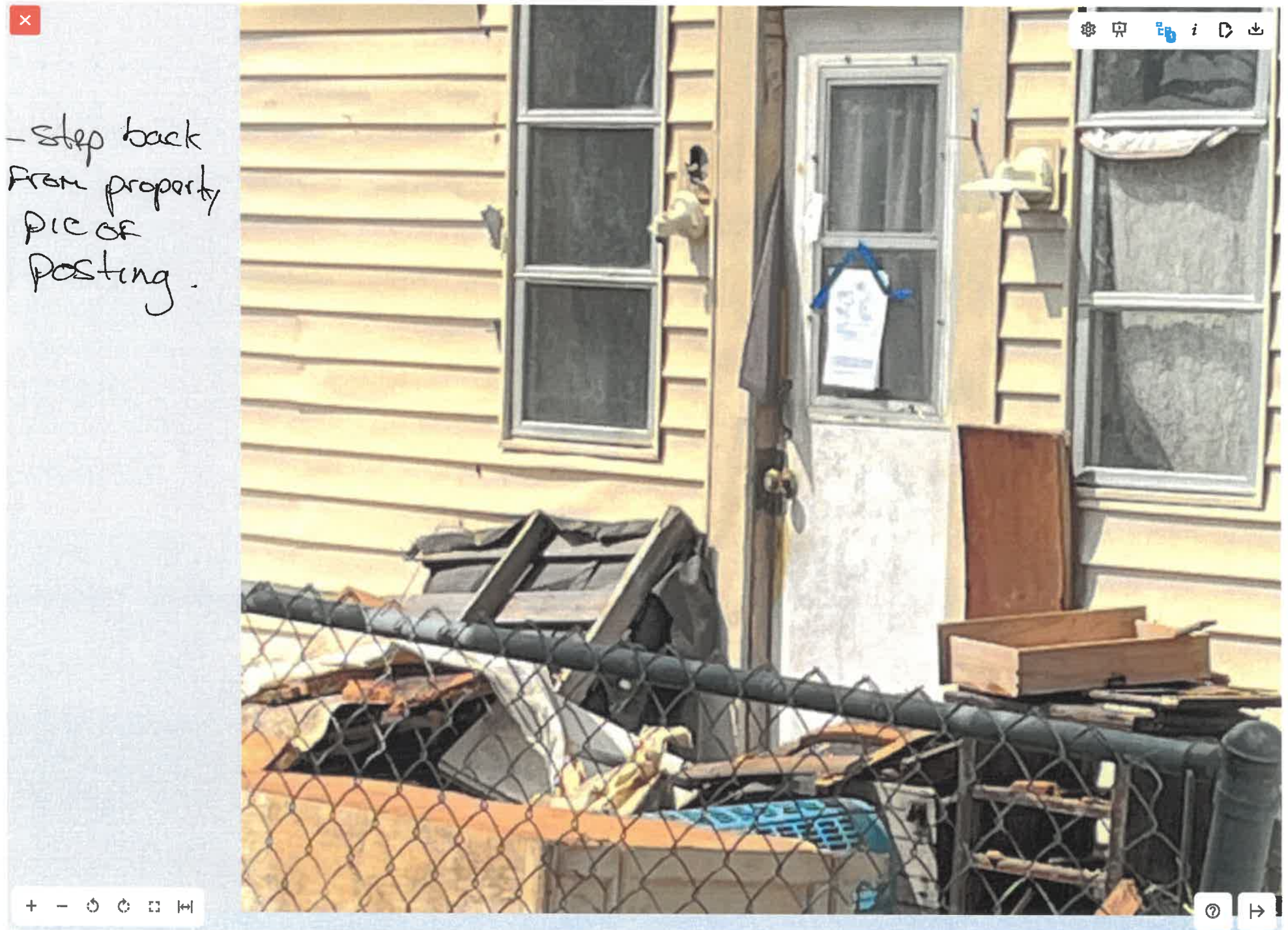
Section Sec. 10-8. Property - All Exterior Property, accessory structures, pools, sidewalks, driveway maintained.

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

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

These violations must be corrected on or before [OCTOBER 15th], failing, this matter shall heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [OCTOBER 16th] 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 appear at this hearing and the costs as determined by the Special Magistrate.



VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 – 81 25-00559

SMITH WAYNE
3837 GULFSTREAM RD
PALM SPRINGS, FL 33461
Respondent(s)

AFFIDAVIT OF SERVICE

I, DAVID URRUTIA, being duly sworn, depose and say that:

On the 29TH Day of SEPTEMBER 2025 at 2:43 PM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), SMITH WAYNE. at 3837 GULFSTREAM 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.

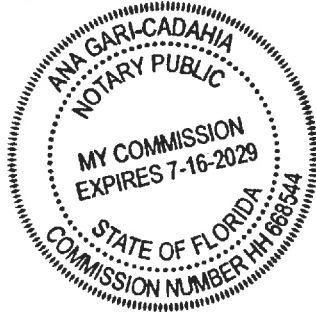
By: [Signature]
Code Enforcement Officer

Date: Sept. 30th 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 30 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

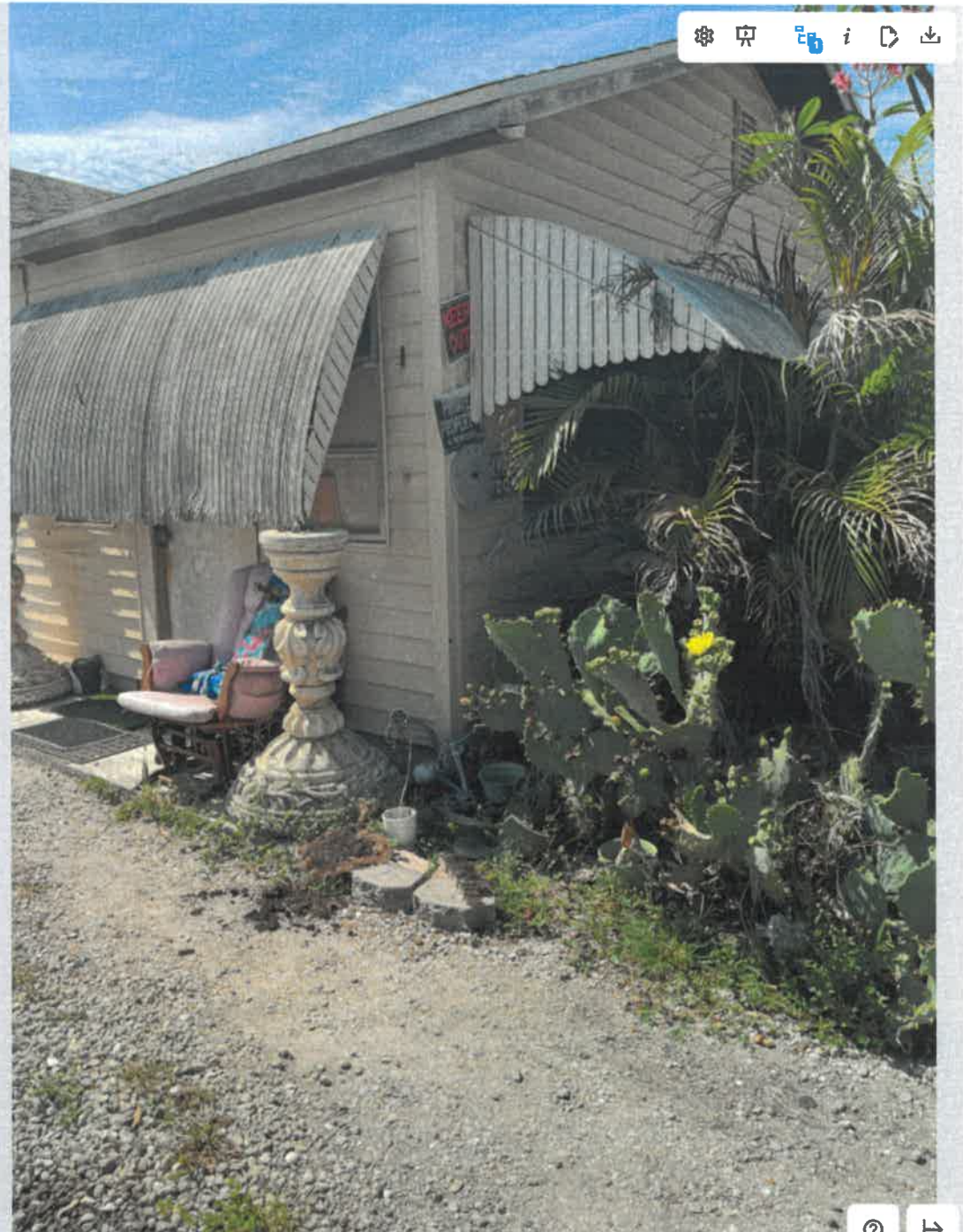


Cond. from Driveway
and South face of the home

MAY 13th 2025



- Shutters Down
- Overgrowth
- May 13th 2025

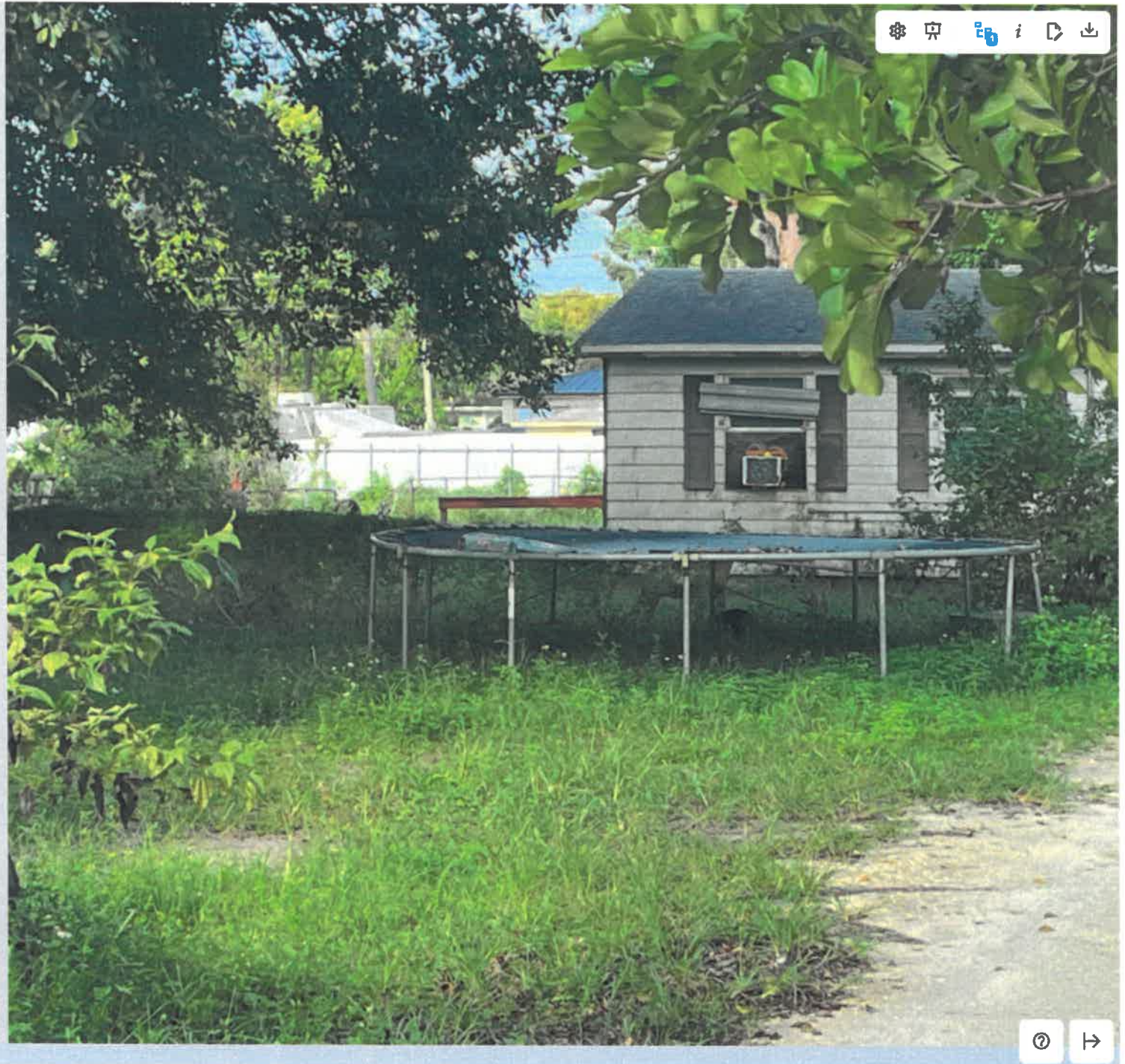
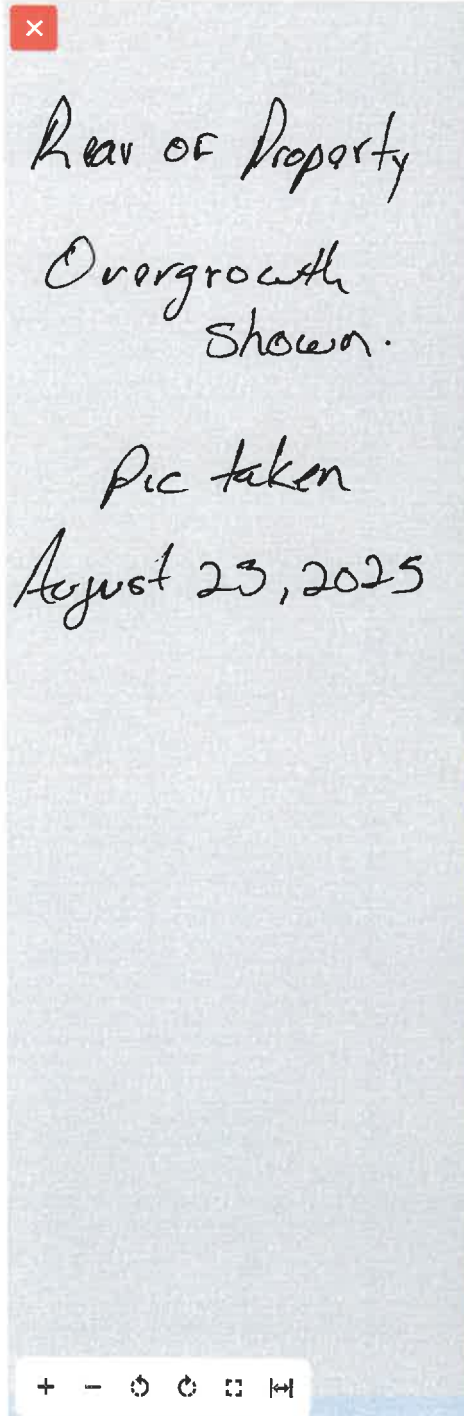




- August 2nd 2025
- Pile of ~~the~~ trash first day out.

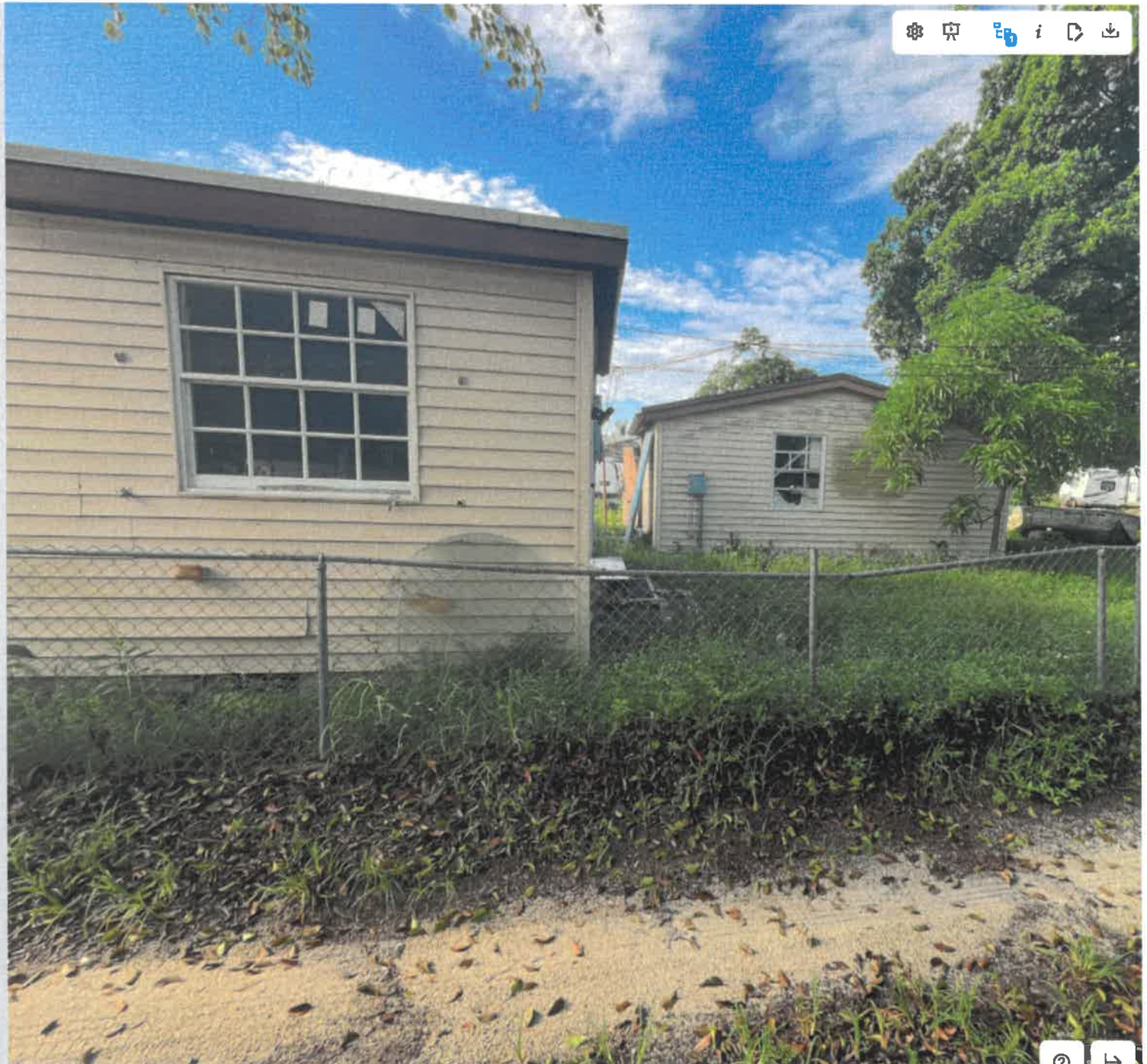


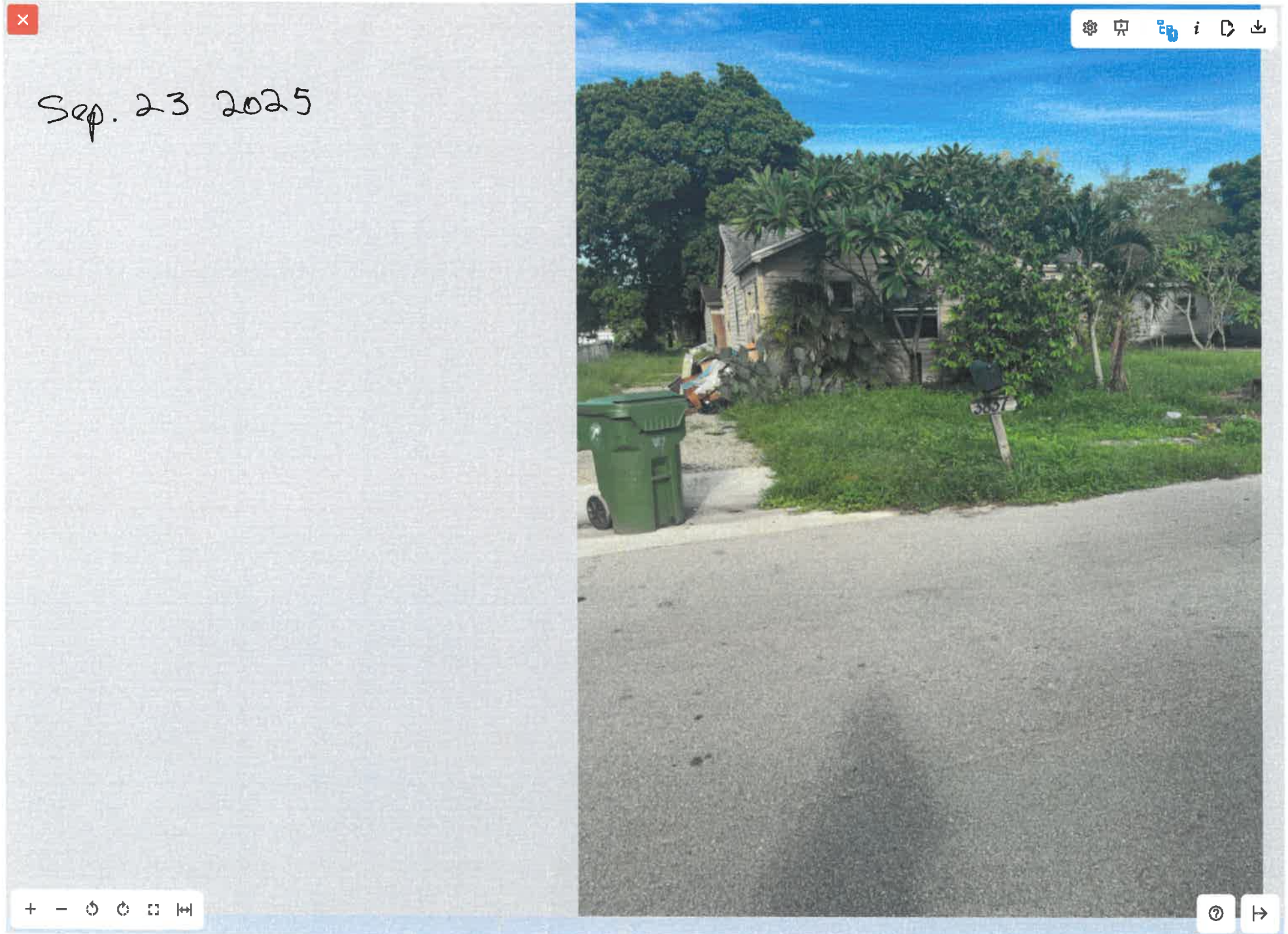


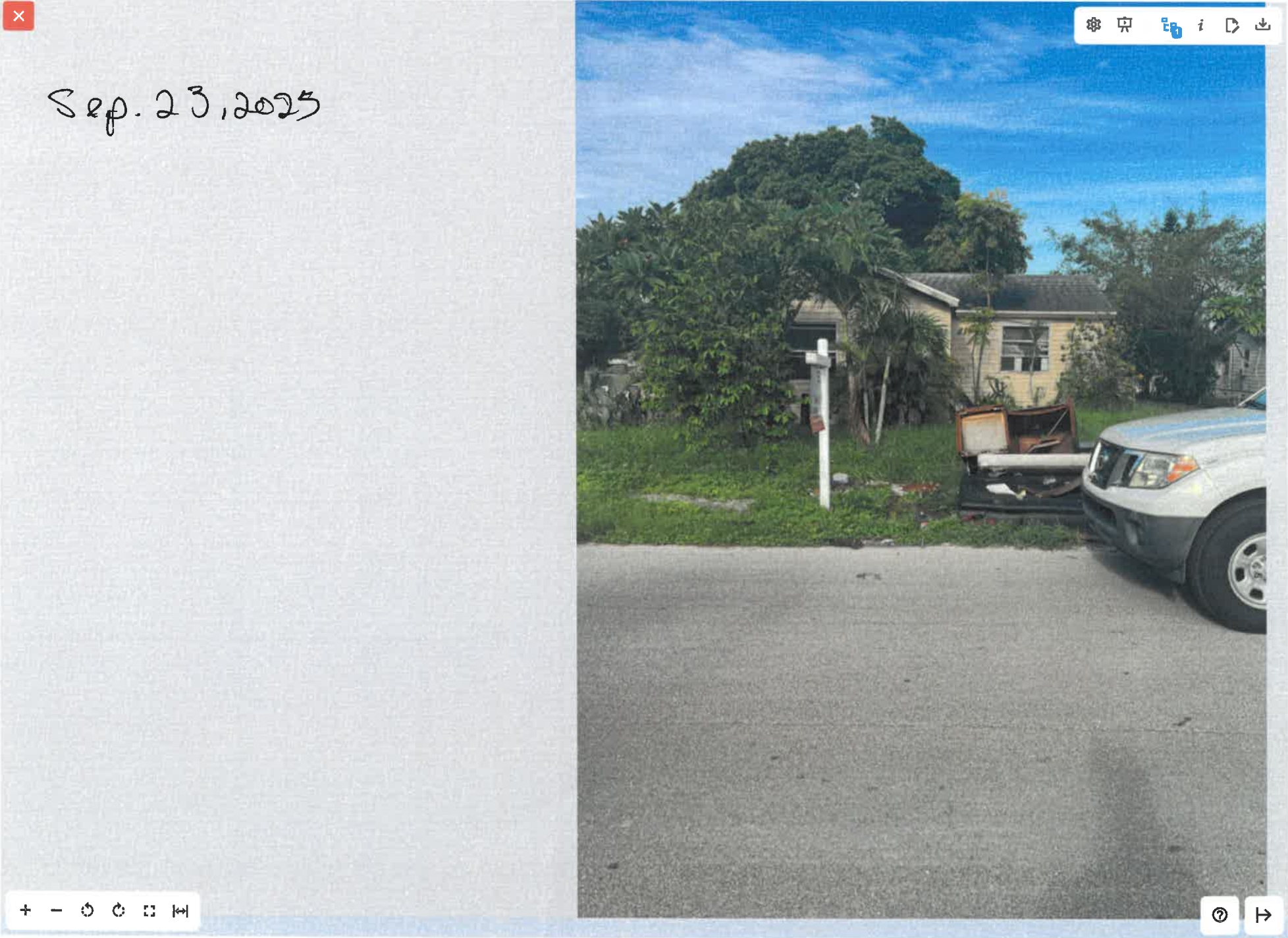


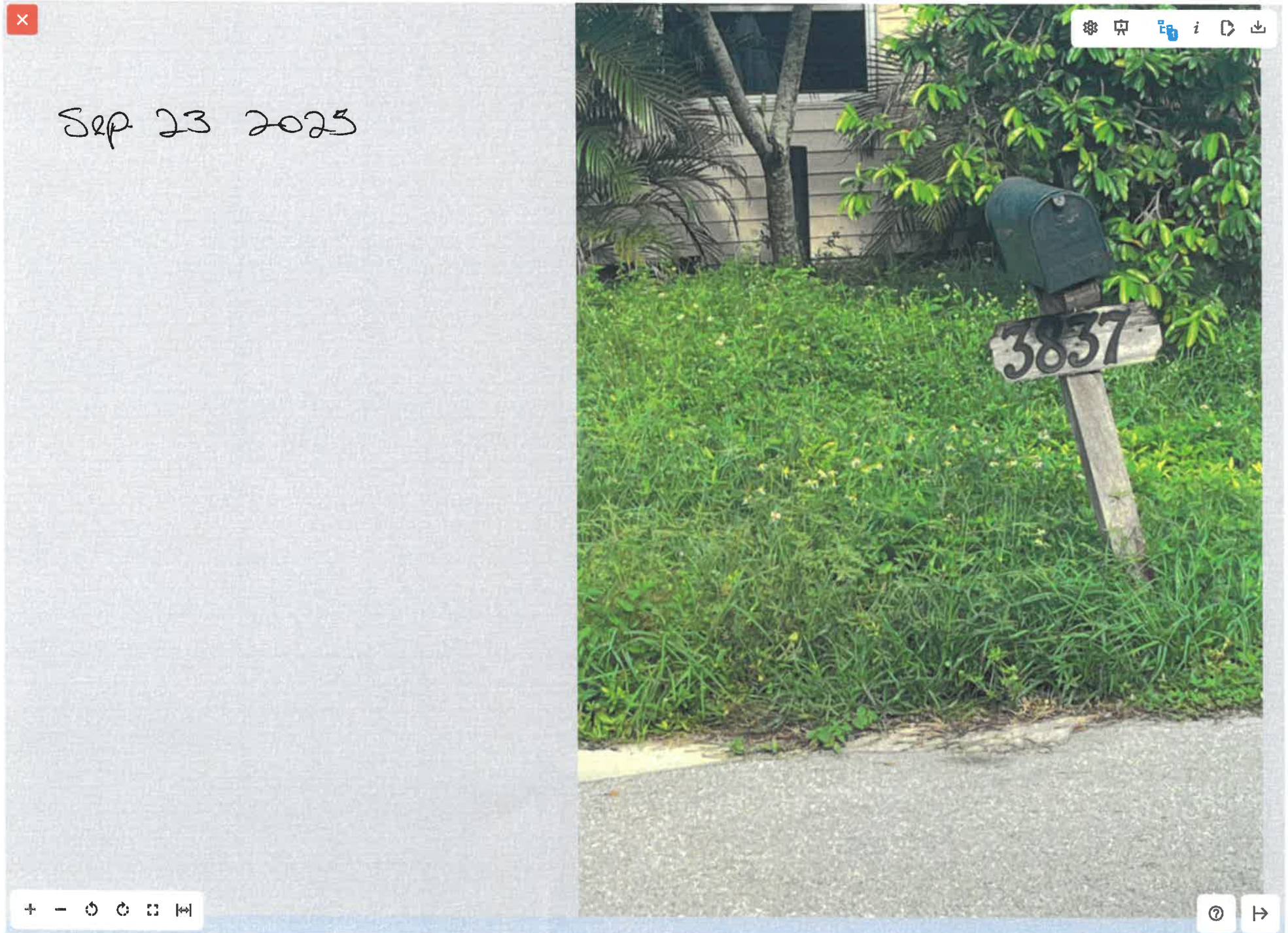


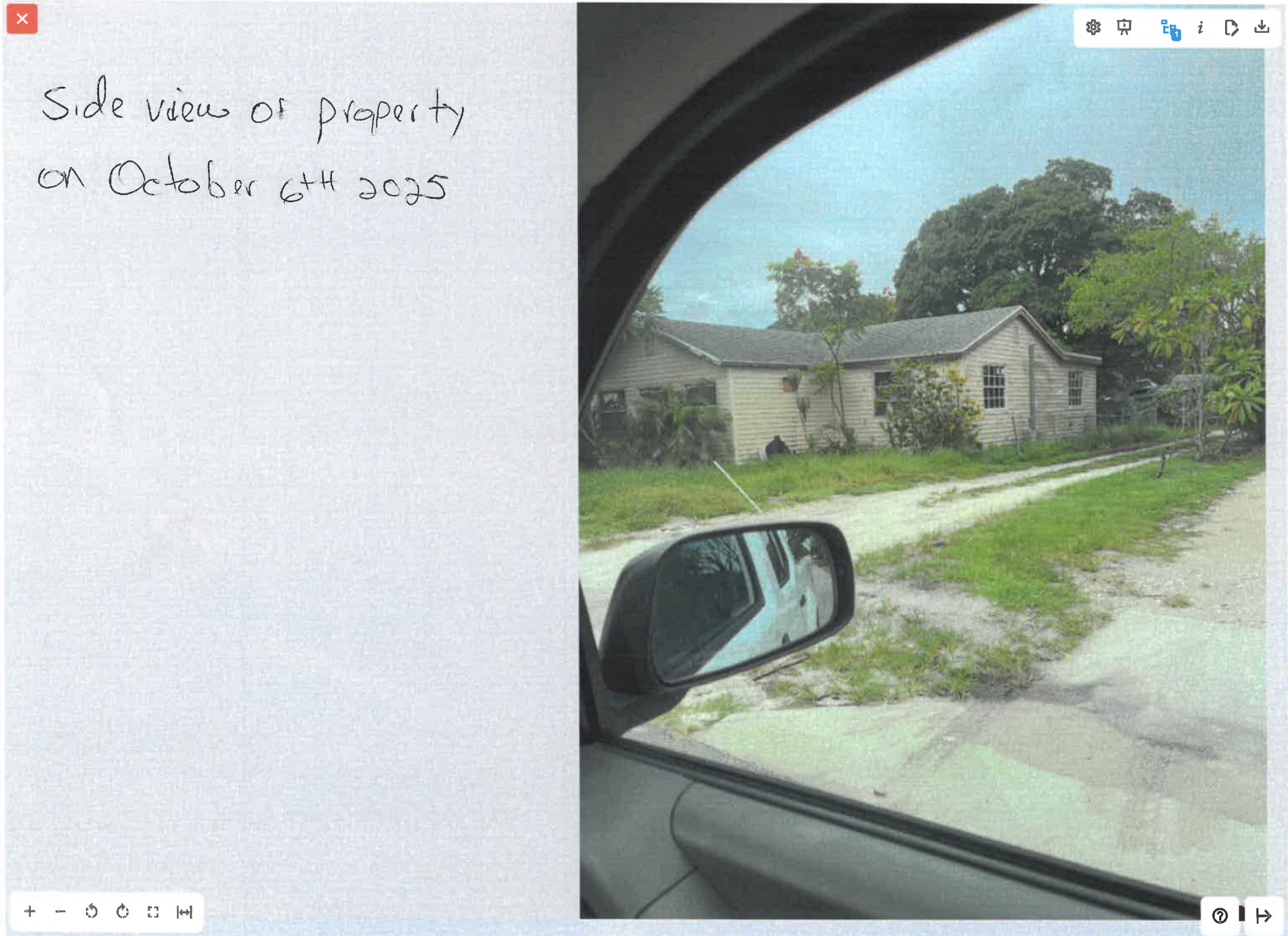
Broken window
on storage
building.
August 23, 2025











Side view of property
on October 6th 2025



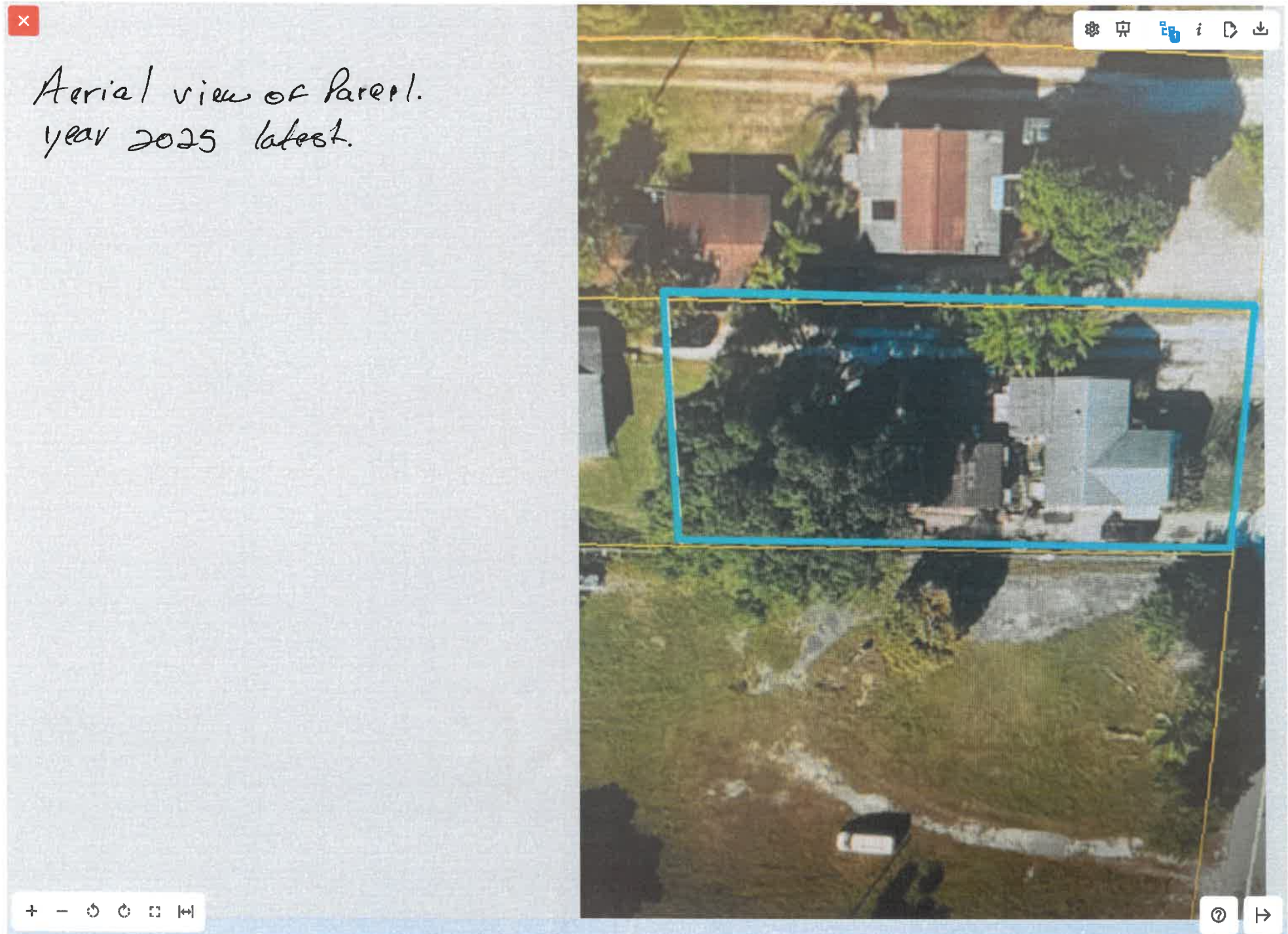
- Showing a boat that
is new to the property.
October 6th 2025



- Still present on October 6th
Debris & trash side of
house.

Case 2025-81





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

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

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

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

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

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

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

Sec. 10-8. - Exterior property areas.

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

(Ord. No. 2006-47, § 2, 11-9-2006)

Sec. 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)

CASE PRESENTATION
CASE No. CASE 2025-81

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 located at 3837 Gulfstream RD which is in the Village of Palm Springs, Florida
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 SMITH WAYNE.
5. pursuant to personal observations, there are violations of ordinances within the property including:

SECTION: 34-221 Landscape maintenance responsibility of owner. The landscape must be kept up to maintain a proper appearance and keep overgrowth from happening.

SECTION: 10-8 All exterior of the property is to be maintained including accessory structures, pools, sidewalks and driveways., sidewalks must be pressure washed periodically, and driveways must be maintained.

SECTION: 34-1381 Nuisance materials being stored outside and are visible to neighbors. The parcel surroundings should be free of debris or trash and maintained in a neat fashion.

SECTION: 10-7 Property maintenance in general, the property must maintain a presentable appearance from the exterior

6. On **MAY 8TH, 2025**, I posted a courtesy code violation notice for the violations observed while conducting the investigation at property. A Courtesy notice of violation letter was posted on the property front door. On **the 16th of May** I mailed a formal letter of notice of code violation to address of record on Palm Beach property Appraiser which is 4339 DALE RD in Palm Springs Florida with a 33461 postal zip code,

7. Since THE INITIAL POSTING BACK ON May 8th I have kept communicating with Mr. Patrick who is Mr. Smith's realtor for the property. With little to minimal results even with the aid of Mr. Patrick the property remains in violation **After** some time passed on **September 24, 2025**, I sent a **Notice of violation and notice to hearing** letter by U S postal service to the address of record on Palm Beach Appraisers and tax collector.

8. On **September 29th at exactly 2:43pm** a notice of violation notice of hearing was posted at property. And one last posting at city hall was executed within 10 days of hearing. See attachments

9. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by November 1st, 2025. If not in compliance by November 1st, 2025, a \$100 per day per violation fine shall commence.

CASE No 2025-81

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 **November 1st, 2025.**

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



Case Administrative / Court Costs

october 16 2025 3837 Gulfstream Rd		case 2025-81		
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
TOTAL COST FOR CASE 2025-81				252.35

- Initial CCV
Dated May 8th 2025

Courtesy Code Violation Notice

Case# _____
Date: May 8th Time: 3:40
Location: 3837 Colk Street

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:

- Awnings pressure wash
- Pick up debris around the property
- Drive ways

Compliance Date: MAY 22nd

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

David Urecha (561) 801-9162
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

May 16, 2025

SMITH WAYNE
3837 GULFSTREAM RD
PALM SPRINGS, FL 33461

Dear Property Owner,

You have been issued courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **3837 GULFSTREAM Rd, Palm Springs, FL 33461.**

PCN: 70434419110010071

This property is in violation of local ordinances.

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

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

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

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

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

Compliance Date: May 22nd, 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
durrutia@vpsfl.org
561 801 9162
561 584 8200 ext.8521





PALM SPRINGS POLICE DEPARTMENT

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

September 24, 2025

Case 2025-81

**SMITH WAYNE
3837 GULFSTREAM RD
PALM SPRINGS, FL 33461**

Dear Property Owner,

A **NOTICE OF VIOLATION** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property a **3837 GULFSTREAM Rd, Palm Springs, FL 33461, PCN: 70434419110010071.**
VIOLATION/HEARING 25-00559

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

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

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

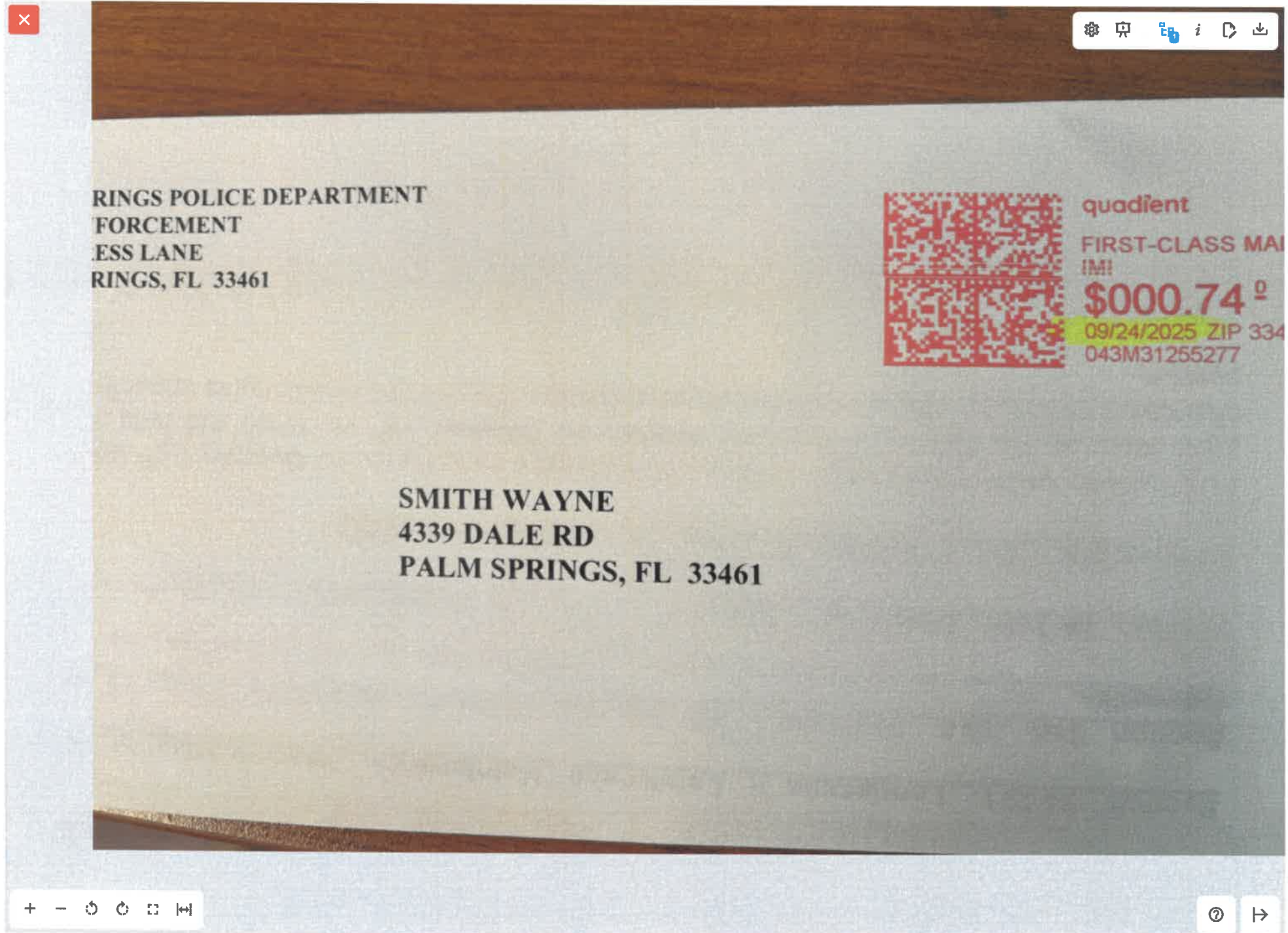
Section Sec. 10-7. Property - Property Maintenance; Generally.

The options available include coming into voluntary compliance by **October 15th** OR arguing your case at the Special Magistrate hearing on **October 16th** at, **10:00 AM** held at council chambers at Village Hall as is noted on your citation. This is part of your rights under the judicial system.

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

Please call Code Enforcement Office on 561-584-8200 ext. 8521.

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



Law Offices of Larry E. Bray, P.A.
2500 Quantum Lakes Dr., Ste. 203-401
Boynton Beach, Florida 33426

This Instrument Prepared by:
Larry E. Bray, P.A.
Law Offices of Larry E. Bray, P.A.
2500 Quantum Lakes Dr., Ste. 203-401
Boynton Beach, Florida 33426

Property Appraisers Parcel
Identification (Folio) Number(s):
PCN's: 70-43-44-19-11-001-0071 and
70-43-44-19-11-001-0072

NOT A CERTIFIED COPY

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made and entered into this 25th day of January, 2025, between EMILY BENTLEY, whose address is 10106 Bear Paw Lane, Panama City, Florida 32404, the duly constituted and appointed Personal Representative of the Estate of MARY LYNNE SMITH a/k/a MARY H. SMITH, Deceased, Party of the First Part, and WAYNE SMITH a single man, whose address is 4339 Dale Rd., West Palm Beach, FL 33406, Party of the Second Part.

WITNESSETH: that the Last Will and Testament of MARY LYNNE SMITH a/k/a MARY H. SMITH, dated May 5, 2017, has been duly admitted to Probate in the Circuit Court, Probate Division of the Fifteenth Judicial Circuit of Florida, and

WHEREAS, said Last Will and Testament grants the Party of the First Part the full and complete power to convey the Deceased's one hundred percent (100%) interest in the real estate described below, and

WHEREAS, said Last Will and Testament grants, bequeaths and devises the Deceased's one hundred percent (100%) interest in the real estate described below to the Party of the Second Part.

THEREFORE, in consideration of the foregoing and in further consideration of the sum of Ten and No/100 (\$10.00) Dollars, purchase money paid at and before the sealing and delivery of this deed, receipt of which is hereby acknowledged, and the Party of the First Part has conveyed and does hereby convey unto the Party of the Second Part, his heirs and assigns, one hundred percent (100%) of the Deceased's one hundred percent (100%) interest in that tract or parcel of lands situated in the County of Palm Beach, State of Florida, and described as follows:

Parcel 1:

The East ½ of the South ½ of Tract 7, Block 1 of LAKEWOOD GARDENS, PLAT NO. 1, according to the plat thereof as recorded in Plat Book 18, Page 38, Public Records of Palm Beach County, Florida; and

Parcel 2:

The West ½ of the South ½ of Tract 7, Block 1 of LAKEWOOD GARDENS, PLAT NO. 1, according to the plat thereof as recorded in Plat Book 18, Page 38, Public Records of Palm Beach County, Florida.

SUBJECT to restrictions, reservations, easements, covenants, conditions and limitations of record, if any, and

SUBJECT TO taxes subsequent to the date hereof.

The Personal Representative, by virtue of this Deed, warrants that the subject interest is transferred free and clear of any Personal Representative's lien. This property is not the homestead property of the Deceased. This deed has been prepared without the benefit of a title search.

TO HAVE AND TO HOLD THE SAME to the Party of the Second Part, Wayne Smith, his heirs and assigns, in as full and ample manner as the same was possessed or enjoyed by the Deceased, MARY LYNNE SMITH a/k/a MARY H. SMITH

IN WITNESS WHEREOF, the Party of the First Part has hereunto set her hand and affixed her seal the day and year first above written.

Signed, sealed and delivered
in the presence of:


EMILY BENTLEY, Personal Representative of the
Estate of MARY LYNNE SMITH a/k/a MARY H.
SMITH

Witnesses:
Dylan Wardle (sign name)
Dylan Wardle (print name)

Addresses:
910 Thomas Dr
Panama City Beach
FL, 32408

Meg van Lichten (sign name)
Meg van Lichten (print name)

910 Thomas Dr
Panama City Beach, FL
32408

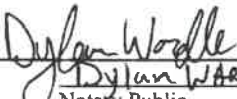
STATE OF FLORIDA
COUNTY OF PALM BEACH

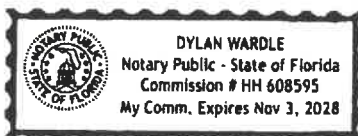
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, Emily Bentley, Personal Representative of the Estate of Mary Lynne Smith a/k/a Mary H. Smith, Deceased, to me well known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

Who is personally known to me ___ or Produced ID type of identification. FL Drivers License

WITNESS my hand and official seal this 28 day of January, 2025, in the State and County last aforesaid.

My Commission Expires: 11-03-2028


Dylan WARDLE
Notary Public



Property Detail

Location Address : 3837 GULFSTREAM RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-001-0071
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 35551 / 1717
Sale Date : 01/28/2025
Legal Description : LAKEWOOD GARDENS PLAT 1 E 1/2 OF S 1/2 OF TR 7 BLK 1

Owner Information

Owner(s)	Mailing Address
SMITH WAYNE	4339 DALE RD WEST PALM BEACH FL 33406 7527

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/28/2025	\$10	35551 / 01717	REP DEED	SMITH WAYNE
04/09/2014	\$90,000	26757 / 00465	WARRANTY DEED	SMITH MARY H
07/26/2010	\$10	24045 / 00068	REP DEED	TAMBURELLO DEBORAH L
10/27/2001	\$10	13202 / 00698	REP DEED	ECKEL WAYNE F
01/01/1977	\$10,000	02656 / 01277		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$167,878	\$160,404	\$130,392	\$104,893	\$101,016
Land Value	\$146,180	\$152,271	\$174,970	\$174,838	\$110,571
Total Market Value	\$314,058	\$312,675	\$305,362	\$279,731	\$211,587

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$278,990	\$253,627	\$230,570	\$209,609	\$190,554
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$278,990	\$253,627	\$230,570	\$209,609	\$190,554

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$5,637	\$5,301	\$5,000	\$4,654	\$4,067
NON AD VALOREM	\$529	\$516	\$511	\$483	\$427
TOTAL TAX	\$6,165	\$5,816	\$5,511	\$5,137	\$4,494

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

Account Information

Property Control Number: 70-43-44-19-11-001-0071	Property Type: Real Property	Status: Active
Mailing Address: 4339 DALE RD West Palm Beach, FL 33406-7527	Property Address: 3837 GULFSTREAM RD PALM SPRINGS, FL 33461	Legal Description: LAKEWOOD GARDENS PLAT 1 E 1/2 OF S 1/2 OF TR 7 BLK 1
Owner of Record: SMITH MARY H	Second Owner:	

Last updated: 9/24/2025 01:01:39 PM

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

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

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

Tax Bills

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

Total Payable: \$0.00 Total Due: \$6,633.52

2024 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2025) 2025:19998 |

ROLL: ANNUAL |

PAST DUE \$6,633.52

NOT PAYABLE ?

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/25	☐ \$6,633.52		\$0.00 ☐ \$6,633.52	● Past Due	
	Net Tax: \$6,311.69		▶ 9/24/25 \$6,633.52		
	Interest: \$315.58		9/30/25 \$6,633.52		
	Penalty: \$0.00		10/31/25 \$6,633.52		
	Fees: \$6.25		11/30/25 \$6,633.52		
	Discount: \$0.00				

[View Info](#)

+ Recently Paid Bills

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT

CODE CASE: 2025-81

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,



WAYNE SMITH
3837 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

MAILING ADDRESS:
WAYNE SMITH
4339 DALE ROAD
WEST PALM BEACH FL 33406 7527
Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-221: Landscape maintained.

Section 10-8: Property exterior maintained including accessory structures, sidewalks and driveways.

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

Section 10-7: Property maintained in general.

Address: 3837 GULFSTREAM ROAD

Legal Description: LAKEWOOD GARDENS PLAT 1 E 1/2 OF S 1/2 OF TR 7 BLK 1

PCN: 70-43-44-19-11-001-0071

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **16th** day of **October 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

☐ Respondent is in violation of the following Village of Palm Springs Code of Ordinances:

Section 34-221: Landscape maintenance.

Section 10-8: All exterior of property maintained, driveways, sidewalks.

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

Section 10-7: Property maintained in general.

☐ Respondent was in violation of the following Village of Palm Springs Code of Ordinances:

Section 34-221: Landscape maintenance.

Section 10-8: All exterior of property maintained, driveways, sidewalks.

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

Section 10-7: Property maintained in general.

ORDER

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

- ☐ Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **November 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. Respondents must comply with all code violations on or before **November 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 complies. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **November 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 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 16th day of October 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:

[4339 Dale Road](#)
[West Palm Beach, FL 33406 7527](#)

posted on door
at 4339 Dale Rd
on Sept. 29th
at 2:27 P.M.


 VILLAGE OF PALM SPRINGS, FLORIDA
 CODE ENFORCEMENT
 SPECIAL MAGISTRATE
 Case: 2025-82
 25-01042
 VILLAGE OF PALM SPRINGS, FLORIDA
 vs.
 THOMAS ALBERTA & SMITH MARY
 Petitioner,
 Respondent.

Sep 29th 2025
 2:27 PM
 Cert.
 PCN: 70424413050020180

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 NOTICE OF VIOLATION AND NOTICE OF HEARING

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just reasonable grounds to believe, and does believe that on April 10th, 2025, THOMAS ALBERTA & SMITH MARY, owners of the property at 70424413050020180 is in violation of local ordinances.

Section 34-914. Parking - Parking in residential land use districts
 Section 34-913. Parking - Parking, Prohibited Vehicles in residential land use districts
 Section 34-916. Parking - Parking, Commercial Vehicles
 Section Sec. 10-8. Property - All Exterior Property, accessory structures, pools, sidewalks, driveways, maintained.
 Section Sec. 10-7. Property - Property Maintenance, Generally.

These violations must be corrected on or before [OCTOBER 15th], 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 [OCTOBER 16th] 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 drive this hearing and the costs as determined by the Special Magistrate. Your failure to appear at the hearing will result in a default judgment being entered against you.



VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 – 82

25-01042

THOMAS ALBERTA A & SMITH MARY
4339 DALE RD
PALM SPRINGS, FL 33461 5919

Respondent(s)

AFFIDAVIT OF SERVICE

I, DAVID URRUTIA, being duly sworn, depose and say that:

On the 29TH Day of SEPTEMBER 2025 at 2:27 PM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), THOMAS ALBERTA A & SMITH MARY, at 4339 DALE 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.

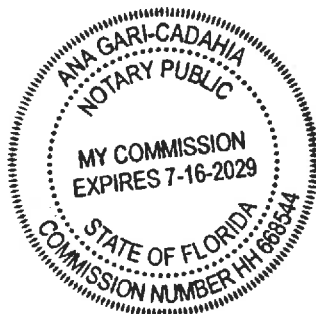
By: [Signature]
Code Enforcement Officer

Date: September 30th 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 30 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)



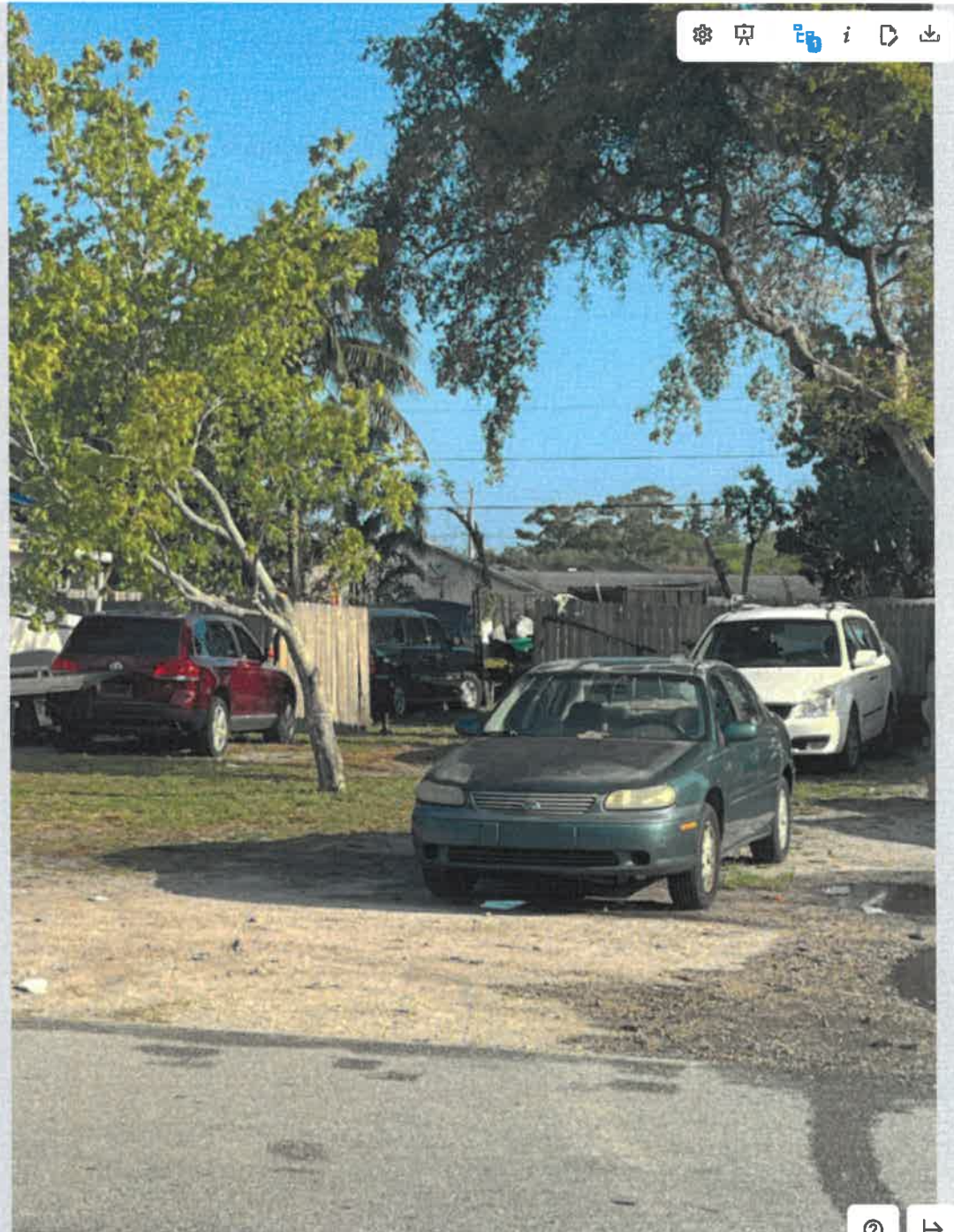
NOTARY PUBLIC, State of Florida

[Signature]



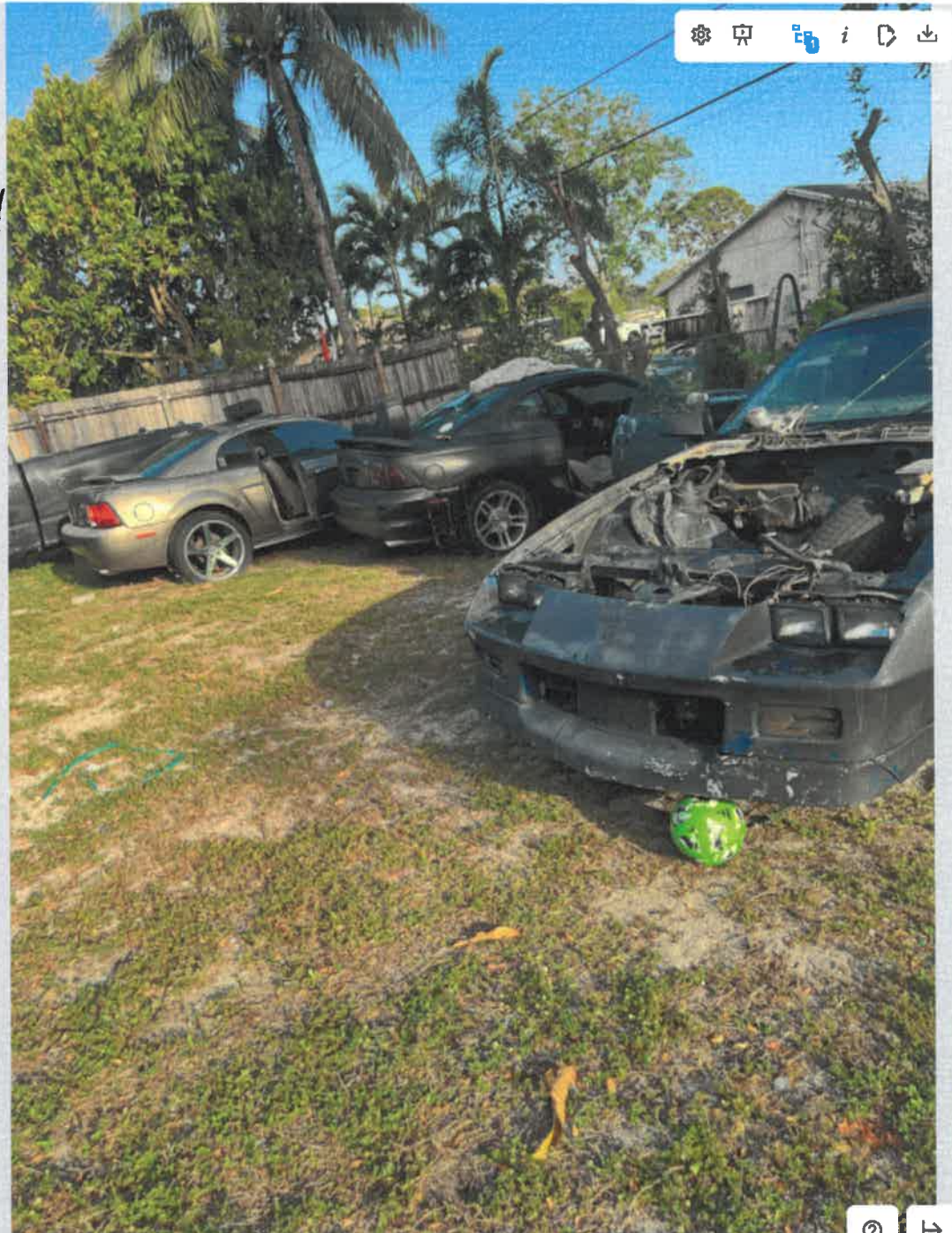
- Pic taken April 10th 2025
- Driveway deteriorated, excessive parking.

front of property. Lot

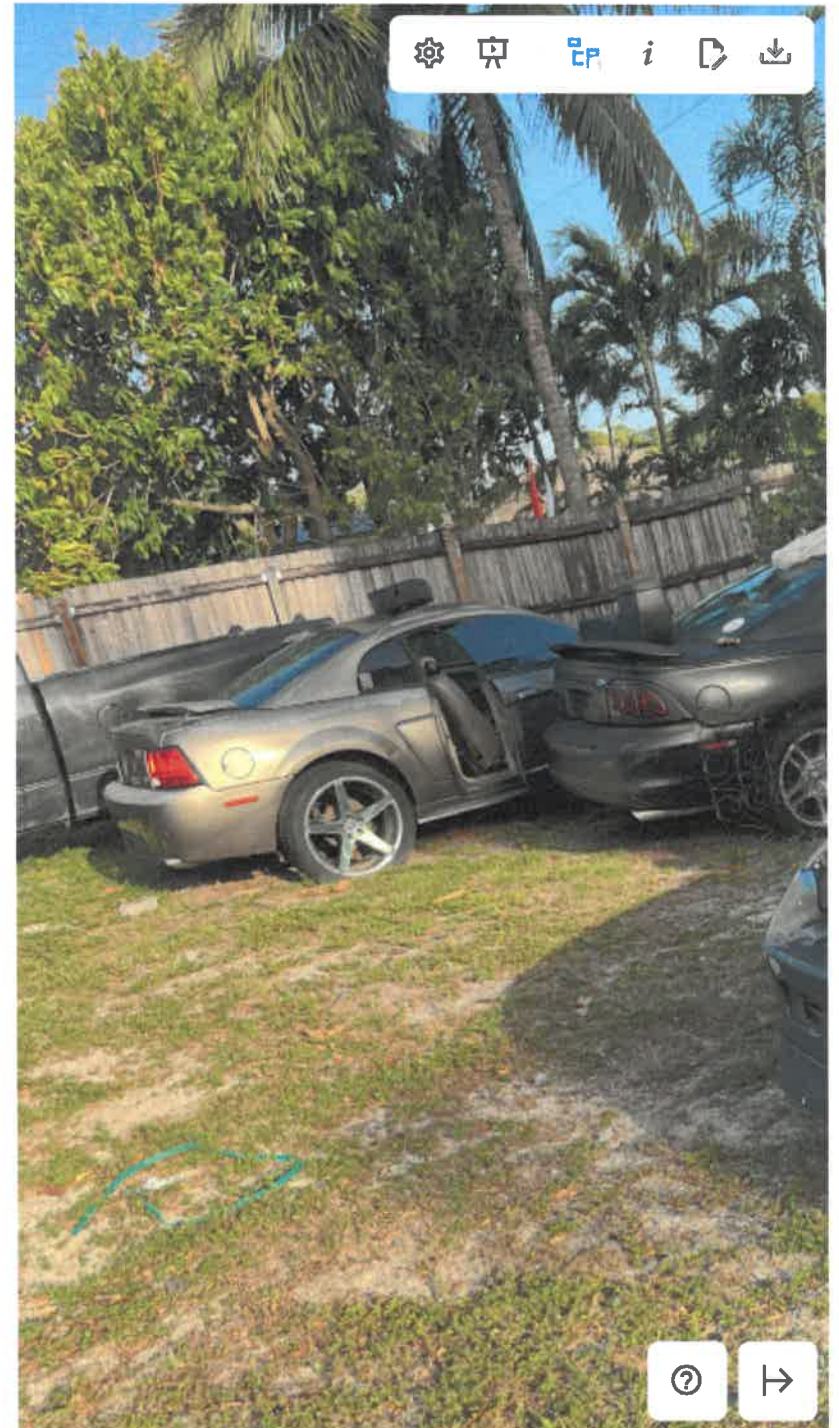


Rear of Lot. Cars without
tags and inoperable. being stored
and or worked on.

Pic from April 10th 2025



x amount of cars
pic 4-10-25



+ - 🔍 🔄 📐 🔍

🔍 ➡

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. 34-913. - 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. 34-916. - Parking commercial vehicles on commercial property.

- (a) It shall be unlawful for any owner, operator, or person having custody of any commercial vehicle to park or store the vehicle such as, but not limited to:
- (1) Tractor trailers, and semi-trailer trucks;
 - (2) Tow trucks, wreckers or flatbed 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 areas;
 - (8) Boom or bucket trucks;
 - (9) Swamp buggies and half-tracks.
- (b) On commercially zoned property for more than two hours unless the vehicle has business with an on-site business, such as loading or delivering goods, and then only with the express permission of the property owner and within an area nonobstructive to other vehicles using the site and not obstructing designated parking spaces. In no case shall a refrigeration truck be allowed to operate on commercially zoned property before 7:00 a.m. or after 11:00 p.m. nor shall a commercial vehicle be used primarily as storage space.

(Code 1994, § 30-629; Ord. No. 2017-19, § 3, 9-28-2017)

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. 10-7. - 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 2025-82

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 located at **PCN 70424413050020180 DALE RD** which is in the Village of Palm Springs, Florida
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 **THOMAS ALBERTA A AND SMITH MARY**

5. pursuant to personal observations, there are violations of ordinances within the property including:

SECTION: 34-914 Parking in residential land. Please use districts swale for additional parking.

SECTION: 34-913 Parking prohibited vehicles in residential land use districts.

SECTION 34-916 Parking commercial vehicles, not allowed within the village.

SECTION: 10-8 All exterior of the property is to be maintained including accessory structures, pools, sidewalks and driveways., sidewalks must be pressure washed periodically, and driveways must be maintained.

SECTION: 10-7 Property maintenance in general, the property must maintain a presentable appearance from the exterior

6. On **April 10th, 2025** I posted a courtesy code violation notice for the violations observed while conducting investigation at property. A Courtesy notice of violation letter was posted on the property front door. On **the 15th of April** I mailed a formal letter of notice of code violation to address of record on Palm Beach property Appraiser which is 4339 DALE RD in Palm Springs Florida with a 33461 postal zip code,

7. Since THE INITIAL POSTING BACK ON April 10th, 2025, I have only spoken to Mr. Smith Wayne, who also resides at address. one time about taking care of the violations we mentioned but unfortunately the property remains in violation. **After** some time passed on September **24, 2025**, I sent a **Notice of violation and notice to hearing** letter by U S postal service to the address of record on Palm Beach Appraisers and tax collector.

8. On **September 29th at exactly 2:27pm** a notice of violation notice of hearing was posted at property. And one last posting at city hall was executed within 10 days of hearing. See attachments

9. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by November 1st, 2025. If not in compliance by November 1st, 2025, a \$100 per day per violation fine shall commence.

10. The village has also incurred costs in the amount of **\$182.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than **November 1st, 2025.**

CASE No. _____

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



Case Administrative / Court Costs

october 16th 2025 lot pcn 70424413050020180		case 2025-82		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	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 2025-82				182.35

Initial Posting
to Property.

DO NOT REINSPECT
CORRECTIONS MUST BE
MADE AS NOTED BELOW

4339 Dale Rd.
ADDRESS

☒ BLDG. ☐ ELEC. ☐ MECH. ☒ PLBG. ☒ EXTERIOR

34-914 PARKING INP VEHICLES / MISSING TAGS
DIS REPAIR

30-143 NUISANCE TRASH + DEBRIS

10-9 EXTERIOR OF BUILDING - NOT MAINTAINED

10-8 ACCESSORY STRUCTURES, SHEDS NOT
MAINTAINED, GROUNDS NOT MAINTAINED
TRASH + DEBRIS
BROKEN SCREENS, ETC

BUILDING DEPT 561-584-8200 EXT 8460

☐ **STOP WORK! CALL 965-4015**
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 4-10-2025 Tom GERMAN
INSPECTOR

(r) 561-814-3208



PALM SPRINGS POLICE DEPARTMENT

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

April 15, 2025

THOMAS ALBERTA & SMITH MARY

4339 DALE RD

PALM SPRINGS, FL 33406

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 DALE Rd, Palm Springs, FL 33406.

PCN: 70424413050020180

This property is in violation of local ordinances.

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

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

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

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

Section 34-916. Parking - Parking, Commercial Vehicles

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

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

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

Compliance Date: May 1st of 2025

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

Respectfully,

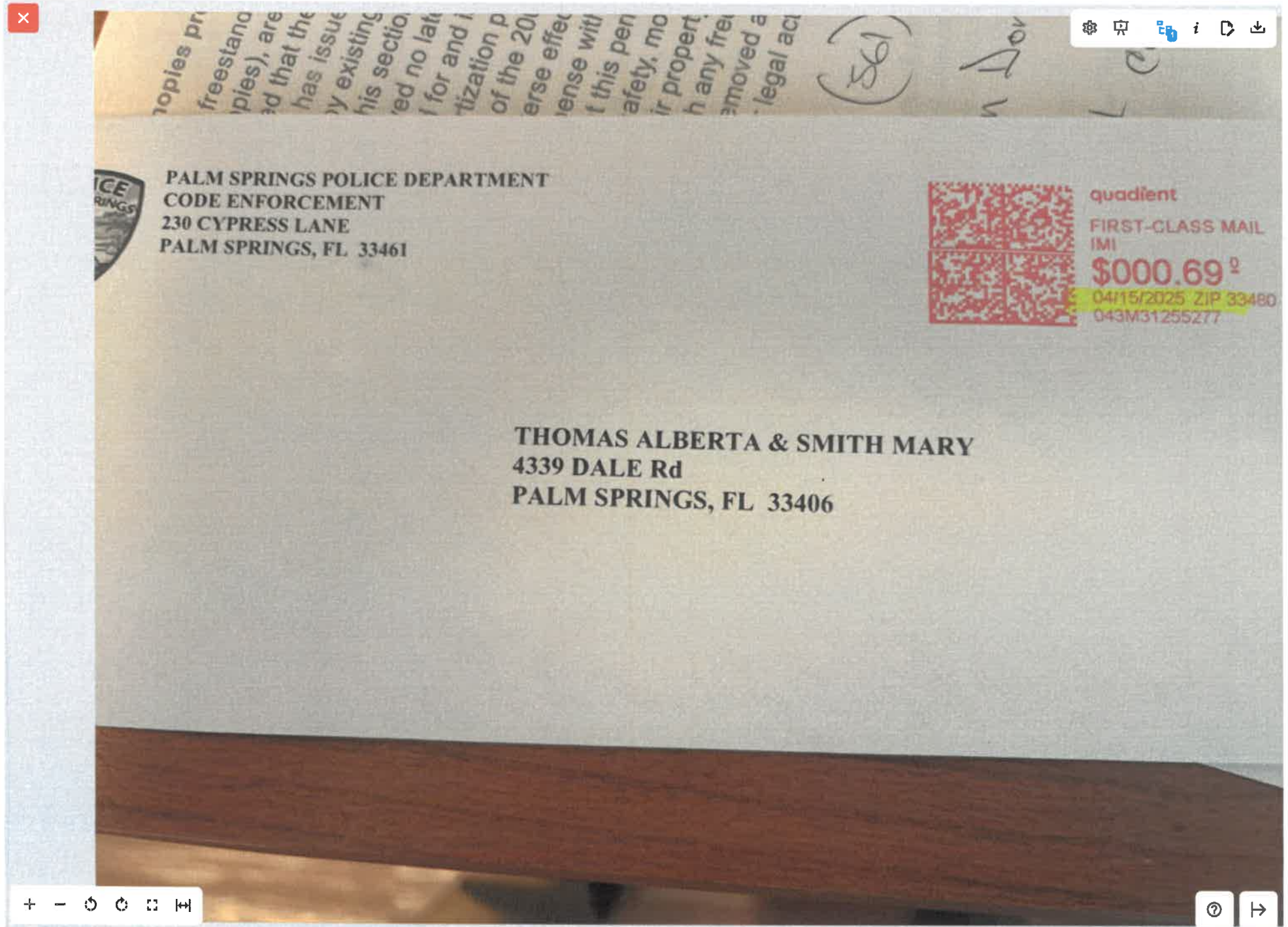
David Urrutia

Palm Springs Planning building zoning

Code Enforcement Officer

561 854 8200 ext. 8521

durrutia@vpsfl.org





PALM SPRINGS POLICE DEPARTMENT

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

September 25, 2025

case 2025-82

**Thomas Alberta A and Smith Mary
4339 DALE RD
PALM SPRINGS, FL 33461**

Dear Property Owner,

A **NOTICE OF VIOLATION** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **DALE Rd, Palm Springs, FL 33461, PCN: 70424413050020180.**

VIOLATION/HEARING 25-01042

Section 34-914 parking in residential use districts

Section 34-913 parking prohibited vehicles in residential land use districts

Section 34-916 parking commercial vehicles

Section 10-8 maintenance of all exteriors of property

Section 10-7 maintenance of property in general

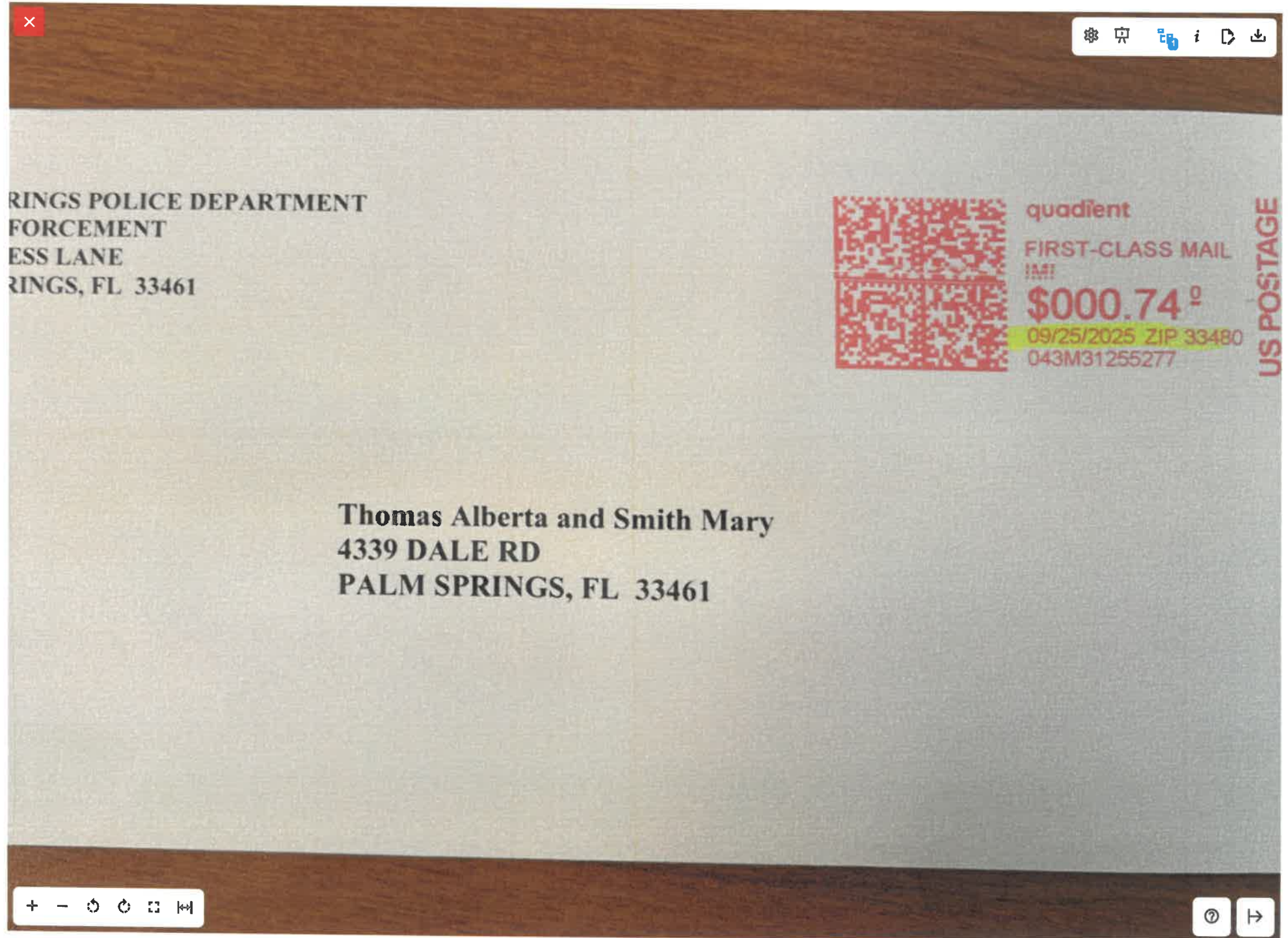
The options available include coming into voluntary compliance by **October 15th** OR arguing your case at the Special Magistrate hearing on **October 16th** at, **10:00 AM** held at council chambers at Village Hall as is noted on your citation. This is part of your rights under the judicial system.

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

Please call Code Enforcement Office on 561-584-8200 ext. 8521.

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



Property Detail

Location Address : DALE RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-13-05-002-0180
Subdivision : MILITARY HILL IN
Official Records Book/Page : 02746 / 1202
Sale Date : 01/01/1977
Legal Description : MILITARY HILL LOT 18 BLK B

Owner Information

Owner(s)	Mailing Address
SMITH MARY	4339 DALE RD
THOMAS ALBERTA &	WEST PALM BEACH FL 33406 7527

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/01/1977	\$5,000	02746 / 01202		THOMAS ALBERTA &

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$99,696	\$103,850	\$117,800	\$70,392	\$41,230
Total Market Value	\$99,696	\$103,850	\$117,800	\$70,392	\$41,230

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$31,315	\$28,468	\$25,880	\$23,527	\$21,388
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$31,315	\$28,468	\$25,880	\$23,527	\$21,388

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$1,040	\$1,029	\$1,101	\$777	\$577
NON AD VALOREM	\$49	\$49	\$50	\$50	\$50
TOTAL TAX	\$1,089	\$1,078	\$1,150	\$826	\$626

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

Account Information

Property Control Number: 70-42-44-13-05-002-0180	Property Type: Real Property	Status: Active
Mailing Address: 4339 DALE RD West Palm Beach, Fl 33406-7527	Property Address: DALE RD WEST PALM BEACH, FL 33406	Legal Description: MILITARY HILL LOT 18 BLK B
Owner of Record: THOMAS ALBERTA &	Second Owner: SMITH MARY	

Last updated: 9/25/2025 08:50:46 AM

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

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

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

Tax Bills

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

Total Payable: \$0.00 Total Due: \$1,252.52

2024 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2025) 2025:19752 |

ROLL: ANNUAL |

PAST DUE \$1,252.52

NOT PAYABLE ?

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/25	☐ \$1,252.52		\$0.00 ☐ \$1,252.52	● Past Due	
	Net Tax: \$1,186.92		▶ 9/25/25 \$1,252.52		
	Interest: \$59.35		9/30/25 \$1,252.52		
	Penalty: \$0.00		10/31/25 \$1,252.52		
	Fees: \$6.25		11/30/25 \$1,252.52		
	Discount: \$0.00				

[View Info](#)

+ Recently Paid Bills



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-82

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

**ALBERTA A. THOMAS AND MARY SMITH
PCN 70424413050020180 (VACANT LOT)
PALM SPRINGS, FL 33461**

**ALBERTA A. THOMAS AND MARY SMITH
4339 DALE ROAD
WEST PALM BEACH, FL 33406 7527
Respondent(s).**

ORDER FINDING VIOLATION

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

Section 34-914: Parking on residential land.

Section 34-913: Parking prohibited vehicles in residential land.

Section 34-916: Parking commercial vehicles in residential land.

Section 10-8: Property exterior to be maintained including, accessory structures, sidewalks and driveway.

Section 10-7: Property maintained in general.

Address: DALE ROAD
Legal Description: MILITARY HILL LOT 18 BLK B
PCN: 70-42-44-13-05-002-0180

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **16th** day of **October 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 districts.**

☐ **Section 34-913: Parking prohibited vehicles in residential land use districts.**

☐ **Section 34-916: Parking commercial vehicles in residential land.**

☐ **Section 10-8: Property exterior maintained including accessory structures, sidewalks and driveway.**

☐ **Section 10-7: Property maintained in general.**

☐ 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 districts.**

☐ **Section 34-913: Parking prohibited vehicles in residential land use districts.**

☐ **Section 34-916: Parking commercial vehicles in residential land.**

☐ **Section 10-8: Property exterior maintained including accessory structures, sidewalks and driveway.**

☐ **Section 10-7: Property maintained in general.**

ORDER

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

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

☐ Administrative costs of **\$182.35**

☐ 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 **November 1, 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 **November 1, 2025**.

☐ Administrative costs of **\$182.35**

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

DONE AND ORDERED this 16th day of October 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:

[4339 Dale Road](#)

[West Palm Beach, FL 33406 7527](#)

PIC OF Posting on front
door of the Parcel at 4339
Dale Rd.

Sept. 29th 2025
at 225 PM.

Case 2025-83

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE
Case # 2025-83

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner
THOMAS ALBERTA & SMITH MARY
4339 DALE RD
PALM SPRINGS, FL 33406

Respondent
STATE OF FLORIDA
COUNTY OF PALM BEACH

NOTICE OF VIOLATION AND NOTICE OF HEARING

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just reasonable grounds to believe and does believe that on April 10th 2025, THOMAS ALBERTA & SMITH MARY, owners of the property at 4339 DALE RD, Palm Springs, FL 33406 is in violation of local ordinances.

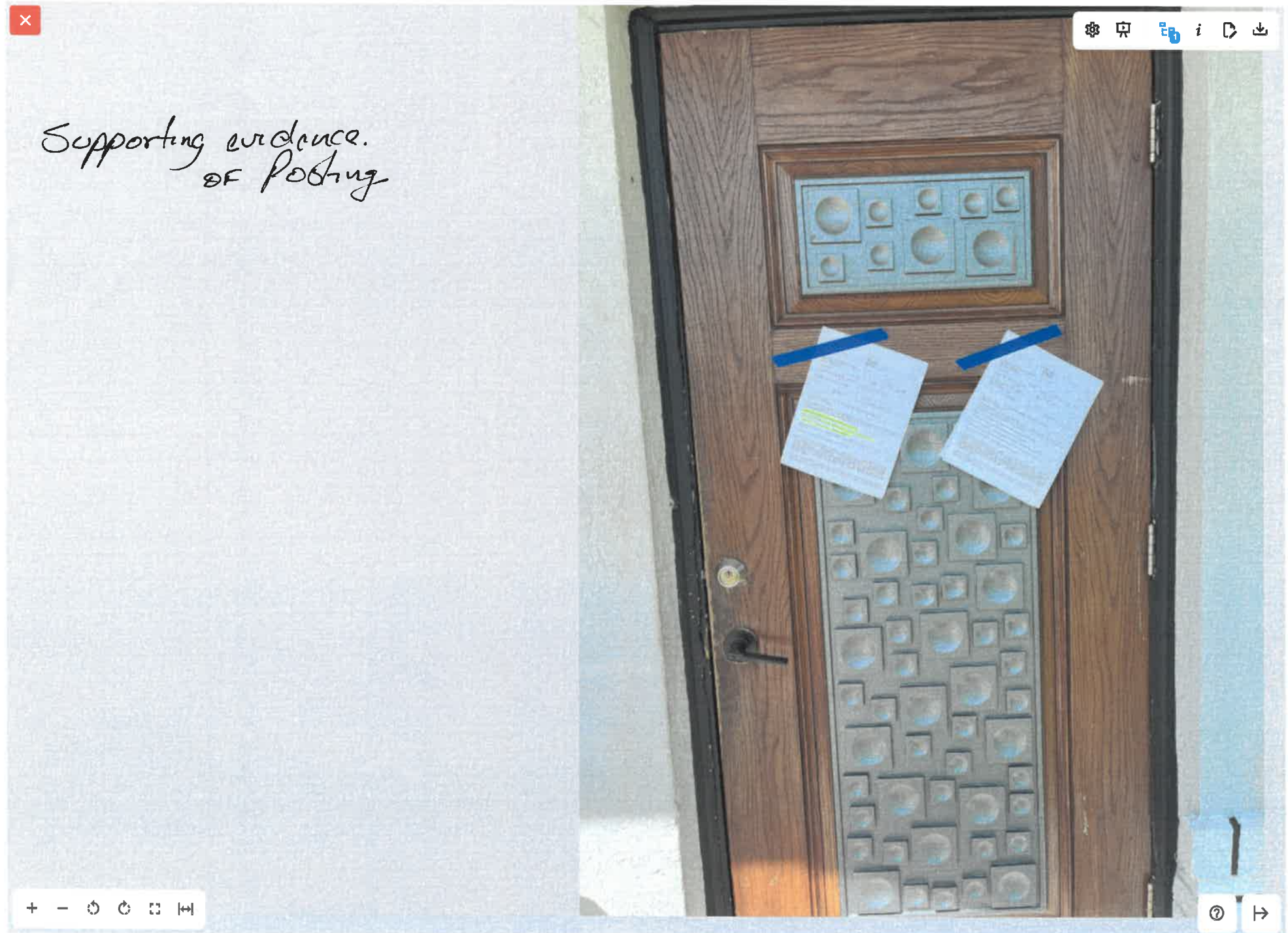
Section 30-141. Overgrowth - Excessive growth of weeds and vegetation
Section 34-914. Parking - Parking in residential land use districts
Section 34-913. Parking - Parking. Prohibited Vehicles in residential land use districts
Section 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors
Section Sec. 10-7. Property - Property Maintenance; Generally.

These violations must be corrected on or before [OCTOBER 15th] 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 [OCTOBER 16th] 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 VIOLATIONS, FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to make 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.

PCN: 70424412000520190

SEP 29th 2025
225 PM
Cort





VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 – 83 25-00354

THOMAS ALBERTA A & SMITH MARY
4339 DALE RD
PALM SPRINGS, FL 33461
Respondent(s)

AFFIDAVIT OF SERVICE

I, DAVID URRUTIA, being duly sworn, depose and say that:

On the 29TH Day of SEPTEMBER 2025 at 2:25 PM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), THOMAS ALBERTA A & SMITH MARY., at 4339 DALE 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.

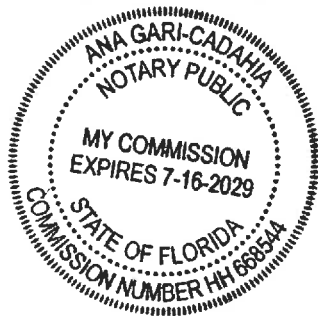
By: [Signature]
Code Enforcement Officer

Date: September 30th 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 30th 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)



NOTARY PUBLIC, State of Florida



Vehicles without tags.

April 10th 2025



We had access to rear of property and much trash and debris spread throughout property.

April 10th 2025





- picture taken April 10th
- showing wear and tear on
grass from excessive parking
on it.



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. 34-913. - 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. 34-916. - Parking commercial vehicles on commercial property.

- (a) It shall be unlawful for any owner, operator, or person having custody of any commercial vehicle to park or store the vehicle such as, but not limited to:
- (1) Tractor trailers, and semi-trailer trucks;
 - (2) Tow trucks, wreckers or flatbed 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 areas;
 - (8) Boom or bucket trucks;
 - (9) Swamp buggies and half-tracks.
- (b) On commercially zoned property for more than two hours unless the vehicle has business with an on-site business, such as loading or delivering goods, and then only with the express permission of the property owner and within an area nonobstructive to other vehicles using the site and not obstructing designated parking spaces. In no case shall a refrigeration truck be allowed to operate on commercially zoned property before 7:00 a.m. or after 11:00 p.m. nor shall a commercial vehicle be used primarily as storage space.

(Code 1994, § 30-629; Ord. No. 2017-19, § 3, 9-28-2017)

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. 10-7. - 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 2025-83

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 located at 4339 DALE RD which is in the Village of Palm Springs, Florida
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 **THOMAS ALBERTA A AND SMITH MARY**

5. pursuant to personal observations, there are violations of ordinances within the property including:

SECTION: 30-141 Overgrowth excessive of weeds and vegetation, Property must be free of overgrowth of vegetation.

SECTION: 34-914 Parking in residential land. Please use districts swale for additional parking.

SECTION: 34-913 Parking prohibited vehicles in residential land use districts.

SECTION 34-1381 Nuisance materials stored outside visible to neighbors, pick up around property.

SECTION: 10-7 Property maintenance in general, the property must maintain a presentable appearance from the exterior

6. On **April 10th, 2025** I posted a courtesy code violation notice for the violations observed while conducting investigation at property. A Courtesy notice of violation letter was posted on the property front door. On **the 15th of April** I mailed a formal letter of notice of code violation to address of record on Palm Beach property Appraiser which is **4339 DALE RD in Palm Springs Florida with a 33461 postal zip code**,

7. Since **THE INITIAL POSTING BACK ON April 10th, 2025**, I have only spoken to Mr. Smith Wayne one time, who also resides at address. about taking care of the violations we mentioned but unfortunately the property remains in violation. **After** some time passed on **September 24, 2025**, I sent a **Notice of violation and notice to hearing** letter by U S postal service to the address of record on Palm Beach Appraisers and tax collector.

8. On **September 29th at exactly 2:25 pm** a notice of violation notice of hearing was posted at property. And one last posting at city hall was executed within 10 days of hearing. See attachments

9. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by **November 1st, 2025**. If not in compliance by **November 1st, 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 **November 1st, 2025**.

CASE No. _____

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



Case Administrative / Court Costs

october 16th 2025 4339 Dale Rd

case 2025-83

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 2025-83				252.35

April 10th 2025

DO NOT REINSPECT
CORRECTIONS MUST BE MADE AS NOTED BELOW

4339 DALE Rd.
 ADDRESS

☒ BLDG. ☐ ELEC. ☐ MECH. ☒ PLBG. ☒ EXTERIOR

34-914 PARKING INOP VEHICLES / MISSING TAGS
 DIS REPAIR

30-143 NUISANCE TRASH + DEBRIS

10-9 EXTERIOR OF BUILDING - NOT MAINTAINED

10-8 ACCESSORY STRUCTURES, SHEDS NOT
 MAINTAINED, GROUNDS NOT MAINTAINED
 TRASH + DEBRIS
 BROKEN SCREENS, ETC

BUILDING DEPT 561-584-8200 EXT 8460

☐ **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 4-10-2025 Tom GERMAN INSPECTOR

(r) 561-814-3208



PALM SPRINGS POLICE DEPARTMENT

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

April 15, 2025

THOMAS ALBERTA & SMITH MARY

4339 DALE RD

PALM SPRINGS, FL 33406

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 4339 DALE Rd, Palm Springs, FL 33406.

PCN: 70424413050020190

This property is in violation of local ordinances.

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

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

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

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

Section 34-916. Parking - Parking, Commercial Vehicles

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

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

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

Compliance Date: May 1st of 2025

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

Respectfully,

David Urrutia

Palm Springs Planning building zoning

Code Enforcement Officer

561 854 8200 ext. 8521

durrutia@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

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

September 25, 2025,

case 2025-83

Thomas Alberta A and Smith Mary
4339 DALE RD
PALM SPRINGS, FL 33461

Dear Property Owner,

A **NOTICE OF VIOLATION** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **4339 DALE Rd, Palm Springs, FL 33461**, **PCN: 70424413050020190.**

VIOLATION/HEARING 25-00354

Section 34-914 parking in residential use districts

Section 34-913 parking prohibited vehicles in residential land use districts

Section 34-916 parking commercial vehicles

Section 10-8 maintenance of all exteriors of property

Section 10-7 maintenance of property in general

The options available include coming into voluntary compliance by **October 15th** OR arguing your case at the Special Magistrate hearing on **October 16th** at, **10:00 AM** held at council chambers at Village Hall as is noted on your citation. This is part of your rights under the judicial system.

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

Please call Code Enforcement Office on 561-584-8200 ext. 8521.

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

WARRANTY DEED
FROM CORPORATION

129110

This Warranty Deed Made and executed the 15th day of September A.D. 1977 by
FIK AND WRIGHT CONSTRUCTION CO., INC.,

a corporation existing under the laws of **Florida**, and having its principal place of
 business at **3820 Dale Road, West Palm Beach, Florida,**
 hereinafter called the grantor, to

ALBERTA THOMAS and MARY SMITH, as joint tenants with full rights
 of survivorship,
 whose postoffice address is **4339 Dale Road, West Palm Beach, Florida,**

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
 the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
 valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
 alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Palm Beach
 County, Florida, viz:

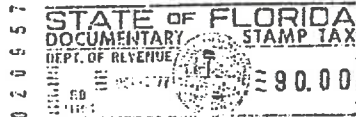
Lot 19, Block B, MILITARY HILL, according to the
 plat thereof on file in the Office of the Clerk of
 the Circuit Court, in and for Palm Beach County,
 Florida, in Plat Book 23, Page 21.

GRANTEES HEREIN, BY THEIR ACCEPTANCE OF THIS DEED, HEREBY ASSUME AND
 AGREE TO PAY THE EXISTING MORTGAGE INDEBTEDNESS OF GRANTOR HEREIN IN
 FAVOR OF ATLANTIC FEDERAL SAVINGS AND LOAN ASSOCIATION OF FORT
 LAUDERDALE, IN THE ORIGINAL PRINCIPAL SUM OF \$28,800.00, WITH A
 REMAINING UNPAID BALANCE IN THE APPROXIMATE AMOUNT OF \$25,558.12.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
 wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
 simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
 rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
 and that said land is free of all encumbrances



In Witness Whereof

the grantor has caused these presents to
 be executed in its name, and its corporate seal to be hereunto affixed, by its
 proper officers thereunto duly authorized, the day and year first above written.

ATTEST: *Patricia A. Wright*
Patricia A. Wright Secretary

Signed, sealed and delivered in the presence of:

Shil Q. Hemminger
[Signature]

**FIK AND WRIGHT CONSTRUCTION
 CO., INC.**

By: *[Signature]*
Floyd T. Wright, Jr. President

Record Verified
 Palm Beach County, Fla.
 John B. Dunkin
 Clerk Circuit Court

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
 personally appeared

FLOYD T. WRIGHT, JR. & PATRICIA A. WRIGHT,
 well known to me to be the President and Secretary

respectively of the corporation named as grantor
 in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
 under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of September 1977

PALM OFF
 BEACH REC 2746 PAGE 1201

This instrument prepared by:
FRANK W. WEATHERS, ESQ.

Address
WEATHERS & MARKIER, P.A.
 421 PAN AM BUILDING
 WEST PALM BEACH, FL 33401

Shil Q. Hemminger
 Notary Public
 My NOTARY PUBLIC STATE OF FLORIDA
 MY COMMISSION EXPIRES JAN 15, 1980
 BONDED THRU GENERAL INS. UNDERWRITERS

Property Detail

Location Address : 4339 DALE RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-13-05-002-0190
Subdivision : MILITARY HILL IN
Official Records Book/Page : 02746 / 1201
Sale Date : 01/01/1977
Legal Description : MILITARY HILL LT 19 BLK B

Owner Information

Owner(s)	Mailing Address
SMITH MARY THOMAS ALBERTA &	4339 DALE RD WEST PALM BEACH FL 33406 7527

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/01/1977	\$30,000	02746 / 01201		THOMAS ALBERTA &

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$164,743	\$153,212	\$122,633	\$100,794	\$96,827
Land Value	\$99,696	\$103,850	\$117,800	\$70,392	\$47,740
Total Market Value	\$264,439	\$257,062	\$240,433	\$171,186	\$144,567

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$202,139	\$183,763	\$167,057	\$151,870	\$138,064
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$202,139	\$183,763	\$167,057	\$151,870	\$138,064

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$4,317	\$4,033	\$3,747	\$3,167	\$2,887
NON AD VALOREM	\$529	\$516	\$511	\$483	\$427
TOTAL TAX	\$4,846	\$4,549	\$4,257	\$3,649	\$3,314

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

 Account Information

Property Control Number: 70-42-44-13-05-002-0190	Property Type: Real Property	Status: Active
Mailing Address: 4339 DALE RD West Palm Beach, FL 33406-7527	Property Address: 4339 DALE RD PALM SPRINGS, FL 33406	Legal Description: MILITARY HILL LT 19 BLK B
Owner of Record: THOMAS ALBERTA &	Second Owner: SMITH MARY	

Last updated: 9/25/2025 08:51:28 AM

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

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

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

 Tax Bills

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

Total Payable: \$0.00 Total Due: \$5,194.27

2024 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2025) 2025:19753 |
ROLL: ANNUAL |
PAST DUE \$5,194.27

NOT PAYABLE ?

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/25	☐ \$5,194.27	\$0.00	☐ \$5,194.27	● Past Due	
	Net Tax: \$4,940.97		▶ 9/25/25 \$5,194.27		
	Interest: \$247.05		9/30/25 \$5,194.27		
	Penalty: \$0.00		10/31/25 \$5,194.27		
	Fees: \$6.25		11/30/25 \$5,194.27		
	Discount: \$0.00				

[View Info](#)

 Recently Paid Bills



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-83

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

**ALBERTA A. THOMAS AND MARY SMITH
4339 DALE ROAD
PALM SPRINGS, FL 33461**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 30-141: Overgrowth of weeds and vegetation.

Section 34-914: Parking on residential land.

Section 34-913: Parking prohibited vehicles in residential land.

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

Section 10-7: Property maintained in general.

Address: 4339 DALE ROAD
Legal Description: MILITARY HILL LT 19 BLK B
PCN: 70-42-44-13-05-002-0190

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **16th** day of **October 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 of weeds and vegetation.**

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

- ☐ Section 34-913: Parking prohibited vehicles in residential land use districts.
- ☐ Section 34-1381: Nuisance materials being stored outside and visible to neighbors.
- ☐ Section 10-7: Property maintained 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 of weeds and vegetation.
- ☐ Section 34-914: Parking in residential land use districts.
- ☐ Section 34-913: Parking prohibited vehicles in residential land use districts.
- ☐ Section 34-1381: Nuisance materials being stored outside and visible to neighbors.
- ☐ Section 10-7: Property maintained in general.

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **November 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. Respondent must comply with all code violations on or before **November 1, 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 **November 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. 8523 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 16th day of October 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:

[4339 Dale Road](#)
[Palm Springs, FL 33406 7527](#)

Posting on Property on Door
the 29th Sep. at 2:06 P.M.
CASE 2025-86

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case: 2025-86 25-00639

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
R & E PROPERTIES LTD
4171 LAKEWOOD RD
PALM SPRINGS, FL 33461

Respondent.

PCN: 70424424280000030

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just reasonable grounds to believe, and does believe that on June 9th, 2025, the R & E PROPERTIES LTD, owners of the property at 4171 LAKEWOOD Rd, Palm Springs, FL 33461 is in violation of local ordinances.

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

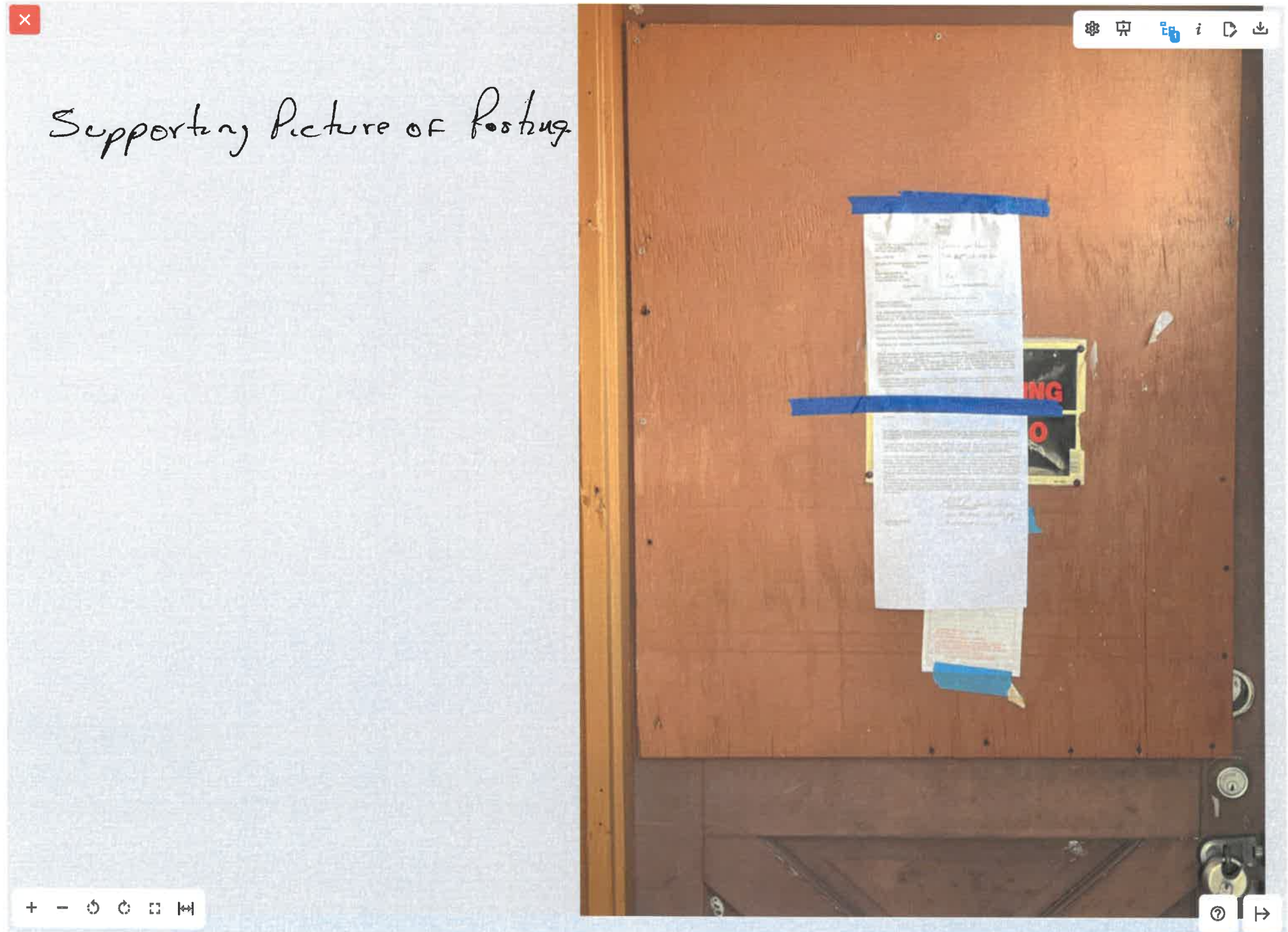
Section 30-141. Overgrowth - Excessive growth of weeds and vegetation

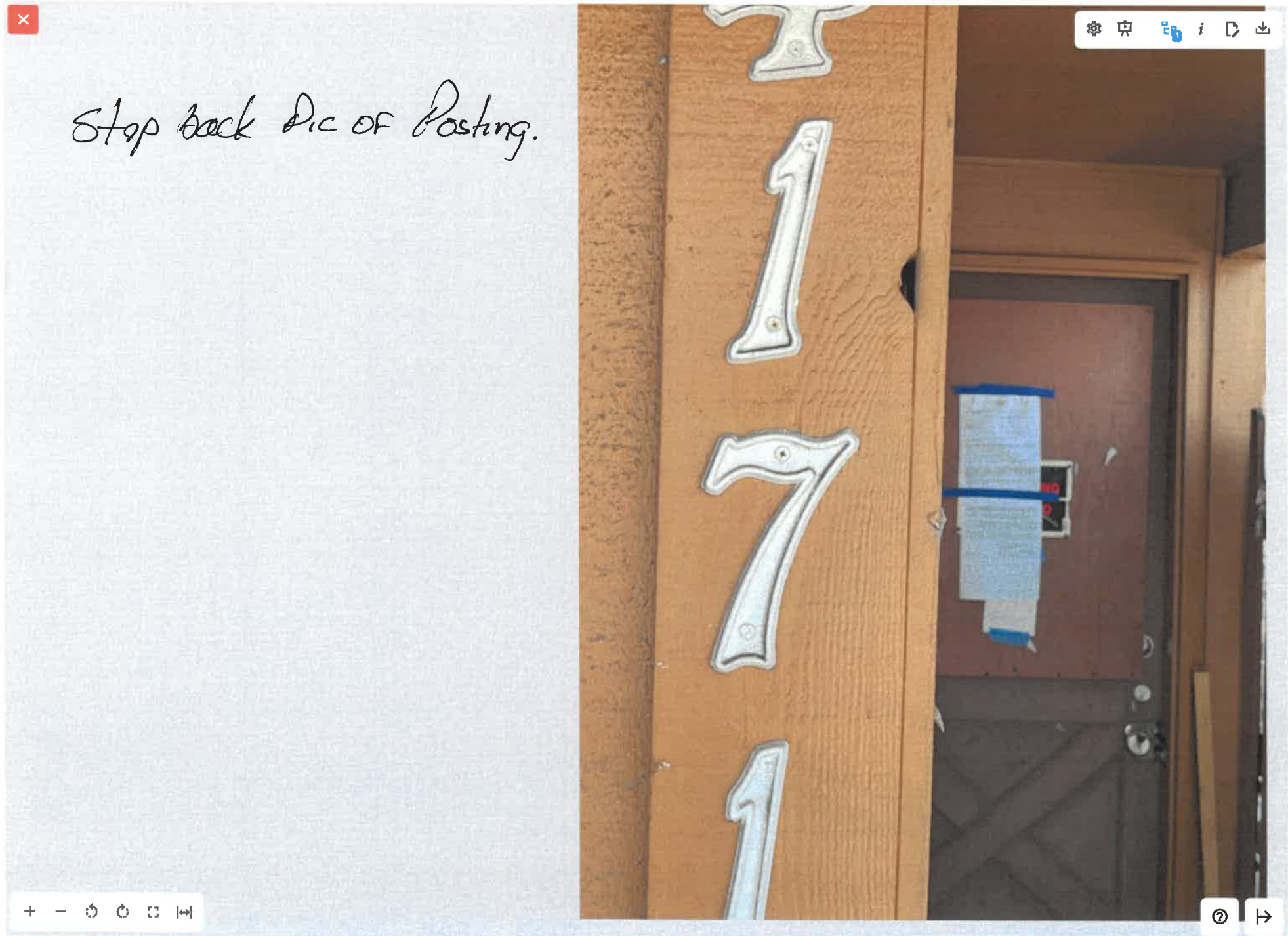
Section 34-225. Fencing - Missing or broken fence, wall or gate (No Pool)

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

These violations must be corrected on or before [October 15th], 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 [October 16] 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.





VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 -- 86 25-00639

R & E PROPERTIES LTD
4171 LAKEWOOD RD
LAKEWORTH, FL 33461

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

I, DAVID URRUTIA, being duly sworn, depose and say that:

On the 29TH Day of SEPTEMBER 2025 at 2:06 PM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), R & E PROPERTIES LTD, at 4171 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: September 30th 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 30th 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)



NOTARY PUBLIC, State of Florida





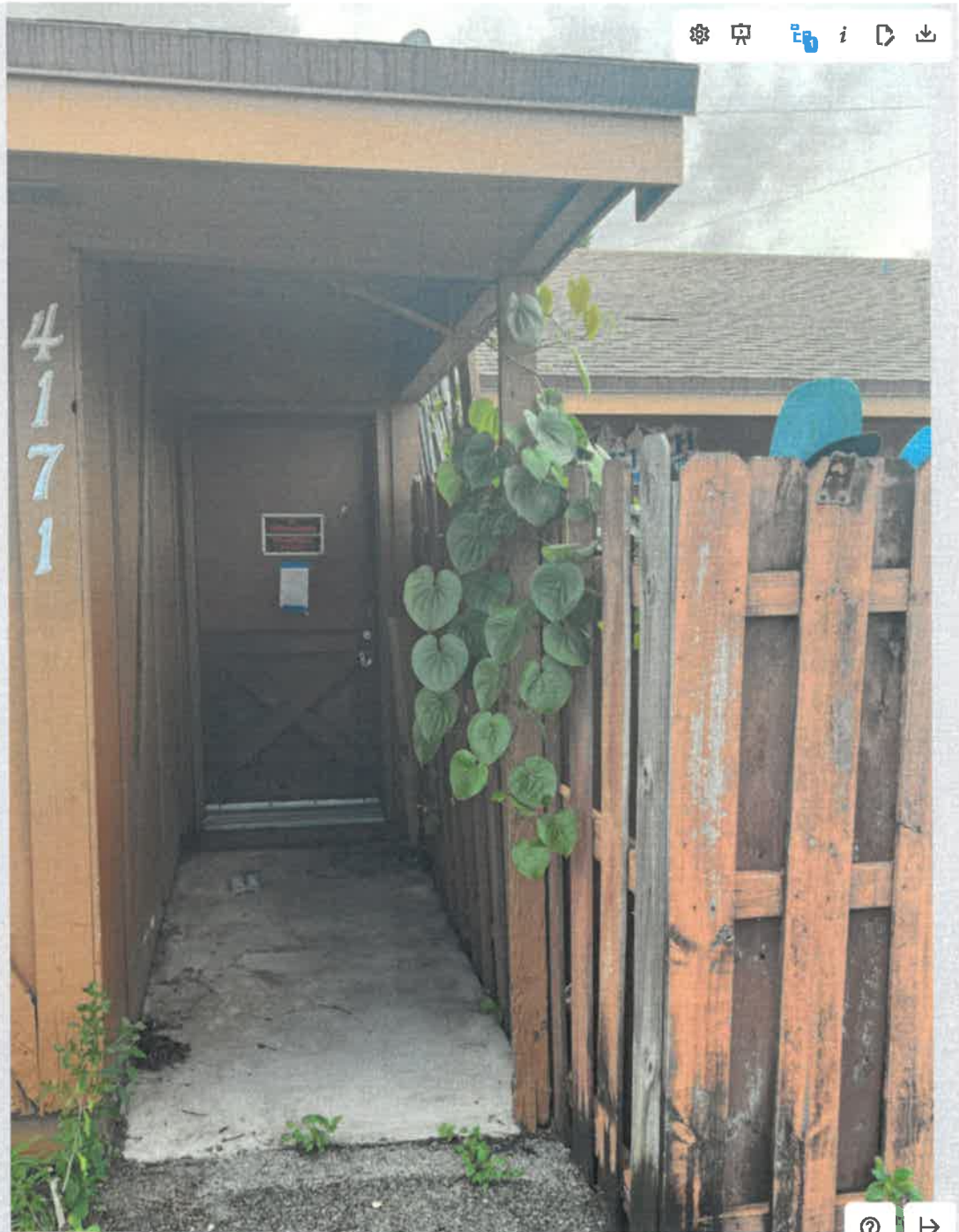
Pic Sep. 25
Two front windows are
completely boarded up.





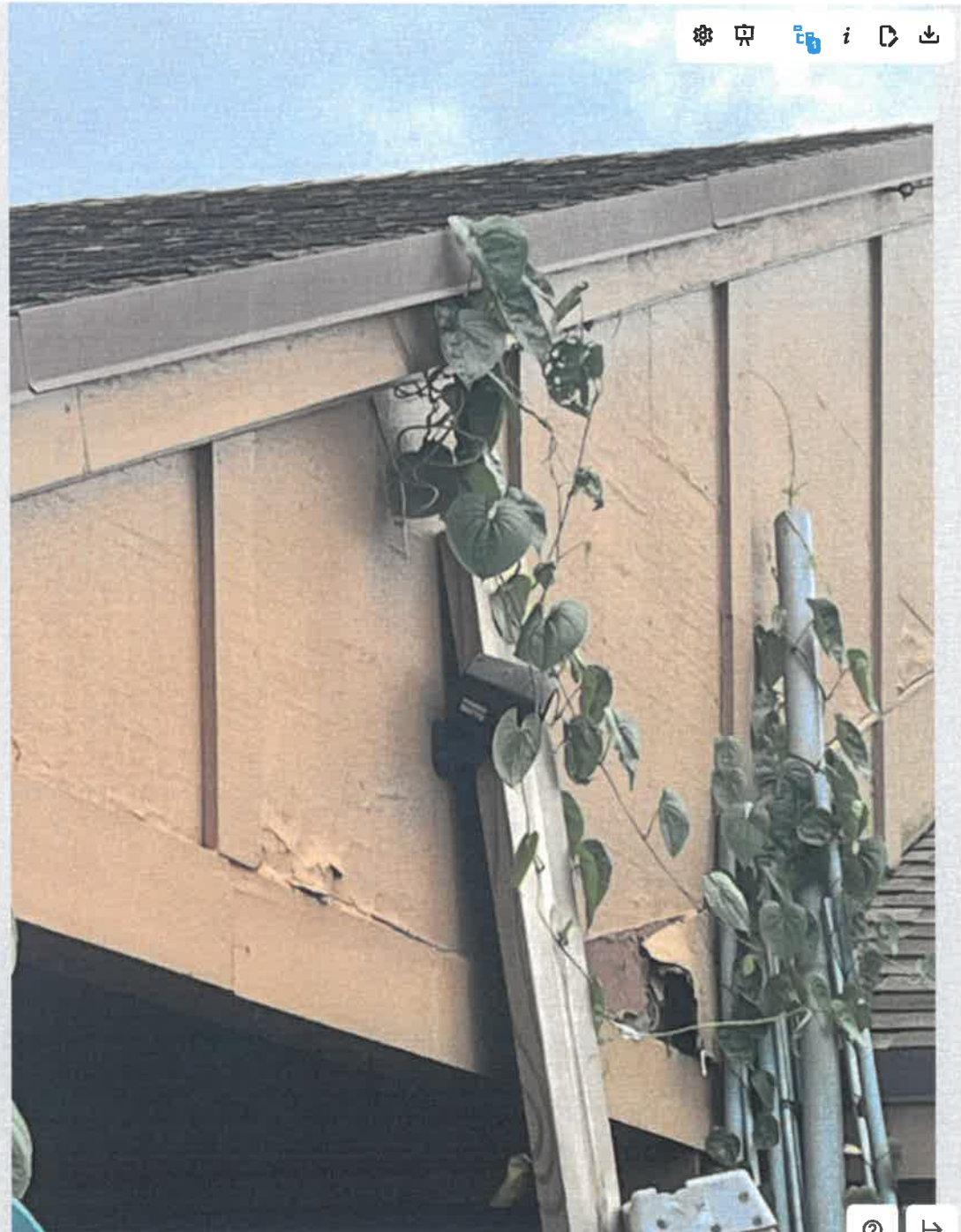
pic taken Sep. 25

- Overgrowth on the fence and walkway.





Pic taken Sep. 25
Side of unit has some
overgrown vine.



Rear overgrown
Boarded up.



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 2025-86

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 located at 4171 LAKEWOOD RD which is in the Village of Palm Springs, Florida
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 R & E PROPERTIES LTD .
5. pursuant to personal observations, there are violations of ordinances within the property including:

SECTION: 10-7 Property maintenance in general, the property must maintain a presentable appearance from the exterior

SECTION: 30-141 Overgrowth excessive growth of weeds and vegetation. The property must be free of debris or any excessive overgrowth of weeds around perimeter of the house.

SECTION: 34-225 Fencing is missing or broken (no pool). The property must have a rear fence enclosing the back is completely missing and must be replaced.

SECTION: 34-1381 Nuisance materials stored outside and visible to neighbors. The rear of property is open so debris and garbage can be seen.

6. On **June 9th, 2025**, I posted a red tag violation notice for the violations observed while conducting the investigation at property. A Courtesy notice of violation letter was posted on the property front door and mailed to address of record on Palm Beach property Appraiser which is 2095 White Pine Circle #A in West Palm Beach Florida with a 33415 postal zip code,
7. SINCE THE INITIAL POSTING BACK ON JUNE 9TH I HAVE NOT HEARD NOR SPOKEN TO ANY REPRESENTATIVES FROM **R & E PROPERTIES LTD**, after some time passed MOVING FORWARD ON **September 25, 2025**, I proceeded and sent a **NOV/NOH** letter by U S postal service to the address of record on Palm Beach Appraisers and tax collector.
8. Fast forward to **September 29th at exactly 2:06pm** on a surprisingly sunny day as of late in south Florida a notice of violation notice of hearing was posted at property. And one last posting at city hall was executed within 10 days of hearing. See attachments
9. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by November 1st, 2025. If not in compliance by November 1st, 2025, a \$100 per day per violation fine shall commence.

CASE No. _____

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 **November 1st, 2025.**

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



Case Administrative / Court Costs

october 16th 2025 4171 Lakewood Rd		case 2025-86		
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
TOTAL COST FOR CASE 2025-86				252.35

Red tag

**CORRECTIONS MUST BE
MADE AS NOTED BELOW**

4171 Lakewood.

ADDRESS

☒ BLDG. ☐ ELEC. ☐ MECH. ☐ PLBG. ☐

Overyoun Veg.

Thyrisana materials outstck

Board up windows.

☐ 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 June 9th David L. [signature] 801-9165
INSPECTOR



PALM SPRINGS POLICE DEPARTMENT

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

September 25, 2025,

case 2025-86

R & E PROPERTIES LTD
4171 LAKEWOOD RD
PALM SPRINGS, FL 33461

Dear Property Owner,

A **NOTICE OF VIOLATION** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **4171 LAKEWOOD RD, Palm Springs, FL 33461, PCN:7042442428000030.**

VIOLATION/HEARING 25-00639

30-141 Overgrowth Excessive growth of weeds and vegetation
34-1381 Nuisance materials stored outside visible to neighbors
34-225 Fencing Missing or broken fence,
10-7 Property Maintenance; Generally

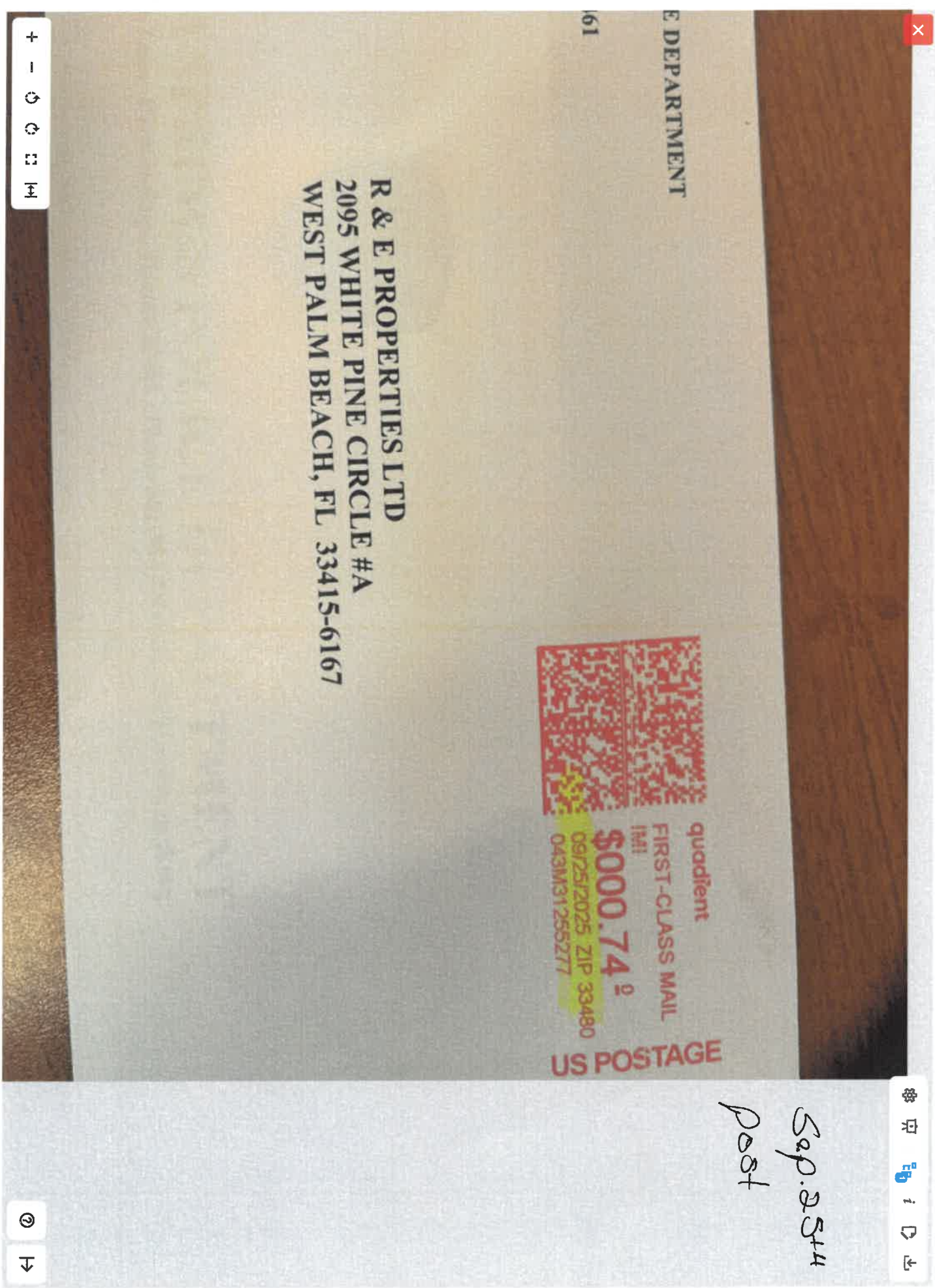
The options available include coming into voluntary compliance by **October 15th** OR arguing your case at the Special Magistrate hearing on **October 16th** at, **10:00 AM** held at council chambers at Village Hall as is noted on your citation. This is part of your rights under the judicial system.

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

Please call Code Enforcement Office on 561-584-8200 ext. 8521.

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



Property Detail

Location Address : 4171 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-28-000-0030
Subdivision : LAKEWOOD VILLAS
Official Records Book/Page : 07952 / 0004
Sale Date : 10/01/1993
Legal Description : LAKEWOOD VILLAS UNIT NO 3 AS IN OR3978P1490

Owner Information**Owner(s)**

R & E PROPERTIES LTD

Mailing Address

2095 WHITE PINE CIR # A
 WEST PALM BEACH FL 33415 6167

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/01/1993	\$100	07952 / 00004	QUIT CLAIM	R & E PROPERTIES LTD
03/01/1987	\$36,500	05337 / 01710	WARRANTY DEED	
11/01/1986	\$100	05092 / 00921	WARRANTY DEED	
06/01/1983	\$53,900	03978 / 01490	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

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

Account Information

Property Control Number:
70-42-44-24-28-000-0030

Mailing Address:
2095 WHITE PINE CIR # A
West Palm Beach, FL 33415-6167

Owner of Record:
R & E PROPERTIES LTD

Property Type:
Real Property

Property Address:
4171 LAKEWOOD RD
LAKE WORTH, FL 33461

Second Owner:

Status: Active

Legal Description:
LAKEWOOD VILLAS UNIT NO 3 AS IN
OR3978P1490

Last updated: 9/25/2025 03:54:26 PM

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

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

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

Tax Bills

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

Total Payable: \$0.00 Total Due: \$13,748.06

2024 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2025) 2025:19805 |
ROLL: ANNUAL |
PAST DUE \$2,650.62

NOT PAYABLE ?

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/25	☐ \$2,650.62		\$0.00 ☐ \$2,650.62	● Past Due	
	Net Tax: \$2,518.45		▶ 9/25/25 \$2,650.62		
	Interest: \$125.92		9/30/25 \$2,650.62		
	Penalty: \$0.00		10/31/25 \$2,650.62		
	Fees: \$6.25		11/30/25 \$2,650.62		
	Discount: \$0.00				

2022 | BILL TYPE: TAX DEED APP | BILL NO: 2022:15754 | ROLL: |

NOT PAYABLE ?

TDA AT CLERKS OFFICE - ADDITIONAL FUNDS MAY BE REQUIRED

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
	☐ \$11,091.19		\$0.00	☐ \$11,091.19	● Not Defined
	Net Tax: \$8,705.67			▶ 9/25/25 \$11,091.19	
	Interest: \$1,924.92			9/30/25 \$11,091.19	
	Penalty: \$0.00			10/31/25 \$11,228.68	
	Fees: \$460.60			11/30/25 \$11,366.18	
	Discount: \$0.00				

2021 | BILL TYPE: | BILL NO: (05/31/2022) 2022:15754 | ROLL: ANNUAL |
PAST DUE \$6.25

NOT PAYABLE ?

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/22	☐ \$6.25		\$0.00	☐ \$6.25	● Past Due
	Net Tax: \$0.00			▶ 9/25/25 \$6.25	
	Interest: \$0.00				
	Penalty: \$0.00				
	Fees: \$6.25				
	Discount: \$0.00				

[View Info](#)

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	☐ \$2,328.26	7/8/24	-\$2,328.26	● Paid
	Net Tax: \$2,136.40			
	Interest: \$64.09			
	Penalty: \$0.00			
	Fees: \$127.77			
	Discount: \$0.00			
3/31/23	☐ \$2,171.64	7/8/24	-\$2,171.64	● Paid
	Net Tax: \$1,992.04			
	Interest: \$59.76			
	Penalty: \$0.00			
	Fees: \$119.84			
	Discount: \$0.00			
3/31/21	☐ \$1,836.73	7/8/24	-\$1,836.73	● Paid
	Net Tax: \$1,685.14			
	Interest: \$50.55			
	Penalty: \$0.00			
	Fees: \$101.04			
	Discount: \$0.00			
4/15/20	☐ \$1,620.73	5/11/20	-\$1,620.73	● Paid
	Net Tax: \$1,565.76			
	Interest: \$46.97			
	Penalty: \$0.00			
	Fees: \$8.00			
	Discount: \$0.00			

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-86

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

**R & E PROPERTIES LTD
4171 LAKEWOOD ROAD
PALM SPRINGS, FL 33461**

**MAILING ADDRESS:
2095 WHITE PINE CIR #A
WEST PALM BEACH, FL 33415 6167**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-7: Property maintained in general.

Section 30-141: Overgrowth of weeds and vegetation.

Section 34-225: Fencing missing or broken.

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

Address: 4171 LAKEWOOD ROAD
Legal Description: LAKEWOOD VILLAS UNIT NO 3 AS IN OR3978P1490
PCN: 70-42-44-24-28-000-0030

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **16th** day of **October 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

☐ Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:

☐ **Section 10-7: Property maintained in general.**

☐ **Section 30-141: Overgrowth of weeds and vegetation.**

☐ **Section 34-225: Fencing missing or broken.**

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

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

☐ **Section 10-7: Property maintained in general.**

☐ **Section 30-141: Overgrowth of weeds and vegetation.**

☐ **Section 34-225: Fencing missing or broken.**

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

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **November 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. Respondent must comply with all code violations on or before **November 1, 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 **November 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. 8523 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 16th day of October 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:

[2095 White Pine Circle # A](#)
[West Palm Beach, FL 33415 6167](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-80 (25-01017)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
BRUNO RODRIGUEZ
TIJERO MIGUEL & TIJERO ISRRAEL
345 BANYAN BLVD
WEST PALM BEACH, FL 33401 4648

Respondent.

PCN: 70434419110040011

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 1, 2025, the BRUNO RODRIGUEZ, TIJERO MIGUEL & TIJERO ISRRAEL, owners of the property at 3734 GULFSTREAM Rd, Palm Springs, FL 33461 is in violation of local ordinances.

Section 34-161 Required Landscaping
Section 34-221 Responsibility of owner; Maintenance of Landscaping
Section 10-30 Vacant Lot Registration, unimproved

These violations must be corrected on or before [OCTOBER 13, 2025], failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [OCTOBER 16, 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

September 24, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CASE NO: 2025-80

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

BRUNO RODRIGUEZ
MIGUEL TIJERO & ISRRAEL TIJERO
345 BANYAN BLVD
WEST PALM BEACH, FL 33401 5834
Respondent

The property at 3734 GULFSTREAM ROAD on the Code Enforcement CASE dated SEPTEMBER 24, 2025, in the above-mentioned case, has been re-inspected and, I TOM GEHRMAN state that said property is NOW in compliance with Section 34-161 required landscaping, Section 34-221 responsibility of owner; maintenance of landscaping, Section 10-30 Vacant Lot, sodding and maintenance required of the Ordinance Codes of the Village of Palm Springs on the Tenth (10th) day of OCTOBER 2025.

COMPLIANCE

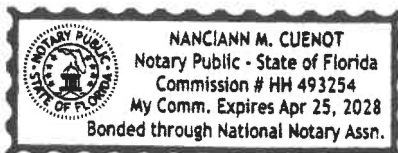
Tom Gehman
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to, (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of October, 2025, by, Tom GEHRMAN, who is personally known to me or who has produced _____ as identification.

My Commission expires: April 25, 2028

Nanciann M. Cuenot
NOTARY SIGNATURE



NANCIANN M. CUENOT
PRINT NAME
Notary Public, State of Florida
Commission No.: HH 493254

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-76

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Thamayra E Brito De Abreu
440 Cherry RD
West Palm Beach, FL 33409
Respondent(s).

70-42-44-24-12-000-0201

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 12th, 2025**, the Respondent(s), **Thamayra E Brito Abreu** owner(s) of the property at **4097 Lakewood RD, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Remove or obtain an after the fact permit for the installation of pavers.

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

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

SECTION 34-225: Fence Maintenance-Remove or repair all broken chain-link fences.

SECTION 30-143: Trash/Debris/Materials-Remove all trash, debris and materials stored around the property and within the utility trailer.

SECTION 10-9: Exterior Property Maintenance-Replace broken mailbox and label with "4095" house ID numbers.

These violations must be corrected on or before **October 13th, 2025**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8430, **at 10:00 A.M., on THURSDAY October 16th, 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: September 12th, 2025

Printed Name of Officer

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2025-76

RETURN OF SERVICE

**THAMAYRA E BRITO DE ABREU
440 CHERRY RD
WEST PALM BEACH, FL 33409 6252**

Respondent

_____ /

On the 19th **Day of September 2025 at 2:20PM**, I served the attached NOV/NOH on the within named Respondent, **Thamayra E Brito De Abreu** at **4097 Lakewood RD** Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

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

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

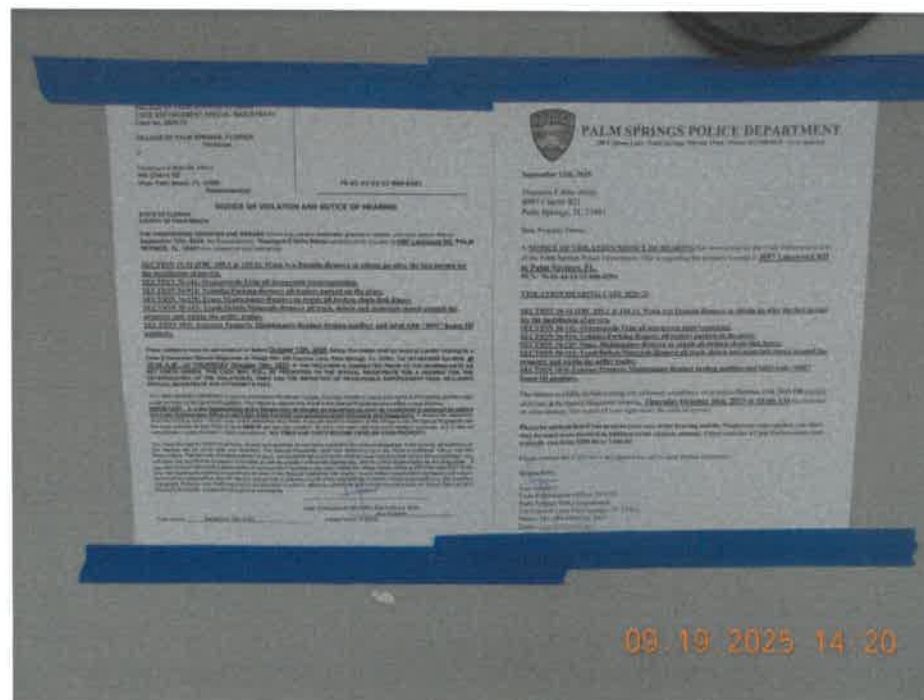
_____ **XX** POSTED BY: Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders
Code Enforcement Officer



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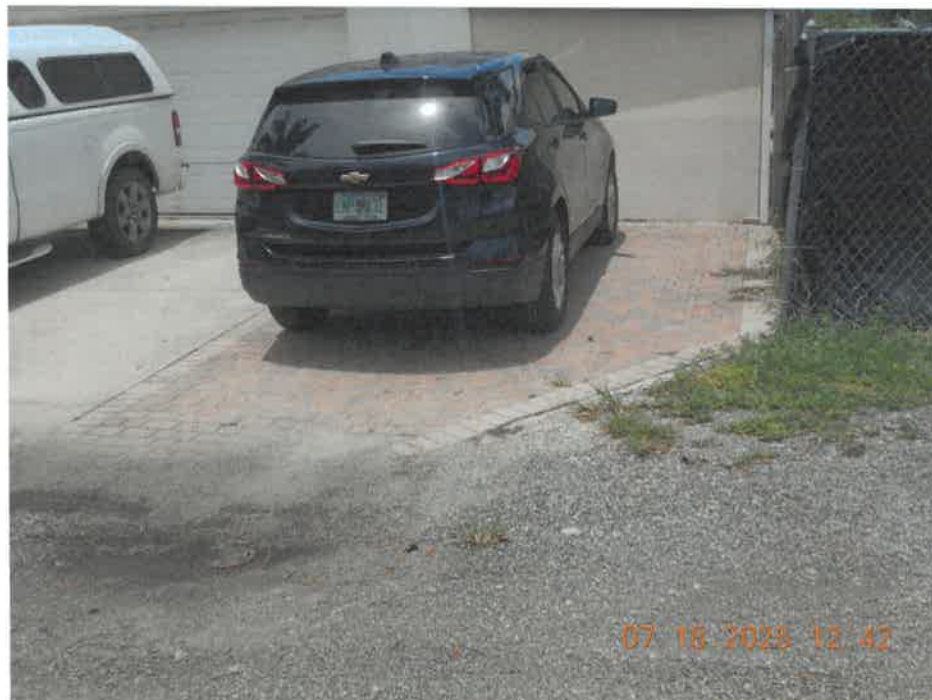
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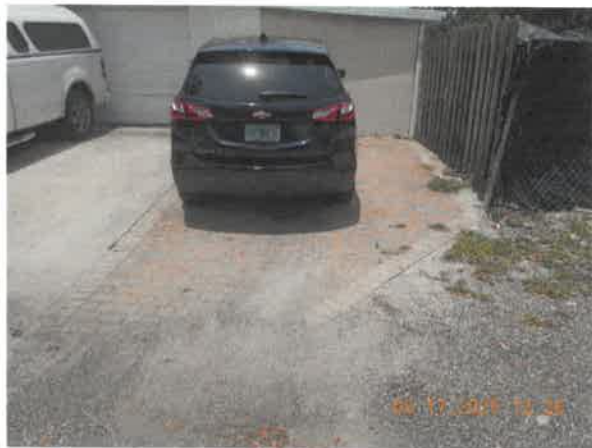
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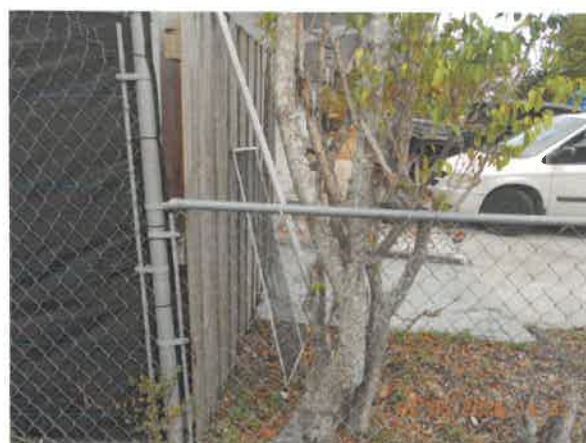
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PALM SPRINGS POLICE DEPARTMENT

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

September 12th, 2025

Thamayra E Brito Abreu
4097 Cherry 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 located at **4097 Lakewood RD in Palm Springs, FL.**

PCN: 70-42-44-24-12-000-0201

VIOLATION/HEARING CASE 2025-76

SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Remove or obtain an after the fact permit for the installation of pavers.

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

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

SECTION 34-225: Fence Maintenance-Remove or repair all broken chain-link fences.

SECTION 30-143: Trash/Debris/Materials-Remove all trash, debris and materials stored around the property and within the utility trailer.

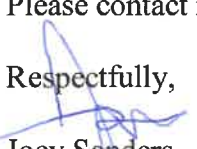
SECTION 10-9: Exterior Property Maintenance-Replace broken mailbox and label with "4095" house ID numbers.

The options available include coming into voluntary compliance on or before **October 13th, 2025 OR** arguing your case at the Special Magistrate Hearing, **Thursday October 16th, 2025 at 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,


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



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



quadiant
FIRST-CLASS MAIL
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\$000.74⁰
09/12/2025 ZIP 33480
043M31255277

US POSTAGE

Thamayra E Brito De Abreu
440 Cherry RD
West Palm Beach, FL 33409



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



CERTIFIED MAIL®



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Label 880-QDT, March 2023



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US POSTAGE

Thamayra E Brito De Abreu
440 Cherry RD
West Palm Beach, FL 33409

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Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

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

SECTION 105

PERMITS

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

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

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

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

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

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

Building:

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

Electrical:

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

valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or without prior approval from the Building Official as permitted in Section 105.2.2 or 105.12 shall be subject to a fee established by the Building Official that shall be in addition to the required permit fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The Building Official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

109.6 Refunds. The Building Official is authorized to establish and publish a refund policy through local ordinance, which is located in the Village of Palm Springs Municipal Code Ch. 10, section 10-56.

SECTION 110

INSPECTIONS

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

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The Building Official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever

the boundary lines cannot be readily determined in the field. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

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

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

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

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

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

- (a) *General.* The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- (b) *Exterior painting.* All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.
- (c) *Street numbers.* One address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained or multi-unit buildings which utilize a roadside marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of four inches for residential and six inches for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. When the building utilizes multiple addresses, such as multiple occupant mercantile buildings, the address range shall be posted as indicated above. Signs shall be plainly visible from the street or right-of-way providing access to the lot and shall be installed and maintained pursuant to the county building security code. This requirement shall apply to all new and existing structures.
- (d) *Structural members.* All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- (e) *Foundation walls.* All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.
- (f) *Exterior walls.* All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- (g) *Roofs and drainage.* The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
- (h) *Decorative features.* All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- (i) *Overhang extensions.* All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- (j) *Stairways, decks, porches and balconies.* Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- (k) *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.
- (l) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (m) *Window and doorframes.* Every window, door and frame shall be kept in sound condition, good repair and weather tight.

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- (1) *Glazing.* All glazing materials shall be maintained free from cracks and holes.
 - (2) *Openable window.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
 - (n) *Doors.* All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
 - (o) Holiday lights and decorations, erected during the appropriate holiday season, shall comply with all applicable building and electrical codes. Holiday lights and decorations may be erected no earlier than 30 days prior to the subject holiday, with the exception of the Christmas/Hanukkah holidays. Christmas/Hanukkah lights and decorations may be erected no earlier than October 15. All Christmas/Hanukkah lights and decorations must be removed within 30 days following the holiday. All other holiday lights and decorations shall be removed within 14 days following the holiday.
 - (p) Protection from windborne debris is encouraged for all structures certified for occupancy in the village. Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the building code in effect at the time such hurricane protection was permitted by the building department.
 - (q) It is prohibited to maintain any device (including but not limited to wood, aluminum, or approved hurricane shutters) used for securing property, which impede egress, light, and/or ventilation in a closed/secured position on occupied buildings after a designated hurricane watch or warning has terminated. In addition, it is prohibited to maintain any hurricane protective devices, with the exception of those covering clerestory windows, in a closed/secured position for periods in excess of ten consecutive days unless:
 - (1) A hurricane occurs during the ten-day period, at which point the ten-day period begins anew the day after hurricane conditions have subsided; or
 - (2) Hurricane or tropical storm watch conditions are predicted to occur within 48 hours after the tenth day; or
 - (3) The structure is used for residential purposes, but no person is in residence for a period in excess of ten consecutive days, except that (1) and (2), above, shall still apply during periods when a person is in residence.
 - (4) Clerestory windows exempted under this section, shall be removed ten days after the official conclusion of the hurricane season.
 - (r) The owner of an occupied structure shall promptly repair any broken door or window so that a temporary boarded up condition is limited. Any such repair, other than in the case of a natural disaster, shall be made within ten (10) consecutive days. Any means of securing property including crime prevention devices shall be subject to review by the building official for safety and compliance with the Florida Building Code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Real property may be secured via boarding up windows, doors, or other openings upon the requirement of the building official provided a permit is issued by the village prior to securing a property.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2007-07, § 2, 9-13-2007)

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

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

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

(Code 1994, § 26-86)

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

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

(Code 1994, § 26-86)

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

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

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

(Code 1994, § 30-150)

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.

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- (2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,
 - (3) In the rear yard behind the setback line, at the height of or below the roofline of the house,
 - (4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.
- (b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.
- (c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster")) within any zoning district in the village, is subject to the following regulations:
- (1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.
 - (2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time must be in writing, and must include a written justification statement demonstrating "good cause" as to why the 30-day period should be extended for up to an additional 30 consecutive days. The decision to grant or deny the request for an extension, shall be within the sole discretion of the village. Not more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.
 - (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.
 - (4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.

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

- (1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:
 - a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
 - b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.
 - (2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.
- (e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.
- (f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.
- (g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.
- (h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.
- (i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.
- (j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

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

CASE PRESENTATION

CASE No. CASE 2025-76

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 #2025-76 is concerning the property located at 4097 Lakewood RD within the Village of Palm Springs.
3. According to the Palm Beach County Property Appraiser's records and the Palm Beach County Tax Collector's records, the current owner of the property is Thamayra E Brito De Abreu.
4. Pursuant to observation there are violations of the following local ordinances:
SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Remove or obtain an after the fact permit for the installation of pavers.
SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation.
SECTION 34-914: Vehicles/Parking-Remove all trailers parked on the grass.
SECTION 34-225: Fence Maintenance-Remove or repair all broken chain-link fences.
SECTION 30-143: Trash/Debris/Materials-Remove all trash, debris and materials stored around the property and within the utility trailer.
SECTION 10-9: Exterior Property Maintenance-Replace broken mailbox and label with "4095" house ID numbers.

Photos are included in the file.

5. On 04/05/2025, I inspected the property and observed multiple code violations to include various property maintenance issues and pavers installed without a permit and inspection. I issued a code courtesy violation notice and posted it on the south side 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 06/20/2025 with a compliance date of 07/07/2025.

The property owner cured many of the initial violations and we maintained contact via telephone and text message between April 2025 and August 2025. My last documented communication with the property owner was a text message on 08/22/2025 where she advised that she was attempting to locate a survey of her property and that she would submit a permit for the pavers on 08/25/2025. As of this writing, Village records show that the property owner has not applied for any permits other than a rental permit and she has also failed to make any further efforts to communicate with me.

6. On September 12th, 2025, Notice of Violation/ Notice of Hearing 2025-76 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 November 1st, 2025. If not in compliance by November 1st, 2025, a \$100.00 PER DAY PER VIOLATION fine shall commence.

CASE No. _____

8. The Village has also incurred costs in the amount of **\$277.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **November 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

October 16, 2025, 4097 Lakewood RD

Case 2025-76

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	5.00	20.00	100.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2025-76				277.35



PALM SPRINGS POLICE DEPARTMENT

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

June 20th, 2025

Thamayra E Brito De Abreu
440 Cherry RD
West Palm Beach, FL 33409

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 4097 Lakewood RD Palm Springs, FL 33461

PCN: 70-42-44-24-12-000-0201

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

SECTION 105.1 & 110.1

Work W/o Permits: Pavers installed without a permit and inspection (east side). Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

SECTION 14-32

No Residential Rental Permits: No residential rental permits on file with the Village of Palm Springs. Obtain a permit for each unit by contacting the number listed above.

SECTION 10-9

Exterior Property Maintenance/Mailboxes: Replace damaged mailboxes.

Compliance Date: July 7th, 2025

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

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

Respectfully,

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

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

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

April 5th, 2025

Thamayra E Brito De Abreu
440 Cherry RD
West Palm Beach, FL 33409

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 **4097 Lakewood RD Palm Springs, FL 33461**

PCN: 70-42-44-24-12-000-0201

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

SECTION 105.1 & 110.1

Work W/o Permits: Pavers installed without a permit and inspection (east side). Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

SECTION 14-32

No Residential Rental Permits: No residential rental permits on file with the Village of Palm Springs. Obtain a rental permit for each unit by contacting the same number listed above.

SECTION 34-912 & 34-914

Vehicles/Parking: Remove all vehicles parked in the right-of-way (silver Chevy sedan) and remove all inoperative and/or unregistered vehicles off the property (light blue pickup FL Tag #IM8806).

SECTION 46-3

Graffiti: Remove red colored "CLOC" graffiti off the exterior wall (north side).

SECTION 30-141

Overgrowth: Trim all overgrown trees/vegetation (east side encroaching over the roadway).

SECTION 34-225

Fence Maintenance: Repair or remove all broken chain-link fences and remove or secure black cloth material attached to the fence.

SECTION 30-143 & 34-1381

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

SECTION 10-9:

Exterior Property Maintenance/Holiday Lights/Shutters/Mailboxes/Fascia:

- Remove all metal shutters covering the windows.
- Remove all holiday lights off the property.
- Replace damaged mailboxes.

Compliance Date: April 19th, 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: 04/05/2025 Time: _____
Location: 4097 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:

105-1/100-Work w/o permits (Pavers)

14-32-10 Residential Rental Permits

34-912/34-914-Vehicles / Parking

46-3-Grass

30-141-Overgrowth

34-225-Fence Maintenance

30-143/34-1381-Trash / Debris / materials / open storage

10-9-Exterior Property Maintenance / Holiday Lights

Shutters / Mailboxes / Fascia

*Reference Attached Letter *

Compliance Date: 04/19/2025

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



4:40

5G+

New Message

Cancel

To: +1 (561) 951-5516

Text Message
Sat, May 17 at 12:47 PM

Good afternoon Thamayra,

I stopped by 4097 Lakewood RD today and the property looked really good. The only remaining violations are as follows:

1: Obtain a permit or remove the pavers that were installed on the east side of the property (driveway).

2: Obtain a rental permit for each unit. The PZB Department manages the process for all building permits and rental permits. They can be reached at [561-584-8200](tel:561-584-8200) Ext: 8460 or permits@vpsfl.org.

3: Replace the two broken mailboxes and ensure both mailboxes are labeled with house ID numbers.



Text Message



4:40

5G+

New Message

Cancel

To: +1 (561) 951-5516

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

Have a great weekend.

Respectfully,

Joey Sanders
Code Officer
Village of Palm Springs

Hi Joey Thanks for everything,
really I m try to take its permits ,
please give me a week more
Thanks

No problem. Take care.

Send to you 😊

Thanks

Fri, Jun 6 at 12:57 PM

Good afternoon Thamayra,



Text Message



4:41

5G+

New Message

Cancel

To: +1 (561) 951-5516

I'm following up on the text that I sent to you on 05/17/2025. What's the status on the remaining code violations for 4097 Lakewood RD?

I would like to close this case out as soon as possible.

Please let me know.

Have a good day.

Respectfully,

Joey

Hi Joey I m try to make the aplicación but I m don't finding my deed please gime a well more sorry about that , Thanks for you Patience

I understand. You may be able to obtain a copy from the Palm Beach County Clerk of the Court.



Text Message



4:41

5G+

New Message

Cancel

To: +1 (561) 951-5516

Are you able to at least replace the broken mailboxes and label with house ID numbers while you look for the deed?

Ok will do now

Thanks 🙏



Fri, Aug 1 at 12:26 PM

Good afternoon,

Just a reminder that the following items still need to be completed:

- 1: Obtain a rental permit for each unit.
- 2: Obtain a permit or remove the pavers (east side).
- 3: Replace broken "4095" mailbox.



Text Message



4:41

5G+

New Message

Cancel

To: +1 (561) 951-5516

The PZB Department can help you with items 1 and 2.

Please have all of the above noted items corrected by no later than next Friday or I will have no choice but to present the case before the Special Magistrate Hearing.

I don't want to proceed in that direction but we're going on (4) months now and this case needs to be resolved.

Please call or text me if you have any questions.

Have a good day.

Respectfully,

Joey

Fri, Aug 22 at 11:37 AM

Good afternoon

Text Message



4:41

5G+

New Message

Cancel

To: +1 (561) 951-5516

Good afternoon,

Hope all is well. I completed another inspection at your property located at 4097 Lakewood RD.

The only remaining violations are as follows:

1: Replace broken 4095 mailbox and ensure that house ID numbers are posted on the new mailbox.

2: Obtain a permit or remove the pavers that were installed on the east side of the property.

I need your help to close out this case out as soon as possible or I'm going to be forced to issue a notice of violation/notice of hearing (court).

Please let me know if you need



Text Message



4:41

5G+

New Message

Cancel

To: +1 (561) 951-5516

case out as soon as possible or
I'm going to be forced to issue a
notice of violation/notice of
hearing (court).

Please let me know if you need
any assistance.

Have a good day.

Respectfully,

Joey

Hi Joe I'm did everything the
only the pavers need permits just
I'm find the survey will do
Monday

Fri, Aug 22 at 1:44 PM

Ok.

Fri, Aug 22 at 3:44 PM

Thanks



Text Message



Property Detail

Location Address : 4097 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-12-000-0201
Subdivision : MANILA PARK IN
Official Records Book/Page : 30810 / 528
Sale Date : 07/31/2019
Legal Description : MANILA PARK SLY 151.57 FT OF LT 20

Owner Information**Owner(s)**

DE ABREU THAMAYRA E BRITO

Mailing Address

440 CHERRY RD
 WEST PALM BEACH FL 33409 6252

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
07/31/2019	\$300,000	30810 / 00528	WARRANTY DEED	DE ABREU THAMAYRA E BRITO
01/10/2014	\$110,000	26562 / 00116	WARRANTY DEED	CARMONA CARLOS A G
10/29/2010	\$10	24174 / 01860	QUIT CLAIM	ASTOCONDOR MARTHA L
10/05/2004	\$226,000	17623 / 01366	WARRANTY DEED	ASTOCONDOR MARTHA L &
10/08/2002	\$131,000	14279 / 00363	WARRANTY DEED	MORALES JUAN F &
09/06/2000	\$10	12098 / 00538	QUIT CLAIM	MELCHIONNA VICTOR &
09/06/2000	\$105,000	12015 / 01630	WARRANTY DEED	MELCHIONNA VICTOR
05/01/1986	\$79,500	04874 / 00014	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 2
***Total Square Feet :** 2552
Acres : .31
Property Use Code : 0100—SINGLE FAMILY
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details**Structural Details**

Structural Element for Building 1		Sketch for Building 1
Bldg Type	SFR	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1962	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	3	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



 **\$0.00**
CHECK OUT 

Maintenance Alert

Important System Maintenance Notice

From 7:00 pm until 9:00 pm on Sunday, October 5th, our website will be undergoing scheduled maintenance. During this time you may not be able to access information regarding property taxes, tangible personal property taxes, business taxes, or tourist development taxes. We apologize for the inconvenience and appreciate your patience as we enhance our website to better serve you.

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

Account Information

Property Control Number:
70-42-44-24-12-000-0201
Mailing Address:
440 CHERRY RD
West Palm Beach, FL 33409-6252
Owner of Record:
DE ABREU THAMAYRA E BRITO

Property Type:
Real Property
Property Address:
4097 LAKEWOOD RD
LAKE WORTH, FL 33461
Second Owner:

Status: Active
Legal Description:
MANILA PARK SLY 151.57 FT OF LT 20

Last updated: 10/04/2025 04:37:47 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: 2025-76

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

**THAMAYRA E BRITO DE ABREU
4097 LAKEWOOD ROAD
PALM SPRINGS, FL 33436**

**MAILING ADDRESS:
THAMAYRA E BRITO DE ABREU
440 CHERRY ROAD
WEST PALM BEACH, FL 33409 6252**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove or obtain an after-the-fact permit for the installation of pavers.

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

Section 34-914: Vehicles/Parking. Remove all trailers parked on the grass.

Section 34-225: Fence maintenance. Remove or repair all broken chain-link fences.

Section 30-143: Trash/Debris/Materials. Remove all trash, debris and materials stored around the property and within the utility trailer.

Section 10-9: Exterior property maintenance. Replace broken mailbox and label with "4095" house ID numbers.

Address: 4097 LAKEWOOD ROAD
Legal Description: MANILA PARK SLY 151.57 FT OF LT 20
PCN: 70-42-44-24-12-000-0201

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **16th** day of **October 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent _____ was / _____ was not present at the hearing. There was a finding of proper notice.

2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.

☐ Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:

☐ **Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove or obtain an after-the-fact permit for the installation of pavers.**

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

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

☐ **Section 34-225: Fence maintenance. Remove or repair all broken chain-link fences.**

☐ **Section 30-143: Trash/Debris/Materials. Remove all trash, debris and materials stored around the property and within the utility trailer.**

☐ **Section 10-9: Exterior property maintenance. Replace broken mailbox and label with "4095" house ID numbers.**

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

☐ **Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove or obtain an after-the-fat permit for the installation of pavers.**

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

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

☐ **Section 34-225: Fence maintenance. Remove or repair all broken chain-link fences.**

☐ **Section 30-143: Trash/Debris/Materials. Remove all trash, debris and materials stored around the property and within the utility trailer.**

☐ **Section 10-9: Exterior property maintenance. Replace broken mailbox and label with "4095" house ID numbers.**

ORDER

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

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

☐ Administrative costs of **\$277.35**

☐ Citation fine of **\$ N/A**

☐ Re-inspection fee of **\$ N/A**

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

- ☐ Administrative costs of **\$277.35**
- ☐ Citation fine of \$ N/A
- ☐ Re-inspection fee of \$ N/A

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

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8525 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 16th day of October 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:

[440 Cherry Road](#)
[West Palm Beach, FL 33409 6252](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-77

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
QUISENBERRY 2022 REVOCABLE TRUST
82 TORTUGA RD
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434419040830010

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 14, 2025, the QUISENBERRY 2022 REVOCABLE TRUST, owners of the property at 82 TORTUGA Rd, Palm Springs, FL 33461, violates local ordinances.

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

These violations must be corrected on or before [OCTOBER 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 on [OCTOBER 16TH, 2025] at 10:00 a.m. IF THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES, AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

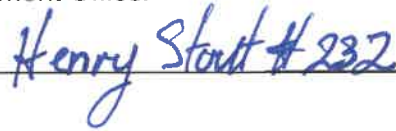
If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS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

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

Any interested party seeking to appeal any decision of the Special Magistrate 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 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 14, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-77

QUISENBERRY 2022 REVOCABLE TRUST
82 TORTUGA RD
Palm Springs, FL 33461

PCN: 70-43-44-19-04-083-0010

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 14th Day of SEPTEMBER, 2025 at 1:30 PM, I served the attached Notice of Hearing on the within-named Respondent(s), 82 TORTUGA 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.

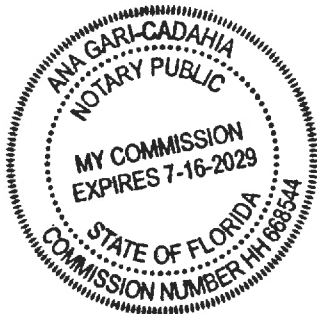
By: [Signature]
Code Enforcement Officer

Date: 9/15/2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 15 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.

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida

82



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 20-77

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
JENSENBERY 2022 REVOCABLE TRUST
83 TORTUGA RD
PALM SPRINGS, FL 33461

Respondent.

PCH: 7043451840830218

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 14, 2022, the JENSENBERY 2022 REVOCABLE TRUST, owners of the property at 83 TORTUGA RD Palm Springs, FL 33461, violates local ordinances.

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

These violations must be corrected on or before [OCTOBER 15th, 2022]. Filing 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 [OCTOBER 15th, 2022] 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 VIOLATIONS, FINES, AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (941) 855-5300 ext. 8128 and providing proof of compliance. A request for inspection must be made at least 7 (seven) before the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to \$100.00 per day, per violation, for every day that each violation persists, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.**







PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 14TH, 2025

QUISENBERRY 2022 REVOCABLE TRUST

82 TORTUGA 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 **82 TORTUGA Rd, PALM SPRINGS, FL 33461**

PCN: 70434419040830010

VIOLATION/HEARING CASE 2025-77

SECTION 30-141 - OVERGROWN LANDSCAPING. THE ENTIRE PROPERTY IS OVERGROWN. PLEASE MAINTAIN THE PROPERTY'S GREEN AREAS, INCLUDING THE SWALES.

The options available include coming into voluntary compliance on or before OCTOBER 15TH, 2025, **OR** arguing your case at the Special Magistrate hearing on **THURSDAY, OCTOBER 16TH, 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
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PALM SPRINGS, FL 33461
CEO OFFICER HENRY STOUT
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043M31255277

US POSTAGE

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PALM BEACH, FL 33480 4401



CERTIFIED MAIL®



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CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461
CEO OFFICER HENRY STOUT
Nov



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US POSTAGE

QUISENBERRY 2022 REVOCABLE TRUST
170 CHILEAN AVE APT 2C
PALM BEACH, FL 33480 4401

ARTICLE IV. - DEBRIS, RUBBISH, WEEDS

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

- (a) The growth of weeds over 12 inches in height, or that which is conducive to harboring vermin, reptiles or other wild animal life, upon any lot, piece or parcel of land within the limits of the village, is hereby declared to be a nuisance and a violation of this article.
- (b) All lands in the village shall be kept free from debris, overgrowth, vegetation, including trees, or any other matter which by reason of height, proximity to neighboring structures, physical condition, disease such as, but not limited to, lethal yellowing of palms, or any other peculiar characteristics, might, in time of hurricane winds prevalent in the region, cause damage to life or property within the immediate area surrounding the region or which constitutes a hazard to health, safety or proper fire control. The existence of any debris, overgrowth, vegetation or other matter as shall create such a hazard is declared to be a nuisance.

(Code 1994, § 26-86)

CASE PRESENTATION
CASE No. CASE 2025-77

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. 2025-77**. It concerns the property at **82 TORTUGA 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 **QUISENBERRY 2022 REVOCABLE TRUST**
5. 5. Under observation, there are Violations of local ordinances
SECTION 30-141 - OVERGROWN LANDSCAPING. THE ENTIRE PROPERTY IS OVERGROWN. PLEASE MAINTAIN THE PROPERTY'S GREEN AREAS, INCLUDING THE SWALES.
8/3- NO PROGRESS
8/10- NO PROGRESS
8/12- GOT NUMBER FROM UTILITIES, HOWEVER, THE NUMBER WAS DISCONNECTED.
8/17- FINAL NOTICE ISSUED- DUE DATE SEPTEMBER 4TH, 2025
9/8- NO PROGRESS NOV FOR OCTOBER MAGISTRATE HEARING.
9/25-NO PROGRESS
10/6- NO PROGRESS HAS BEEN MADE ON THE PROPERTY AND NO CONTACT FROM HOMEOWNER OR TRUSTEES.
6. On **SEPTEMBER 18TH, 2025**, a Notice of Violation/ Notice of Hearing **2025-77** was issued for the Violations. The notice was mailed certified and regular to the respondent's address of record and posted at the property and Village Hall.
7. The Village has also incurred costs of **\$265.77** in conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **OCTOBER 30th, 2025**
8. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

OCTOBER 16TH, 2025- 82 TORTUGA ROAD		Case No. 2025-77		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 2025-77				265.77



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

**QUISENBERRY 2022 REVOCABLE TRUST
170 CHILEAN AVE APT 2C
PALM BEACH, FL 33480 4401**



quadiant

FIRST-CLASS MAIL

IMI

\$000.74⁰

07/30/2025 ZIP 33480
043M31255277

US POSTAGE

8
2



PALM SPRINGS POLICE DEPARTMENT

One Empire Court, Palm Springs, Florida 33461 Phone: 941-848-6000, 4000 1st Street, Palm Springs

July 28, 2021

QUEENBERRY 302 REVOCABLE TRUST
NO 33461104 800
P.O. BOX 100000, FL 33401

Dear Property Owner:

You have been issued a court order to vacate the property by the Court of Appeals and the
Palm Springs Police Department. This is regarding the property at 82 FORTUNA Rd, Palm
Springs, FL 33461
P.O. BOX 100000, FL 33401

This property violates local ordinances.
**SECTION 30-141 - OVERGROWN LANDSCAPING: THE ENTIRE PROPERTY
IS OVERGROWN. PLEASE MAINTAIN THE PROPERTY GREEN AREAS
INCLUDING THE WALLS.**
SEC 14-32: NO RESIDENTIAL RENTAL PERMIT ON FILE.

Compliance Date: August 12, 2021

Failure to comply can result in a Criminal Fine, Court Costs, and a possible Lien on the
property. Please call Code Enforcement at (941) 294-2100 ext. 5323 or the Code Officer
listed below if you have any questions or concerns.

Respectfully,

Mary Galt
Palm Springs Police Department
Code Enforcement (750)

mgalt@pspd.org
750-831-1811 OFFICE CELL

Professionalism - Respect - Integrity - Honesty - Excellence



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

**QUISENBERRY 2022 REVOCABLE TRUST
170 CHILEAN AVE APT 2C
PALM BEACH, FL 33480 4401**



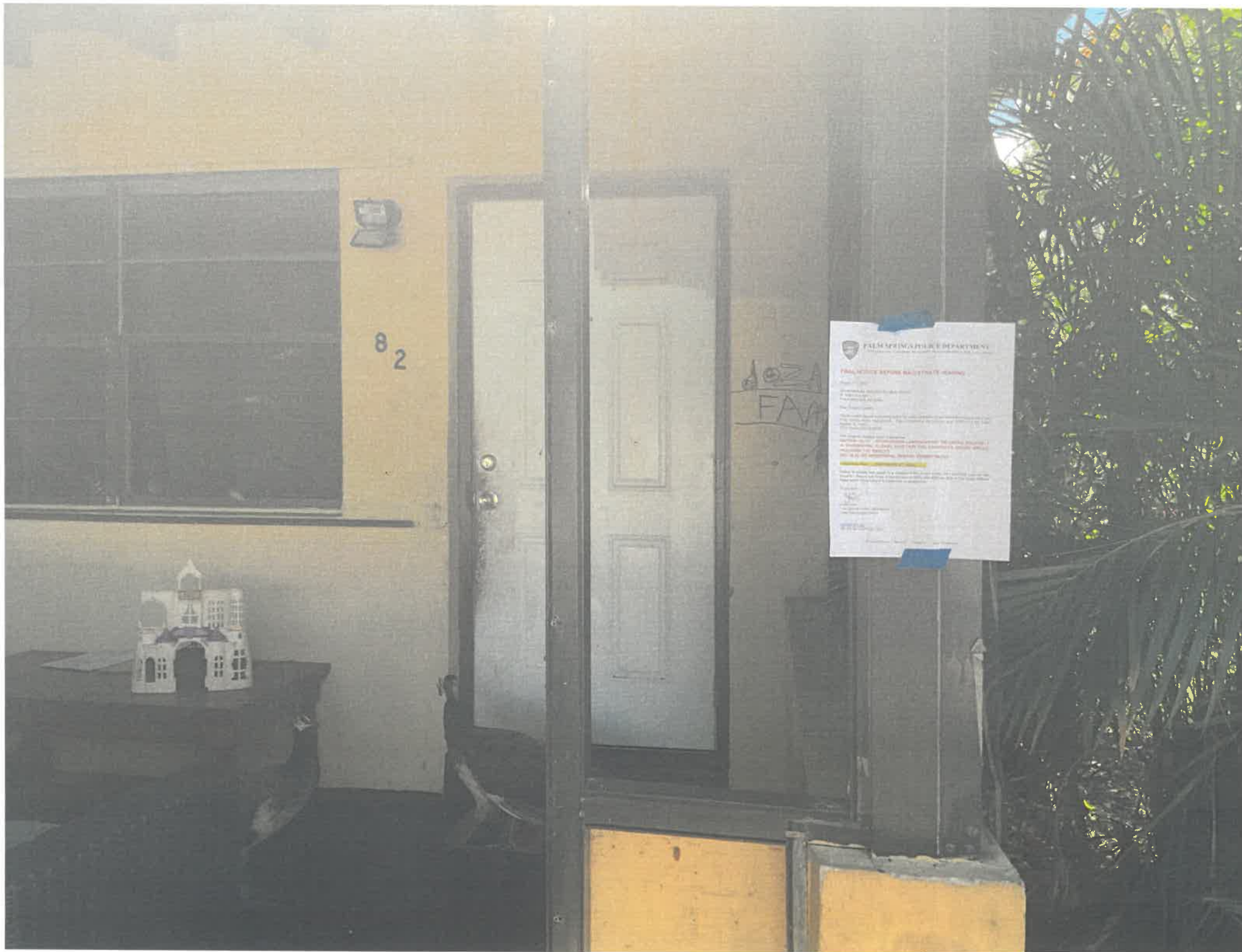
quadiant

FIRST-CLASS MAIL
IMI

\$000.74⁰

08/17/2025 ZIP 33480
043M31255Z77

US POSTAGE



Parcel Control Number:	70-43-44-19-04-083-0010	Location Address:	82 TORTUGA RD		
Owners:	QUISENBERRY 2022 REVOCABLE TRUST	Municipality:	PALM SPRINGS		
Mailing Address:	170 CHILEAN AVE APT 2C, , PALM BEACH FL 33480 4401				
Last Sale:	01/10/2023	Book/Page#:	34183 / 00923	Price:	\$10
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RS - RESIDENTIAL SINGLE-FAMILY		
Legal Description:	VILLAGE OF PALM SPRINGS PL 8 LOT 1 BLK 83	Total SF:	1037	Acres	.18



Improvement Value	\$105,838		
Land Value	\$138,738	Ad Valorem	\$3,524
Total Market Value	\$244,576	Non Ad Valorem	\$529
Assessed Value	\$151,104	Total Tax	\$4,052
Exemption Amount	\$0	2025 Qualified Exemptions	
Taxable Value	\$151,104	Applicants	

The diagram shows three adjacent rectangles. The left rectangle is pink, the middle is light blue, and the right is light grey. The pink rectangle has a height of 10 and a width of 10. The light blue rectangle has a height of 10 and a width of 10. The light grey rectangle has a height of 10 and a width of 10. The total width is 30 and the total height is 10.

Description	Area Sq. Footage
FST Finished Storage	110
FSP Finished Screened Porch	99
BAS Base Area	828
Total Square Footage : 1037	
Total Area Under Air : 828	

Description	Year Built	Unit
Patio Roof	2001	234
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		

Description	
1 Exterior Wall 1	MSY: CB STUCCO
2 Year Built	1959
3 Air Condition Desc.	HTG & AC
4 Heat Type	FORCED AIR DUCT
5 Heat Fuel	ELECTRIC
6 Bed Rooms	0
7 Full Baths	1
8 Half Baths	0
9 Exterior Wall 2	NONE
10 Roof Structure	GABLE/HIP
11 Roof Cover	ROLLED COMPOSITION
12 Interior Wall 1	PLASTER
13 Interior Wall 2	N/A
14 Floor Type 1	CARPETING
15 Floor Type 2	N/A
16 Stories	1



Account Information

Property Control Number:

70-43-44-19-04-083-0010

Mailing Address:

170 CHILEAN AVE APT 2C

Palm Beach, FL 33480-4401

Owner of Record:

QUISENBERRY 2022 REVOCABLE TRUST

Property Type:

Real Property

Property Address:

82 TORTUGA RD

PALM SPRINGS, FL 33461

Second Owner:**Status:** Active**Legal Description:**VILLAGE OF PALM SPRINGS PL 8 LOT 1 BLK
83

Last updated: 9/14/2025 10:11:03 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	☐ \$4,185.31	6/16/25	-\$4,185.31	● Paid
	Net Tax: \$3,844.25			
	Interest: \$115.33			
	Penalty: \$0.00			
	Fees: \$225.73			
	Discount: \$0.00			
Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	☐ \$3,680.01	1/31/24	-\$3,680.01	● Paid
	Net Tax: \$3,755.11			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$75.10			
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$3,512.47	3/28/23	-\$3,512.47	● Paid
	Net Tax: \$3,512.47			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: \$0.00			

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	☐ \$2,913.23 Net Tax: \$3,034.61 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$121.38	11/30/21	-\$2,913.23	Paid
3/31/21	☐ \$2,857.24 Net Tax: \$2,945.61 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$88.37	12/28/20	-\$2,857.24	Paid
3/31/20	☐ \$2,126.74 Net Tax: \$2,215.35 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$88.61	11/27/19	-\$2,126.74	Paid

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-77

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

**QUISENBERRY 2022 REVOCABLE TRUST
82 TORTUGA RD
PALM SPRINGS, FL 33461**

**MAILING ADDRESS:
170 CHILEAN AVE APT 2C
PALM BEACH, FL 33480 4401**

Respondent(s).

ORDER FINDING VIOLATION

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

**SECTION 30-141 - OVERGROWN LANDSCAPING. THE ENTIRE PROPERTY IS
OVERGROWN. PLEASE MAINTAIN THE PROPERTY'S GREEN AREAS. INCLUDING THE
SWALES.**

Address: 82 TORTUGA RD

Legal Description: VILLAGE OF PALM SPRINGS PL 8 LOT 1 BLK 83

PCN: 70-43-44-19-04-083-0010

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 16TH day of OCTOBER 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 violates the code section(s) referenced above.

☐ Respondent **violates** the following Village of Palm Springs Code of Ordinances:

☐ SECTION 30-141 - OVERGROWN LANDSCAPING. THE ENTIRE PROPERTY IS OVERGROWN. PLEASE MAINTAIN THE PROPERTY'S GREEN AREAS. INCLUDING THE SWALES.

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

☐ SECTION 30-141 - OVERGROWN LANDSCAPING. THE ENTIRE PROPERTY IS OVERGROWN. PLEASE MAINTAIN THE PROPERTY'S GREEN AREAS. INCLUDING THE SWALES.

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 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 **OCTOBER 23RD, 2025.** Suppose the Respondent fails to comply within the time given. In that case, a fine of **\$100.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property complies. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **OCTOBER 20TH, 2025.**
- ☐ Administrative costs of **\$265.77**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Henry Stout at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If a hearing is requested promptly, 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 16TH day of OCTOBER 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:

170 CHILEAN AVE APT 2C
PALM BEACH FL 33480 4401



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-77

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

**QUISENBERRY 2022 REVOCABLE TRUST
82 TORTUGA ROAD
PALM SPRINGS, FL 33461**

**QUISENBERRY 2022 REVOCABLE TRUST
170 CHILEAN AVE APT 2C
PALM BEACH, FL 33480 4401
Respondent(s).**

ORDER FINDING VIOLATION

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

Section 30-141: Overgrown landscaping. The entire property is overgrown. Please maintain the property's green areas. Including the swales.

Address: 82 TORTUGA ROAD
Legal Description: VILLAGE OF PALM SPRINGS PL 8 LOT 1 BLK 83
PCN: 70-43-44-19-04-083-0010

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 **16th** day of **October 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: Overgrown landscaping. The entire property is overgrown. Please maintain the property's green areas, including the swales.**

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

☐ **Section 30-141: Overgrown landscaping. The entire property is overgrown. Please maintain the property's green areas, including the swales.**

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 30, 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 **October 30, 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 30, 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 16th day of October 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:

[170 Chilean Avenue APT 2C](#)
[Palm Beach FL 33480 4401](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-88

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
CONSTRUCTION STAR INC
3949 WISCONSIN ST
PALM SPRINGS, FL 33461

Respondent.

PCN: 70424424110000031

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 14, 2024, the CONSTRUCTION STAR INC., owners of the property at 3949 Wisconsin St, Palm Springs, FL 33461, is in violation of local ordinances.

34-913 Prohibited parking in residential – Semi Truck
34-914 Prohibited parking on grass – Boat
34-915 Unlawful use of RV for living or sleeping purposes
78-41 Unauthorized use and connection to the water and wastewater service.

These violations must be corrected on or before October 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, on October 16, 2025, at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

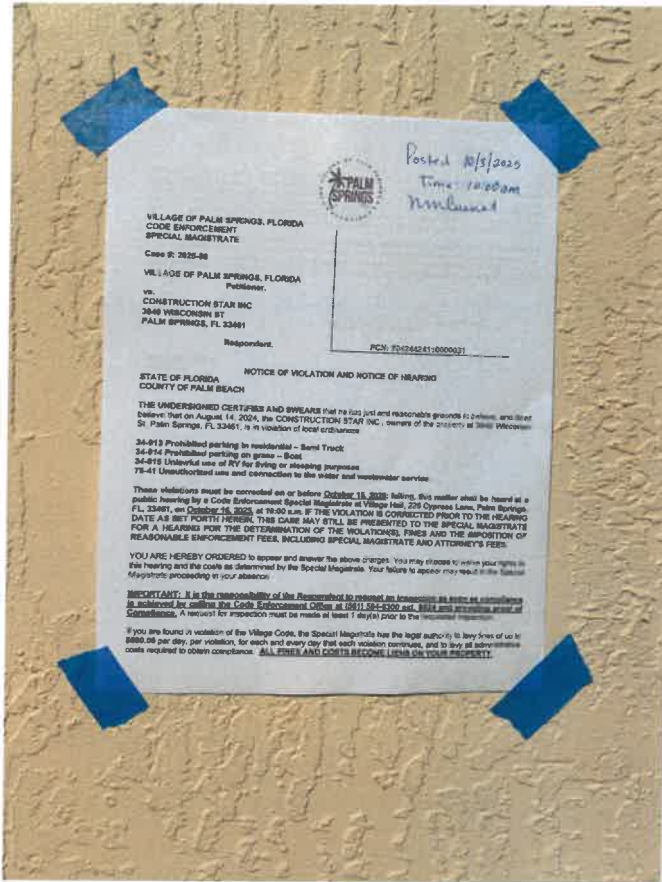
You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of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

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


Code Enforcement Officer

October 02, 2025
Date Issued

3959 WISCONSIN ST - POSTING



10/3/2025 9:59:46 AM



10/3/2025 10:00:00 AM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-88

CONSTRUCTION STAR INC
3949 WISCONSIN STREET
PALM SPRINGS, FL 33461

PCN: 70-42-44-24-11-000-0031

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 3RD Day of OCTOBER, 2025, at 10:00 AM, I served the attached Notice of Request for Authorization of Foreclosure on the within-named Respondent(s), **CONSTRUCTION STAR INC**, Palm Springs, FL 33406 by:

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

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

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

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

By: Nanciann Cuenot
Code Enforcement Officer

Date: October 3, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 3rd day of OCTOBER, 2025 by NANCIANN M. CUENOT, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



NOTARY PUBLIC, State of Florida



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



CONSTRUCTION STAR INC
1920 BARBADOS RD
LAKE CLARK SHORES FL 33406 6733



9/16/2025 10:12







10/1/2025 2:24



8/5/2025 12:31

Courtesy Code Violation Notice

Case:
Date: 7-16-2025 Time: 10:15am
Location: 3944-3951 Wisconsin

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:

2nd + Final Notice
Sec. 34-915 -
Living in RV is
prohibited in Village
of Palm Spring.

Citations may be issued

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

N Cuenot

Name _____ I.D. # _____

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



9/16/2025 10:18

Courtesy Code Violation Notice

Case#

Date: 8-14-2024 Time: 11:30am

Location: 3949+3959 Wisconsin

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:

Prohibited Vehicle
must be removed
Immediately

White Semi truck
Sec. 34-914-
Citations may be
Issued - No Tag.

Compliance Date: 1 day

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

Nanciann Cuernot 154

Name

I.D. #

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

Ext.
8524



8/14/2024 11:37

Courtesy Code Violation Notice

Case#

Date: 8-14-24 Time: 11:35am

Location: 3949 + 3951 Wisconsin - T

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

Please address the listed code violations:

105.1 - illegal canopy

34-915 Prohibited
Use of RV for
living or sleeping.

Citations may be
Issued.

Notice of Violation

Compliance Date: 5 days

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

Nanciann Cuenot

154

Name

I.D. #

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

Ext
8524



8/14/2024 11:51



8/5/2025 12:31



1/10/2024 3:10

CASE PRESENTATION
CASE No. CASE 2025-88

1. Good morning, my name is Nanciann Cuenot, and I have been sworn in.
2. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.
3. This is Case No. 2025-88, which concerns the property at 3949 Wisconsin St. in the Village of Palm Springs, FL.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records, the current owner of the property is Construction Star Inc.
5. Pursuant to my own observation, there are violations of local ordinances:
Section 34-913 - Prohibited parking of semi trucks in a residential neighborhood.
Section 34-914 – Parking a boat and RV on the grass.
Section 34-915 - Using an RV for living or sleeping purposes while parked or stored.
Section 78-41 - Unauthorized use and connection to the Village of Palm Springs water and wastewater system. Disconnect the RV from the water and wastewater system and remove the unpermitted plumbing pipes connected to the RV.
6. For the past year and a half, Courtesy Notices were posted at the location, and multiple phone conversations with the owner and Registered Agent, Isachy Rumbaut, regarding the violations. The violations were brought into compliance and repeated throughout the past year and a half. To date, the property is now in compliance with Section 34-913 – Semi Trucks, 34-915 – living or sleeping in the RV, and 78-41 connection to Water & Sewer. I request a Finding of Fact for these violations, and if Repeated, fines will be enforced.
7. The Respondents are in violation of Section 34-914, parking on the grass. The respondents stated they will apply for permits and inspections to install pavers to park the vehicles on.
8. Notice of Violation/Notice of Hearing 2025-88 was issued on October 2, 2025, for the violations. The Notice was delivered by regular mail to the respondent's address of record and posted at the property and Village Hall. I met with Ms. Rumbaut and hand-delivered a copy of the Notice of Violation to her.
9. Photos of the violations are included in the file.
10. I REQUEST THAT THE RESPONDENT BE ORDERED TO REMAIN IN COMPLIANCE with Section 34-913, Section 34-915 and Section 78-41. If not in compliance, a \$100.00 per day, per violation FINE shall commence.
11. I REQUEST THAT THE RESPONDENT BE ORDERED TO COME INTO COMPLIANCE with Section 34-914, PARKING ON THE GRASS by November 19, 2025, and if not in compliance by then, a \$100.00 per day, per violation FINE shall commence.

[illegible]

650

1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 2. $\frac{1}{4} \times \frac{1}{4} = \frac{1}{16}$
 3. $\frac{1}{16} \times \frac{1}{16} = \frac{1}{256}$
 4. $\frac{1}{256} \times \frac{1}{256} = \frac{1}{65536}$



The Village of Palm Springs FLORIDA



Case Administrative / Court Costs

October 16, 2025, 3949 Wisconsin Street - Construction Star Inc.

Case 2025-88

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
6	Additional certified copies for hearing	0.00	8.86	0.00
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2025-88				208.49

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. ** See Sections (2 + 1) (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. 34-915. - Use of vehicle, boat, trailer or other conveyance for living or sleeping; prohibited.

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

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

Sec. 78-41. - Violations; notice; termination of service; and delinquent charges and fees as special assessment liens.

- (a) Any person found to be violating any provision of this article shall be notified by the village, in writing, by regular mail, at the user's address appearing on the records of the utilities department, stating the nature of the violation and providing a reasonable time limit, as circumstances justify, for the correction thereof and the amount due for any applicable charges. The violator shall, within the period of time stated in the notice, permanently cease all violations, pay all applicable charges and shall certify to the village that satisfactory corrections of the violation have been accomplished.
- (b) For any person who shall continue any violation beyond the time limit provided for in the notice under subsection (a) of this section or who fails to pay all applicable charges, the village public services director or designee may revoke the permit of or terminate water or wastewater service to the premises from or with respect to which the violation is committed or charges apply. Further, the village public services director or designee may refuse to provide, connect or reconnect any and all village water and wastewater service to any person who is in violation of this article or who has refused to pay any charges which that person owes under this article.
- (c) The village's right to revoke a permit, terminate or refuse to provide, connect or reconnect any and all village water and wastewater service shall extend to all violations of this article including, but not limited to, the following:
 - (1) Failure to meet the applicable requirements for service or other provisions of this chapter, other applicable village ordinances or state law;
 - (2) Violation of village policies, rules, regulations, standards and specifications pertaining to any water or wastewater service;
 - (3) Nonpayment of any water or wastewater system charges, fees, bills or assessments;
 - (4) Willful or negligent waste of any applicable water or wastewater service due to user's improper or damaged pipes, fixtures, appliances, equipment or otherwise;
 - (5)

Molesting or damaging any meter, seal or other equipment controlling or regulating the supply of water or wastewater service or any other action as proscribed by this article; and

- (6) Theft, diversion, or unauthorized use of any water or wastewater service without first receiving proper approval and authorization and making payment therefor.
- (d) Except in those instances in which a permit is revoked, service is terminated or service is refused because of a failure to pay for water and wastewater service, late charges and/or disconnection and reconnection fees, a person who has a permit revoked, service terminated or who is refused service under this article may appeal such action to the public services director, or a designee, within ten days of said action by filing with the director a written appeal setting forth the basis of the appeal and the facts involved. The director, or a designee, shall render a written decision on the appeal within ten working days of the appeal being filed with the director. Any person or persons aggrieved by a decision of the public services director or designee shall within ten days from the date the director or designee issues a written decision appeal to the village manager for relief. Any person or persons aggrieved by a decision of the village manager shall have 30 days from the date the village manager issues a written decision to apply for relief to a court of competent jurisdiction in the manner provided by law.
- (e) Except as provided in F.S. § 180.135, all charges and fees assessed under this article which are not paid when due shall constitute, and are hereby imposed as, special assessment liens against the real property receiving water and/or wastewater service and, until fully paid and discharged, shall remain liens equal in rank and dignity with the lien of state or county taxes and superior in rank and dignity to all other liens, encumbrances, titles and claims in, to or against the real property involved. Such liens may be foreclosed or enforced as provided in F.S. ch. 170 or ch. 173. Interest shall accrue on said liens at an amount not to exceed eight percent per year.

(Code 1994, § 66-46; Ord. No. 2009-12, § 2, 8-27-2009; Ord. No. 2010-26, § 3, 10-14-2010)

Property Detail

Location Address : 3949 WISCONSIN ST
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-11-000-0031
Subdivision : MC S ACRES IN
Official Records Book/Page : 20552 / 84
Sale Date : 06/22/2006
Legal Description : MC S ACRES S 1/2 OF LOT 3

Owner Information**Owner(s)**

CONSTRUCTION STAR INC

Mailing Address

1920 BARBADOS RD
 LAKE CLARK SHORES FL 33406 6733

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/22/2006	\$100,000	20552 / 00084	WARRANTY DEED	CONSTRUCTION STAR INC
12/19/2003	\$38,000	16397 / 01891	WARRANTY DEED	MARIANA BERMEO CORP
12/26/1997	\$100	10185 / 00997	WARRANTY DEED	DEWITT JUDITH
07/01/1995	\$100	08828 / 01896	QUIT CLAIM	
01/01/1975	\$8,000	02480 / 00858		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$351,176	\$329,955	\$267,556	\$220,723	\$161,536
Land Value	\$149,860	\$156,104	\$177,496	\$181,925	\$102,945
Total Market Value	\$501,036	\$486,059	\$445,052	\$402,648	\$264,481

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$340,773	\$309,794	\$281,631	\$256,028	\$232,753
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$340,773	\$309,794	\$281,631	\$256,028	\$232,753

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$7,627	\$7,132	\$6,573	\$6,082	\$5,010
NON AD VALOREM	\$657	\$639	\$632	\$597	\$527
TOTAL TAX	\$8,284	\$7,771	\$7,204	\$6,679	\$5,536

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



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

Detail by Entity Name

Florida Profit Corporation
CONSTRUCTION STAR, INC.

Filing Information

Document Number	P03000054609
FEI/EIN Number	72-1563378
Date Filed	05/15/2003
Effective Date	05/15/2003
State	FL
Status	INACTIVE
Last Event	VOLUNTARY DISSOLUTION
Event Date Filed	08/11/2008
Event Effective Date	NONE

Principal Address

1920 BARBADOS RD
LAKE CLARK SHORES, FL 33406

Changed: 09/05/2007

Mailing Address

1920 BARBADOS RD
LAKE CLARK SHORES, FL 33406

Changed: 09/05/2007

Registered Agent Name & Address

RUMBAUT, ISACHY
1920 BARBADOS RD
LAKE CLARK SHORES, FL 33406

Name Changed: 01/23/2008

Address Changed: 09/05/2007

Officer/Director Detail

Name & Address

Title P

Account Information

Property Control Number: 70-42-44-24-11-000-0031 Mailing Address: 1920 BARBADOS RD Lake Clark Shores, FL 33406-6733 Owner of Record: CONSTRUCTION STAR INC	Property Type: Real Property Property Address: 3949 WISCONSIN ST LAKE WORTH, FL 33461 Second Owner:	Status: Active Legal Description: MC S ACRES S 1/2 OF LOT 3
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Last updated: 10/07/2025 09:35:58 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	 \$7,459.79 Net Tax: \$7,770.62 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$310.83	11/27/24	-\$7,459.79	 Paid
4/1/24	 \$6,916.14 Net Tax: \$7,204.31 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$288.17	11/28/23	-\$6,916.14	 Paid
3/31/23	 \$6,411.83 Net Tax: \$6,678.99 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$287.16	11/29/22	-\$6,411.83	 Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-88

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

CONSTRUCTION STAR INC.
3949 WISCONSIN STREET
PALM SPRINGS, FL 22461

MAILING ADDRESS:
1920 BARBADOS ROAD
LAKE CLARKE SHORES, FL 33406 6733

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-913: Prohibited parking of semi-trucks in residential neighborhood.
Section 34-914: Parking boat and RV on the grass.
Section 34-915: Using RV for living or sleeping purposes while parked or stored.
Section 78-41: Unauthorized use and connection to the Village of Palm Springs
water and wastewater system - RV.

Address: 3949 WISCONSIN STREET
Legal Description: MC S ACRES S 1/2 OF LOT 3
PCN: 70-42-44-24-11-000-0031

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **16th** day of **October 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

☐ Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:

- ☐ Section 34-913: Prohibited parking of semi-trucks in residential neighborhoods.
 - ☐ Section 34-914: Parking boat and RV on the grass.
 - ☐ Section 34-915: Using RV for living or sleeping purposes while parked or stored.
 - ☐ Section 78-41: Unauthorized use and connection to the Village of Palm Springs water and wastewater system - RV.
- ☐ Respondent was in violation of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
- ☐ Section 34-913: Prohibited parking of semi-trucks in residential neighborhood.
 - ☐ Section 34-914: Parking boat and RV on the grass.
 - ☐ Section 34-915: Using RV for living or sleeping purposes while parked or stored.
 - ☐ Section 78-41: Unauthorized use and connection to the Village of Palm Springs water and wastewater system - 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 **November 19, 2025:**
 - ☐ Administrative costs of **\$208.49**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**
- ☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **November 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 **November 19, 2025.**
 - ☐ Administrative costs of **\$208.49**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer 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 16th day of October 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:

[1920 Barbados Road](#)
[Lake Clarke Shores, FL 33406 6733](#)



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

9/24/2025

AGAPE WORSHIP CTR OF THE C&MA INC
1900 S. CONGRESS AVENUE SUITE A
WEST PALM BEACH, FL 33406 6689

CASE NO.: 2021-47

CASE NO.: 2024-49

Property Address: 1900 S. CONGRESS AVENUE
Legal Description: CONGRESS HEIGHTS TR A
Parcel Control Number: 70-43-44-08-04-000-0540

Dear Property Owner:

Your property at 1900 S. Congress Avenue in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above-referenced Code Enforcement cases. The fines for the violation(s) have accrued to \$280,200.00, and the Village has recorded two liens against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

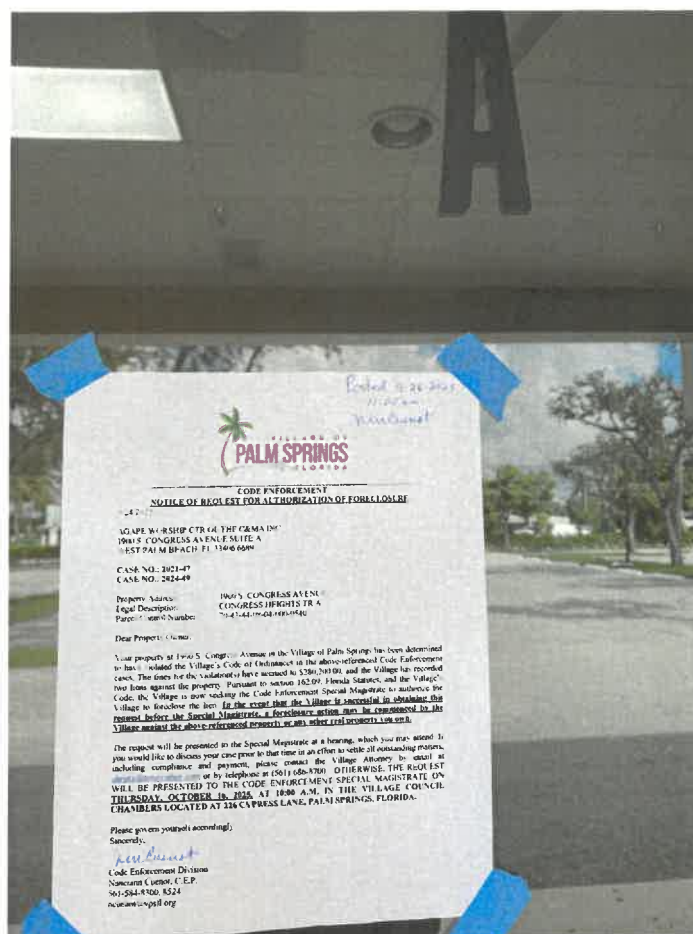
The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters, including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE ON **THURSDAY, OCTOBER 16, 2025, AT 10:00 A.M. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,

Code Enforcement Division
Nanciann Cuenot, C.E.P.
561-584-8300, 8524
ncuenot@vpsfl.org

9489 0178 9820 3040 0461 01



9/26/2025 11:03:07 AM



9/26/2025 11:03:23 AM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2021-47

Case No. 2024-49

AGAPE WORSHIP CTR OF THE C&MA INC
SAMUEL BRUCE, REG. AGENT
1900 S. CONGRESS AVENUE, STE A
WEST PALM BEACH, FL 33406 6689

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 26TH Day of SEPTEMBER 2025 at 11:03 AM, I served the attached Notice of Request for Authorization of Foreclosure on the within-named Respondent(s), AGAPE WORSHIP CTR OF THE C&MA INC at 1900 S. Congress Avenue, Palm Springs, FL 33461 by:

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

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

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

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

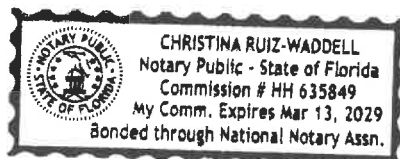
By: Nanciann M. Cuenot
Code Enforcement Officer

Date: September 26, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 29th day of September, 2025 by NANCIANN M. CUENOT, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



CRuiz-Waddell
NOTARY PUBLIC, State of Florida

**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

CODE CASE: 2021-47

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
AGAPE WORSHIP CTR OF THE C&MA INC.
1900 S CONGRESS AVENUE SUITE A
WEST PALM BEACH, FLORIDA 33406 6689
Respondent(s).

CFN 20220036350
OR BK 33248 PG 1307
RECORDED 01/25/2022 08:29:40
Palm Beach County, Florida
AMT
Joseph Abruzzo
Clerk
Pgs 1307-1308; (2Pgs)

ORDER FINDING VIOLATION

Re: Violation of Section 70-124 - No Required Certificate of Occupancy Certificates or Required Inspections on File with the Village PZ&B Department. Includes No Required PB County Fire Annual Inspections.
Section 70-125 - No Required Application for Use and Certificate of Occupancy for the Property. Includes No Required Payment of Fees Owed.

Address: 1900 S CONGRESS AVENUE A
Legal Description: CONGRESS HEIGHTS TR A
PCN: 70-43-44-08-04-000-0540

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 OCTOBER 2021**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- ☒ Respondent is in violation of Section 70-124 - No Required Certificate of Occupancy Certificates or Required Inspections on File with the Village PZ&B Department. Includes No Required PB County Fire Annual Inspections. Section 70-125 No Required Application for Use and Certificate of Occupancy for the Property. Includes No Required Payment of Fees Owed of the Code of Ordinances of the Village of Palm Springs.
- ☐ Respondent was in violation of Section 70-124 - No Required Certificate of Occupancy Certificates or Required Inspections on File with the Village PZ&B Department. Includes No Required PB County Fire Annual Inspections. Section 70-125 No Required Application for Use and Certificate of Occupancy for the Property. Includes No Required Payment of Fees Owed of the Code of Ordinances of the Village of Palm Springs but is currently in compliance.

ORDER

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

- ☐ Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **November 18, 2021.**

CFN 20220036350
BOOK 33248 PAGE 1308
2 OF 2

- ☐ Administrative costs of \$134.08
☐ Citation fine of \$ N/A
☐ Re-inspection fee of \$ N/A



Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **November 18, 2021**. If Respondent fails to comply within the time given, a fine of **\$100.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **November 18, 2021**.

- ☒ Administrative costs of \$134.08
☐ 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 a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4), Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred-dollars (\$500.00) per day may be imposed beginning on the date the violation begins.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at **(561) 304-4826** to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 21st day of October 2021.

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

I hereby certify this is a true and correct copy of the Code Case 2021-47 Order Finding Violation and the original is on file in the Clerk's Office.

Jane R. Worth, CMC
Deputy Village Clerk



VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:

Special Magistrate

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

1900 S Congress Avenue Suite A
West Palm Beach, Florida 33406 6689

**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**



CODE CASE: 2024-49

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

AGAPE WORSHIP CENTER OF THE C&MA INC
1900 S CONGRESS AVE
WEST PALM BEACH, FL 33404 6689

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-31 FBC 105.1 & FBC 110.1 Working without permits and inspections - Repaved parking lot/ installed speed bumps. (Life Safety Violation)

Section 34-224 - Replacement of Vegetation - Landscape plan shall be submitted and approved prior to replacement of landscape materials in the required planter box buffer between commercial and residential zoning east side of property. Dead vegetation in front of building and along north side property line.

Section 34-265 - Responsibility of Maintenance- unsafe, insecure monument signage. Remove and replace. Permit required.

Section 34-1366 Dumpsters must be screened from view from any street or adjoining property by means of a wall and landscaping approved by the building department.

Section. 34-883(3). Fences erected in any land development district shall not contain any substances, such as broken glass, spikes, nails or barbed wire designed to inflict pain or injury to any person or animal. Remove barbed wire on fence.

Address: 1900 S CONGRESS AVE A
Legal Description: CONGRESS HEIGHTS TR A
PCN: 70-43-44-08-04-000-0540

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 15th day of August 2024, 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.

side 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 & FBC 110.1 Working without permits and inspections - Repaved parking lot/ installed speed bumps. (Life Safety Violation)
- ☒ Section 34-224 - Replacement of Vegetation - Landscape plan shall be submitted and approved prior to replacement of landscape materials in the required planter box buffer between commercial and residential zoning east side of property. Dead vegetation in front of building and along north side property line.
- ☒ Section 34-265 – Responsibility of Maintenance- unsafe, insecure monument signage. Remove and replace. Permit required.
- ☒ Section 34-1366 Dumpsters must be screened from view from any street or adjoining property by means of a wall and landscaping approved by the building department.
- ☒ Section. 34-883(3). Fences erected in any land development district shall not contain any substances, such as broken glass, spikes, nails or barbed wire designed to inflict pain or injury to any person or animal. Remove barbed wire on fence

☐ 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 & FBC 110.1 Working without permits and inspections - Repaved parking lot/ installed speed bumps. (Life Safety Violation)
- ☐ Section 34-224 - Replacement of Vegetation - Landscape plan shall be submitted and approved prior to replacement of landscape materials in the required planter box buffer between commercial and residential zoning east side of property. Dead vegetation in front of building and along north side property line.
- ☐ Section 34-265 – Responsibility of Maintenance- unsafe, insecure monument signage. Remove and replace. Permit required.
- ☐ Section 34-1366 Dumpsters must be screened from view from any street or adjoining property by means of a wall and landscaping approved by the building department.
- ☐ Section. 34-883(3). Fences erected in any land development district shall not contain any substances, such as broken glass, spikes, nails or barbed wire designed to inflict pain or injury to any person or animal. Remove barbed wire on fence.

ORDER

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

☐ Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before August 26, 2024:

- ☐ Administrative costs of \$206.60
- ☐ Citation fine of \$ N/A
- ☐ Re-inspection fee of \$ N/A

☒ Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with removing the barbed wire from the chain-link fence by August 26, 2024, obtaining permits to remedy all other code violations on or before October 10, 2024, and obtaining Certificate of Completion no later than December 6, 2024. If Respondent fails to comply within the time given, a fine of \$100.00 per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by August 26, 2024.

- ☐ Administrative costs of \$206.60
- ☐ Citation fine of \$ N/A
- ☐ Re-inspection fee of \$ N/A

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

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

The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money 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.

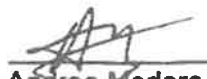
Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561)584-8300 ext. 8521 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 15th day of August 2024.

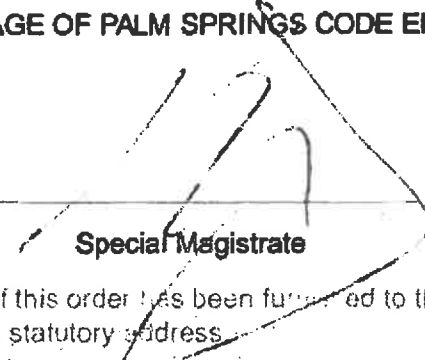
VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

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

I hereby certify that this is a true
and correct copy of Order Finding
Violation for Code Case 2024-48
and the original is on file
in the Clerk's Office.


Andrea Medero
Records Clerk

BY:


Special Magistrate



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

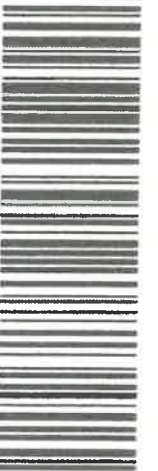
311 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461



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



CERTIFIED MAIL®



9489 0178 9820 3040 0461 01

Label 890-QDT, March 2023



quodient
FIRST-CLASS MAIL
\$008.86⁰⁰
09/24/2025 ZIP 33480
043M31255277

US POSTAGE

AGAPE WORSHIP CTR OF THE C&MA INC
1900 S. CONGRESS AVENUE SUITE A
WEST PALM BEACH, FL 33406 6689



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



quodient
FIRST-CLASS MAIL
\$000.74⁰⁰
09/24/2025 ZIP 33480
043M31255277

US POSTAGE

AGAPE WORSHIP CTR OF THE C&MA INC
1900 S. CONGRESS AVENUE SUITE A
WEST PALM BEACH, FL 33406 6689



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

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



**quodient
FIRST-CLASS MAIL
\$000.74⁹
09/29/2025 ZIP 33480
043M31255277**

US POSTAGE

CASE PRESENTATION
CASE No. 2021-47
CASE No. 2024-49
Village Foreclosure Request

1. Good morning. My name is **Nanciann Cuenot**, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, Code Enforcement Officer.
3. This concerns TWO cases, **Case No. 2021-47 & Case No. 2024-49**, at the subject property **1900 S Congress Avenue** in the Village of Palm Springs, FL.

4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records, the current owner of the property is **AGAPE WORSHIP CTR OF THE C&MA INC.**

5. Case 2021 -47, the property was found in violation of:

Section 70-124: No required Certificate of Occupancy or Inspections.

Section 70-125: No required application for Use and Certificate of occupancy for the property. No payment of Fees

Case 2024-49, the property was found in violation of:

Section 10-31(FBC 105.1 & 110.1): Working without permits and inspections. Parking lot repaved and restriped.

Section 34-224: Replacement of Vegetation

Section 34-265: Responsibility of Maintenance of unsafe, insecure monument signage.

Section 34-1366: Dumpsters must be screened from view by means of a wall and landscaping.

The signed **Orders Finding Violation** for Case No. 2021-47 & Case No. 2024-49 are included in the file.

6. The property has remained in violation with minimal communication from the Property Owner. The fines continue to accrue. **The total amount of fines to date is \$291,500.00.** The Village has recorded TWO liens against the property. Pursuant to Section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking the Code Enforcement Special Magistrate to authorize the Village to foreclose the Lien. If the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property.

8. NOTICE WAS mailed Certified and Regular to the Property Owner's Address on Record and posted at the Property and Village Hall.

9. There has been no communication with the property owner.

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

Property Detail

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

Owner Information**Owner(s)**

AGAPE WORSHIP CENTER OF THE C&MA INC

Mailing Address

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

Sales Information

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

Exemption Information

Applicant/Owner(s)	Year 2025	Detail
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Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$2,536,660	\$2,637,056	\$1,642,288	\$1,538,364	\$1,282,351
Land Value	\$1,767,808	\$1,624,174	\$1,624,174	\$1,546,832	\$1,325,856
Total Market Value	\$4,304,468	\$4,261,230	\$3,266,462	\$3,085,196	\$2,608,207

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$3,818,676	\$3,471,524	\$3,155,931	\$2,869,028	\$2,608,207
Exemption Amount	\$3,818,676	\$3,471,524	\$3,155,931	\$2,869,028	\$2,608,207
Taxable Value	\$0	\$0	\$0	\$0	\$0

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$0	\$0	\$0	\$0	\$0
NON AD VALOREM	\$7,139	\$6,505	\$6,315	\$6,039	\$5,763
TOTAL TAX	\$7,139	\$6,505	\$6,315	\$6,039	\$5,763

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



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

Detail by Entity Name

Florida Not For Profit Corporation

AGAPE WORSHIP CENTER OF THE C&MA, INC.

Filing Information

Document Number	N08000002970
FEI/EIN Number	04-3613785
Date Filed	03/26/2008
Effective Date	03/19/2008
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/26/2025
Event Effective Date	NONE

Principal Address

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

Mailing Address

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

Registered Agent Name & Address

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

Name Changed: 10/24/2016

Officer/Director Detail

Name & Address

Title P

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

Title S

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

Title T

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

Title Asst. Secretary

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

Title E

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

Annual Reports

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

Document Images

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

Account Information

Property Control Number: 70-43-44-08-04-000-0540 Mailing Address: 1900 S CONGRESS AVE STE A West Palm Beach, FL 33406-6689 Owner of Record: AGAPE WORSHIP CENTER OF THE C&MA INC	Property Type: Real Property Property Address: 1900 S CONGRESS AVE A PALM SPRINGS, FL 33406 Second Owner:	Status: Active Legal Description: CONGRESS HEIGHTS TR A
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Last updated: 9/29/2025 12:23:20 PM

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

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

Tax Bills

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

Total Payable: \$0.00

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$6,309.57 Net Tax: \$6,504.71 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$195.14	12/11/24	-\$6,309.57	 Paid
4/1/24	\$6,062.17 Net Tax: \$6,314.76 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$252.59	11/30/23	-\$6,062.17	 Paid
3/31/23	\$5,797.56 Net Tax: \$6,039.12 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$241.56	11/30/22	-\$5,797.56	 Paid



ORDER AUTHORIZING FORECLOSURE

CASE NO.: CASE NO.: 2021-47
CASE NO.: 2024-49

RESPONDENT: AGAPE WORSHIP CTR OF THE C&MA INC.

PROPERTY: 1900 S. CONGRESS AVENUE

LEGAL DESCRIPTION: CONGRESS HEIGHTS TR A

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

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs (“Village”) in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 16th day of OCTOBER 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSION OF LAW and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / was not present for the hearing.
2. The Village presented evidence and testimony relating to the subject code enforcement case including the relevant Order Finding Violation (the “Order”).
3. Case No. 2021-47 AND Case No. 2024-49 are NOT in compliance as of the date of this order. Fines in the TWO (2) cases have accrued to \$291,500.00.
4. The subject fines have not been paid and remain due and owing to the Village.
5. The subject property is not homestead under Section 4 Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The lien for Case No. 2021-47 and Case No. 2024-49 was duly recorded in the public records and remains unpaid, and it has been more than three (3) months since the Village recorded its lien in the public record. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met.

ORDER

Pursuant to section 162.09, Florida Statutes, it is the Order of the Code Enforcement Special Magistrate that the Village Attorney is authorized to foreclose on the Code Enforcement lien in Case No. 2021-47 AND Case No. 2024-49.

DONE AND ORDERED on _____, 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By: _____
Special Magistrate



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2024-65

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

**GRACE WILDMAN
3515 ALMAR ROAD
LAKE WORTH BEACH, FL 33461 4339**

**MAILING ADDRESS:
4234 SHERRI COURT
LAKE WORTH BEACH, FL 33461 4339**

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 10-29: Unsafe building. Property is dilapidated and uninhabitable.

SECTION 30-143: Trash/debris/rubbish. Remove all trash/debris/rubbish off the property.

SECTION 10-8: Weeds. Remove all weeds off the property and along the fence line.

SECTION 30-141: Overgrowth. Mow and trim all overgrown grass/trees/bushes/vegetation.

SECTION 10-9: Exterior property maintenance. Repair damaged mailbox, fascia, soffit, rotted wood, doors, windows, roof and patio enclosure. Remove prohibited grey tarp off the roof and repair all holes. Remove all wood boards covering the doors and windows. Remove all black/green discoloration off the exterior walls and walkways.

Address: 3515 ALMAR ROAD
Legal Description: 24-44-42, S 60 FT OF N 112 FT OF W 130 FT OF E 1/2 OF E 1/2
OF NW 1/4 OF SE 1/4 (LESS E 20FT RD R/W)
PCN: 70-42-44-24-00-000-5180

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 October 2024, 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 10-29: Unsafe building. Property is dilapidated and uninhabitable.**
 - ☒ **SECTION 30-143: Trash/debris/rubbish. Remove all trash/debris/rubbish off the property.**
 - ☒ **SECTION 10-8: Weeds. Remove all weeds off the property and along the fence line.**
 - ☒ **SECTION 30-141: Overgrowth. Mow and trim all overgrown grass/trees/bushes/vegetation.**
 - ☒ **SECTION 10-9: Exterior property maintenance. Repair damaged mailbox, fascia, soffit, rotted wood, doors, windows, roof and patio enclosure. Remove prohibited grey tarp off the roof and repair all holes. Remove all wood boards covering the doors and windows. Remove all black/green discoloration off the exterior walls and walkways.**

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

- ☐ **SECTION 10-29: Unsafe building. Property is dilapidated and uninhabitable.**
- ☐ **SECTION 30-143: Trash/debris/rubbish. Remove all trash/debris/rubbish off the property.**
- ☐ **SECTION 10-8: Weeds. Remove all weeds off the property and along the fence line.**
- ☐ **SECTION 30-141: Overgrowth. Mow and trim all overgrown grass/trees/bushes/vegetation.**
- ☐ **SECTION 10-9: Exterior property maintenance. Repair damaged mailbox, fascia, soffit, rotted wood, doors, windows, roof and patio enclosure. Remove prohibited grey tarp off the roof and repair all holes. Remove all wood boards covering the doors and windows. Remove all black/green discoloration off the exterior walls and walkways.**

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **November 1st, 2024:**
- ☐ Administrative costs of **\$276.60**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

- ☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **November 1st, 2024**. If Respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **November 1st, 2024**. *see below*
- ☒ Administrative costs of **\$276.60** by *December 20, 2024* *Sec. 10-29*
☐ Citation fine of \$ *N/A* *10-9*
☐ Re-inspection fee of \$ *N/A* *compl by April 18, 2025*

All payments shall be made to Village at 226 Cypress Lane, Palm Springs, Florida 33461. *Sec. 37-143*
10-8
30-141

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. *compl by Dec. 20, 2024*

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8525 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 17th day of October 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT


Special Magistrate

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

3515 Almar Road
Lake Worth Beach, FL 33461 4339

VILLAGE OF PALM SPRINGS, FLORIDA

STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR EXTENSION OF TIME

Code Enforcement Officer: Sanders

Date: October 16, 2025

Case No.: 2024-65

Respondent(s): Grace Wildman

Violation Address (Subject Property): 3515 Almar Road Palm Springs, FL 33461

BACKGROUND

On **October 17, 2024** the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section 10-29: Unsafe Building, Section 30-143: Trash/Debris/Rubbish, Section 10-8: Weeds, Section 30-141: Overgrowth and Section 10-9: Exterior Property Maintenance. The Respondent was given until **April 18, 2025** to come into compliance and pay all applicable fees. Administrative fees of \$276.60 have been paid but the property has not been brought into compliance.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.06(2), for the Special Magistrate's consideration:

- A. ☒ That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for an Extension of time.
- B. ☐ That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for an Extension of time.

Dated: October 16, 2025

By: Joey Sanders,
Code Enforcement Officer

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:

On or around October 21st, 2024, the respondent submitted an application seeking financial assistance from The Village's grant funded Angel Program. While waiting to receive a decision from The Village, the respondent has remained in constant communication with The Village while her application was under review and being processed. The respondent has also made a good faith effort to clean up the property to the best of her ability with limited resources. There have been administrative delays in the approval process, but The Village is now actively partnering with the respondent and intends on pursuing demolition of the property sometime in the near future. The Village and the respondent have both agreed to the requested extension date of **April 16, 2026**.

Dated: October 16, 2025

By: Joey Sanders,
Code Enforcement Officer

Village of Palm Springs
Code Enforcement Magistrate Hearing

CODE CASE: 2024-65

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
GRACE WILDMAN
3515 ALMAR ROAD
PALM SPRINGS, FL 33461

MAILING ADDRESS:
4234 SHERRI COURT
LAKE WORTH BEACH, FL 33461 4339
Respondent(s).

PCN: 70-42-44-24-00-000-5180

ORDER GRANTING /DENYING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **October 16, 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: 24-44-42, S 60 FT OF N 112 FT OF W 130 FT OF E ½ OF E ½ OF NW ¼ OF SE ¼ (LESS E 20FT RD R/W)
2. On **October 17, 2024**, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of **SECTION 10-29: Unsafe Building**, **Section 30-143: Trash/Debris/Rubbish**, **Section 10-8: Weeds**, **Section 30-141: Overgrowth** and **Section 10-9: Exterior Property Maintenance**, of the Village of Palm Springs Code of Ordinances. The Respondent was given until **April 18, 2025**, within which to comply with the code, failing a fine of \$100.00 per day, per violation was assessed to be against the respondent.

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 until, **April 16, 2026**, to comply with the Notice of Violation issued in this matter on or about **October 7, 2024**, requiring compliance on or before **April 18, 2025**.
- B. If the Respondent has not brought the alleged violations into compliance on or before the extended compliance date of **April 16, 2026**, the fine of **\$100.00 per day, per violation** shall commence from the original date of compliance of **April 18, 2025** and continue for each and every day of non-compliance.

DONE AND ORDERED this **16th** day of **October 2025**.

By: _____
Special Magistrate

Copies Furnished to the Parties by U. S. MAIL

VILLAGE OF PALM SPRINGS, FLORIDA

**STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR EXTENSION OF TIME**

Code Enforcement Officer: Gehrman

Date: August 21, 2025

Case No.: 2025-34

Respondent(s): ALJAREZ LLC

Violation Address (Subject Property): 3206 FOREST HILL BLVD

BACKGROUND

On **JULY 17, 2025**, the above referenced case was adjudicated by the Special Magistrate as being in violation of SECTION 10-31 (FBC 116) Unsafe Structures and Equipment (Electrical).

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.06(2), for the Special Magistrate's consideration:

- A. ☒ 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 **NOVEMBER 19, 2025**, from the original compliance due date of JULY 17, 2025.
- B. ☐ That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for an Extension of time. This recommendation is based on the following fact:

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based 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 Electrical Issues that made for the potentially Unsafe Conditions. The property Owners and Electrical Contractors have been in regular communication with Village Code Enforcement and Building. A request was made by the Property Owner for an extension due to delays in completion that were out of their control. The service work has been completed, the next step towards completion requires FPL. There have been delays from FPL. The Village Building Official has inspected the work site and confirms and agrees that an extension is warranted. The Administrative Costs from last month's hearing have been paid. Village Code Enforcement and Building Department agree that an extension to **NOVEMBER 19, 2025**, is acceptable.

Dated: OCTOBER 16, 2025,

By: Tom Gehrman,
Code Enforcement Officer



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-34

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

**ALJAREZ LLC
3206 FOREST HILL BLVD
PALM SPRINGS, FL 33461**

**MAILING ADDRESS:
ALJAREZ LLC
C/O JOSE ROTHMAN
PO BOX 822066Y
SOUTH FLORIDA, FL 33082 2066
Respondent(s).**

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
SECTION 10-31 (FBC 116) Unsafe Structures and Equipment (Electrical).

Address: 3206 FOREST HILL BLVD 100 & 102
Legal Description: SORRELLS ACRE ALL OF PLAT and 7-44-43, E 190 FT OF W
1/4 OF SE 1/4 OF SE 1/4 (LESS S 435 FT & NLY 289.03 FT)
PCN: 70-43-44-07-28-000-0000 & 70-43-44-07-00-000-5020

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **17th** day of **JULY 2025**, and based on the evidence and testimony presented, the following **FINDINGS OF FACT**, **CONCLUSIONS OF LAW**, and **ORDER** are hereby entered:

FINDINGS OF FACT

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

☒ Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:

☒ **SECTION 10-31 (FBC 116) Unsafe Structures and Equipment (Electrical).**

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

SECTION 10-31 (FBC 116) Unsafe Structures and Equipment (Electrical).

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. The Respondent has failed to pay and is ordered to pay the following amounts on or before **JULY 31, 2025:**
- ☐ Administrative costs of **\$417.26**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**
- ☒ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. The respondent must comply with all Code Violations on or before ~~JULY 31,~~ *August 7* 2025. If the Respondent fails to comply within the time given, a fine of \$250.00 per day will continue to accrue until the respondent contacts the Code Officer and a re-inspection indicates that the property is in compliance. The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **JULY 31, 2025.**
- ☒ Administrative costs of **\$417.26**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

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

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

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

DONE AND ORDERED this 17th day of JULY 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT



Special Magistrate

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

3206 FOREST HILL BLVD
Palm Springs, FL 33461

Village of Palm Springs
Code Enforcement Magistrate Hearing



CODE CASE: 2025-34

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
ALJAREZ LLC
3206 FOREST HILL BLVD
PALM SPRINGS, FL 33461

MAILING ADDRESS:
ALJAREZ LLC
c/o JOSE ROTHMAN
PO BOX 822066
SOUTH FLORIDA, FL 33082 2066

Respondent(s).

PCN: 70-43-44-07-00-000-5020

ORDER GRANTING /DENYING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **OCTOBER 16, 2025**, by the Respondent's request for an extension of time within which to come into compliance, the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances:

1. The above Respondent is the owner or occupant of THE PROPERTY DESCRIBED AS: 7-44-43, E 190 FT OF W 1/4 OF SE 1/4 OF SE 1/4 (LESS S 435 FT & NLY 289.03 FT)
2. On **JULY 17, 2025**, the Village of Palm Springs Code Enforcement Special Magistrate entered an Order finding the Respondents in violation of SECTION 10-31 (FBC 116) Unsafe Structures and Equipment (Electrical).
3. The Respondent was given until **July 31, 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 **November 19, 2025**.
- B. If the Respondent shall not bring the alleged violations into compliance on or before the extended compliance date of **November 19, 2025**, the fine of **\$250.00** per day shall commence from the original date of compliance of **JULY 31, 2025**, and continue for each and every day of non-compliance.

DONE AND ORDERED this **16th** day of **OCTOBER 2025**.

By: _____
Special Magistrate

Copies Furnished to the Parties by U. S. MAIL

VILLAGE OF PALM SPRINGS, FLORIDA

**STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR EXTENSION OF TIME**

Code Enforcement Officer: Gehrman

Date: October 16, 2025

Case No.: 2025-72

Respondent(s): CAROL SUKER TRUST

Violation Address (Subject Property): 239 LAKE ARBOR DRIVE

BACKGROUND

On **SEPTEMEBR 18, 2025**, the above referenced case was adjudicated by the Special Magistrate as being in violation of Section 10-9 Exterior Building maintenance, section 30-143 Public Nuisance, trash and debris visible.

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 **NOVEMBER 19, 2025**, from the original compliance due date of OCTOBER 16, 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 violations. Work has begun to clear the property of debris and make arrangements for roof repairs which include obtaining a Building Permit. The Property Owners have been in regular communication with Village Code Enforcement. A request was made for an extension due to the work involved and contractor delays to acquire the required permits. The Village Building Official agrees that an extension is acceptable.

The Administrative Costs from last month's hearing have been paid. Village Code Enforcement and Building Department agree that an extension to **NOVEMBER 19, 2025**, is acceptable.

Dated: OCTOBER 16, 2025,

By: Tom Gehrman,
Code Enforcement Officer



**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

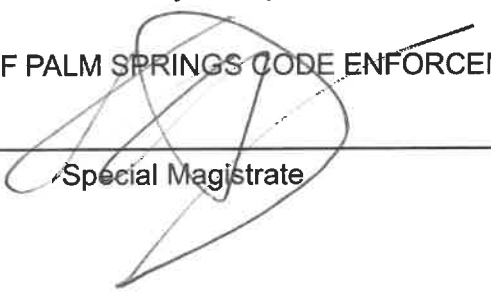
Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

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
Code Enforcement Magistrate Hearing



CODE CASE: 2025-72

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
CAROL SUKER TRUST
239 LAKE ARBOR DRIVE
LAKE WORTH BEACH, FL 33461 2160

MAILING ADDRESS:
(SAME AS ABOVE)

Respondent(s).

PCN: 70-43-44-17-54-001-2390

ORDER GRANTING /DENYING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **OCTOBER 16, 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: LAKEWOOD OF PALM SPRINGS TH PT OF TR A IN OR2703P1837 BEING UNIT 239 OF LAKEWOOD TOWNHOUSE PROJECT
2. On **SEPTEMBER 18, 2025**, the Village of Palm Springs Code Enforcement Special Magistrate entered an Order finding the Respondents in violation of Section 10-9 Exterior Building maintenance, section 30-143 Public Nuisance, trash and debris visible;
3. The Respondent was given until **OCTOBER 16, 2025**, within which to comply with the code, failing a fine of \$100.00 per day, per violation 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 of 30 days to comply with the Notice of Violation issued in this matter, requiring compliance on or before **NOVEMBER 19, 2025**.
- B. If the Respondent shall not bring the alleged violations into compliance on or before the extended compliance date of **NOVEMBER 19, 2025**, the fine of **\$100.00** per day, per violation shall commence from the original date of compliance of **OCTOBER 16, 2025**, and continue for each and every day of non-compliance.

DONE AND ORDERED this **16th** day of **OCTOBER 2025**.

By: _____
Special Magistrate

Copies Furnished to the Parties by U. S. MAIL

VILLAGE OF PALM SPRINGS, FLORIDA

RECOMMENDATION FOR STIPULATED AGREEMENT

Code Enforcement Officer: GEHRMAN

Date: OCTOBER 16, 2025

Case No. 2015-34, 2021-38, 2023-2612, 2025-80

Respondent(s): BRUNO RODRIGUEZ

Violation Address (Subject Property): 3734 GULFSTREAM ROAD

BACKGROUND

The violations on the property from cases 2015-34, 2021-38, 2023-2612, 2025-80 have all complied with all applicable ordinances, laws and regulations of the Village of Palm Springs. Administrative Costs and Filing Fees have been paid.

RECOMMENDATION

The Village is willing to enter into this Stipulated Agreement and recommend the terms of the agreement. The Property Owner has signed the agreement and approves of the agreement terms. Due to the Property being in a state of compliance with the Village's Code of Ordinances and in consideration of the Respondent bringing the property into compliance, the Village agrees that the total Lien amount of \$88,800.00 should be reduced by 90% and the Respondent be ordered to pay **\$8,880.00 within thirty (30) days of the Special Magistrate's approval of this stipulation.**

Upon timely payment the Village will release the liens on the property arising from cases 2015-34, 2021-38, 2023-2612. Case 2025-80 will be closed administratively as complied.

The Respondents further agree that if they fail to comply with these terms set forth, the Liens on the property will not be released and the full lien amount of \$88,800.00 shall be reinstated and this stipulation shall be null and void and of no further force or effect.

Dated: October 16, 2025

By: TOM GEHRMAN
Code Enforcement Officer

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Cases Nos: 2015-34
2021-38
2023-2612
2025-80

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
v.

BRUNO RODRIGUEZ,
Respondent.

STIPULATION FOR LIEN REDUCTION

Bruno Rodriguez ("Respondent") hereby voluntarily enters into this Stipulation for Lien Reduction ("Stipulation") on the 15 day of October, 2025, with the **Village of Palm Springs, Florida** ("Village"), and in consideration of the settlement of the above referenced cases agrees as follows:

1. Respondent is the owner of the following property in the Village of Palm Springs, Florida:

Street Address: 3734 Gulfstream Road, Palm Springs, FL 33461
Legal Description: LAKEWOOD GARDENS PLAT 1 S 100FT OF W 104 FT OF TR 1 BLK 4
PCN: 70-43-44-19-11-004-0011

(hereinafter referred to as the "Property").

2. The Village has recorded code enforcement liens and an active code enforcement case against the Property as follows:

Case No. 2015-34: fines accrued to \$24,800.00 (complied case);
Case No. 2021-38: fines accrued to \$36,000.00 (complied case);
Case No. 2023-2612: fines accrued to \$28,000.00 (complied case); and,
Case No. 2025-80: no fines accrued (complied case).

The Total Lien Amount is: \$88,800.00

3. The Respondent has brought the Property into compliance with all of the foregoing cases and the Property is in a state of compliance with the Village's Code of Ordinances.

4. The Respondent has paid the Village the lien reduction filing fee of **\$95.00** and paid the administrative costs of **\$151.20**, and is not otherwise in debt to the Village.

5. In consideration of the Respondent bringing the Property into compliance and payment of the filing fee and administrative costs, the Village agrees that the total lien amount of \$88,800.00 should be reduced by 90% and the Respondent be ordered to pay **\$8,880.00 within thirty (30) days of the Special Magistrate's approval of this Stipulation.**

6. The Respondent is in agreement with the Village's recommendation and agrees to pay **\$8,880.00 within thirty (30) days of the Special Magistrate's approval of this Stipulation.**

7. Upon receipt of the Respondent's timely payment of \$8,880.00 to the Village, the Village shall record in the Official Records in and for Palm Beach County, Florida, a release of the recorded liens for Case Nos. 2015-34, 2021-38, and 2023-2612. Case No. 2025-80 will be closed administratively as complied.

8. Respondent acknowledges and agrees that if this Stipulation is approved by the Special Magistrate and the Respondent falls to pay \$8,800.00 within thirty (30) days thereof, that the full lien amount of \$88,800.00 shall be reinstated and this Stipulation shall be null and void and of no further force or effect.

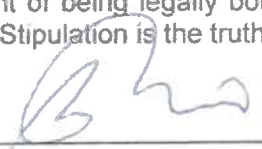
9. Respondent acknowledges and agrees that this Stipulation is being voluntarily entered into with the intent and for the purpose of being legally bound to its provisions, and that each of the individual agreements set forth in this Stipulation are understood by the Respondent and represent a full settlement of all of the matters contained herein.

10. This Stipulation sets forth the entire agreement between the parties, and there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Stipulation may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto.

11. Nothing in this Stipulation shall be construed as preventing the Village from citing the Property for future violations that may arise at the Property after the date this Stipulation is entered by the Parties.

12. Upon complete execution of this Stipulation, it shall be presented to the Village's Special Magistrate for approval and entry of an Agreed Order. If this Stipulation is not approved by the Special Magistrate, this Stipulation is null and void and of no further force or effect.

IN WITNESS WHEREOF, the parties have signed and executed this Stipulation, freely and voluntarily and with full authority to do so, on the date acknowledged below, and with the full intent of being legally bound thereto, and do further state that for the matters covered above, this Stipulation is the truth, the whole truth and nothing but the truth under penalty of perjury.


Respondent

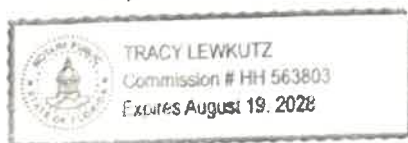
Bruno Rodriguez
Print Name of above Signatory

STATE OF Florida

COUNTY OF Palm Beach

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization on this 15 day of October, 2025, by Bruno Rodriguez, who is personally known to me or who has produced drivers license as identification, and who did take an oath that he and/or she is duly authorized to execute the foregoing instrument and bind the Property to the same.

Notary Seal:




Notary Public Signature

VILLAGE OF PALM SPRINGS, FLORIDA

By: Tom Lehman
CODE ENFORCEMENT OFFICER

AGREED ORDER

THIS MATTER having come before the Code Compliance Special Magistrate on _____, 2025, and the Special Magistrate having been presented with a Lien Reduction Stipulation and other evidence presented by the parties; and the parties certifying that each has entered into this Stipulation freely and voluntarily, with the intent to be bound as a matter of fact and law, and having been fully apprised of the circumstances, does find and order as follows:

1. The above Stipulation is adopted in full herein as a part of this Agreed Order; and
2. IT IS HEREBY ORDERED that Respondent and Village shall comply with the above Stipulation as if it were set forth below in full.
3. If the Respondent fails to pay \$8,800.00 within thirty (30) days hereof, the full lien amount of \$88,800.00 shall be reinstated and this Agreed Order shall be null and void and of no further force or effect.

DONE AND ORDERED this _____ day of _____, 2025.

Special Magistrate

Copies furnished to the parties, BY _____ on this _____ day of 2025, by regular U.S. mail to the following:

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

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

Respondent.

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

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on **MARCH 26, 2025**, the Respondent, **MUSA REALTY GROUP LC**, owners of the property at **3801 S CONGRESS AVE, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 (FBC 101.4.5) Fire Prevention

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

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

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

This violation must be corrected on or before **MAY 1, 2025**; failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8524, at 10:00 a.m., on THURSDAY MAY 15, 2025 IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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

CE/ CEB Case No. 2025-11

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


Code Enforcement Officer 561-584-8300 ext. 8524

Date Issued: MARCH 26, 2025

NANCIANN CUENOT
Printed Name of Officer



PALM SPRINGS POLICE DEPARTMENT

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

MARCH 26, 2025

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

Dear Property Owners,

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

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

VIOLATION / HEARING CASE 2025-11

SECTION 10-31 (FBC 101.4.5) Fire Prevention

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

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

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

The options available include coming into voluntary compliance on or before **May 1, 2025 OR** arguing your case at the Special Magistrate Hearing on **Thursday, May 15, 2025 at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your right under the judicial system.

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

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

Respectfully,

Nanciann Cuenot

Nanciann Cuenot

Code Enforcement Officer

Palm Springs Police Department

Phone: 561-584-8300 Ext. 8524

Email: ncuenot@vpsfl.org



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



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

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



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



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CODE ENFORCEMENT DIVI
226 CYPRESS LANE
PALM SPRINGS, FL 33461
Attn: N. Cuenot

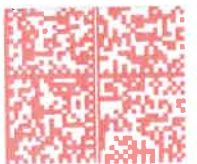


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LAKE WORTH BEACH, FL 33461 4140

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BOCA RATON, FL 33431

March 29, 2025, 9:09 am

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Contact USPS Tracking support for further assistance.



PALM SPRINGS POLICE DEPARTMENT

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

APRIL 24, 2025

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

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

To Whom It May Concern,

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

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

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

Sincerely,

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

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

9489 0178 9820 3040 0465 83



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



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Boca Raton, FL 33481



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



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LAKE WORTH BEACH, FL 33461

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Latest Update

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Get More Out of USPS Tracking:

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Delivered, PO Box

BOCA RATON, FL 33481

April 28, 2025, 9:48 am

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

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Text & Email Updates



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Product Information



[See Less ^](#)



Palm Beach County Fire Rescue

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



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

District: 470

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

Inspector Comments:

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

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

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

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

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

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

CERTIFICATE OF COMPLETION:

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

Signature

Print Name

Date

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

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



Palm Beach County Fire Rescue

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



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

District: 470

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

Inspector Comments:
System deficiencies shall be corrected.

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

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

Inspector Comments: Expected hearing is May.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

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

CERTIFICATE OF COMPLETION:

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

Signature

Print Name

Date

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

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

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

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

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

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

Many exit and emergency signs non operational.

✓ **Cleared on 8/5/2024**

Fail

FL NFPA 1 2021
Chapter 13 Fire Protection Systems

13.7.4.1.5 - Duct Detector Installation.

Inspector Comments:

13.7.4.1.5 Duct Detector Installation.

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

✓ **Cleared on 8/5/2024**

Inspector Comments:

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

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

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

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

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

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

Follow up

Expected in April

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

1.1 - 13.1.8.



1.2 - 13.1.8.



1.3 - 13.1.8.



1.4 - 13.1.8.



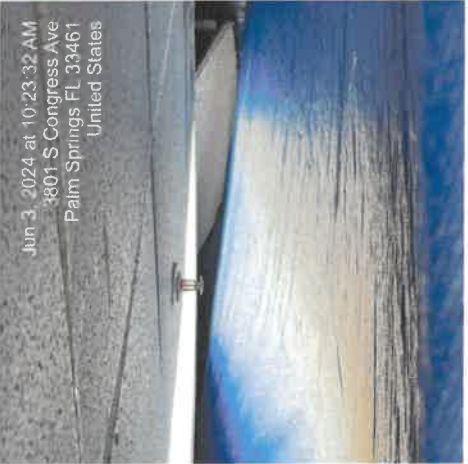
1.5 - 13.1.8.



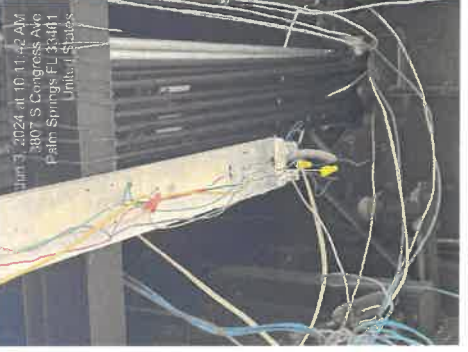
2.1 -
10.19.3.2.



2.2 -
10.19.3.2.



3.1 - 11.1.8.



3.2 - 11.1.8.

3.3 - 11.1.8.

Sec. 10-31. Chapter one amendments.

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

Chapter 1

Scope and Administration

PART 1—SCOPE AND APPLICATION

SECTION 101

GENERAL

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

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

Exception:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 102 APPLICABILITY

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

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

CASE PRESENTATION

CASE No. 2025-11

1. Good morning. My name is NANCIANN CUENOT, and I have been sworn in.
2. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.
3. This is Case No. 2025-11. This case concerns the property at 3801 S. CONGRESS AVENUE in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records, the current owner(s) of the property is/are MUSA REALTY GROUP LC
5. According to Palm Beach County Fire Rescue, there are Violations of the Fire Code (NFPA 72, 2019) (NFPA 1, 2021) and of local ordinances.

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

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

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

SECTION 10-31 (FBC 101.4.5) Fire Prevention

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

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

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

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

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

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



Case Administrative / Court Costs

JUNE 17, 2025, 3801 S Congress Ave - Musa Realty Holdings, LP		Case 2025-11		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	2.00	5.00	10.00
5	Additional photos re-inspections - 5 for 20.00	0.00	20.00	0.00
6	Additional certified copies for hearing	3.00	8.16	24.48
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.69	0.69
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2025-11				202.92

Property Detail

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

Owner Information**Owner(s)**

MUSA REALTY GROUP LC

Mailing Address

3801 S CONGRESS AVE
 LAKE WORTH BEACH FL 33461 4140

Sales Information

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

Exemption Information

No Exemption Information Available.

Appraisals

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

Assessed and Taxable Values

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

Taxes

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

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



Account Information

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

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

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

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



Tax Bills

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

Total Payable: \$0.00

+ Recently Paid Bills

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-11

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

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

Respondent(s).

ORDER FINDING VIOLATION

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

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

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

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

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **17th** day of **June 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

☒ Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:

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

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

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

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

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

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

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

ORDER

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

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

- ☐ Administrative costs of **\$202.92**
☐ Citation fine of **\$ N/A**
☐ Re-inspection fee of **\$ N/A**

- ☒ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. The Respondent must comply with the **Fire prevention and NFPA code Sections by July 17, 2025.** If the Respondent fails to comply within the time given, **a fine of \$250.00 per day, per violation will continue to accrue** until the Respondent contacts the Fire Code Inspector and Code Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **June 27, 2025.**

- ☒ Administrative costs of **\$202.92**
☐ Citation fine of **\$ N/A**
☐ Re-inspection fee of **\$ N/A**

*If no permit
need compliance
by July 17, 2025.
If permit needed
then permit application
submitted by
July 17, 2025
and full compliance by August 21, 2025.*

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

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 17th day of June 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT



Special Magistrate

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

3801 South Congress Avenue
Lake Worth Beach, FL 33461



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-11

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

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

Respondent(s).

**AMENDED ORDER FINDING VIOLATION
(CORRECTED PCN)**

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

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

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

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

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **17th** day of **June 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

 Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:

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

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

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

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

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

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

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

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **June 27, 2025:**
- ☐ Administrative costs of **\$202.92**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

- ☒ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. The Respondent must comply with the **Fire prevention and NFPA code Sections by July 17, 2025.** If the Respondent fails to comply within the time given, a fine of \$250.00 per day, per violation will continue to accrue until the Respondent contacts the Fire Code Inspector and Code Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **June 27, 2025.**

- ☒ Administrative costs of **\$202.92**
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

If no permit is needed, compliance by July 17, 2025.

If permit is needed then permit application submitted by July 17, 2025, and full compliance by August 21, 2025.

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

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 17th day of June 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

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

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

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

Respondent.

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

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on **MARCH 10, 2025**, the Respondent, **AGAPE WORSHIP CENTER OF THE C&MA INC** owners of the property at **1900 S CONGRESS AVE, PALM SPRINGS, FL, 33406**, is in violation of local ordinances.

SECTION 10-31 (FBC 101.4.5) Fire Prevention

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

BUILDING SHELL

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

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

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

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

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

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

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

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

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

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

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

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

CE/ CEB Case No. 2025-12

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

SUITE A

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

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

FL NFPA 1 2021 Chapter 1 Administration 1.12.6.3 – Permit Required

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

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

*Show firewall rating on Life Safety Plan.

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

A permit and inspection are required.

SUITE B

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

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

SUITE C

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

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

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

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

Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8524, at 10:00 a.m., on TUESDAY, JUNE 17, 2025 IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

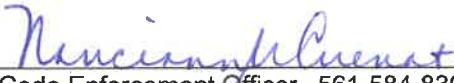
IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at 561 584-8200 Ext 8524 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested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

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

CE/ CEB Case No. 2025-12

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

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


Code Enforcement Officer 561-584-8300 ext. 8524

Date Issued: JUNE 4, 2025

NANCIANN CUENOT
Printed Name of Officer

9489 0178 9820 3040 0467 50

9489 0178 9820 3040 0467 67

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
v.

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

Respondent.

Posted June 5, 2025

Time: 2:30 PM

Mucenot

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

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on MARCH 10, 2025, the Respondent, AGAPE WORSHIP CENTER OF THE C&MA INC owners of the property at 1900 S CONGRESS AVE, PALM SPRINGS, FL, 33406, is in violation of local ordinances.

SECTION 10-31 (FBC 101.4.5) Fire Prevention

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

BUILDING SHELL

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

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

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

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

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

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

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

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

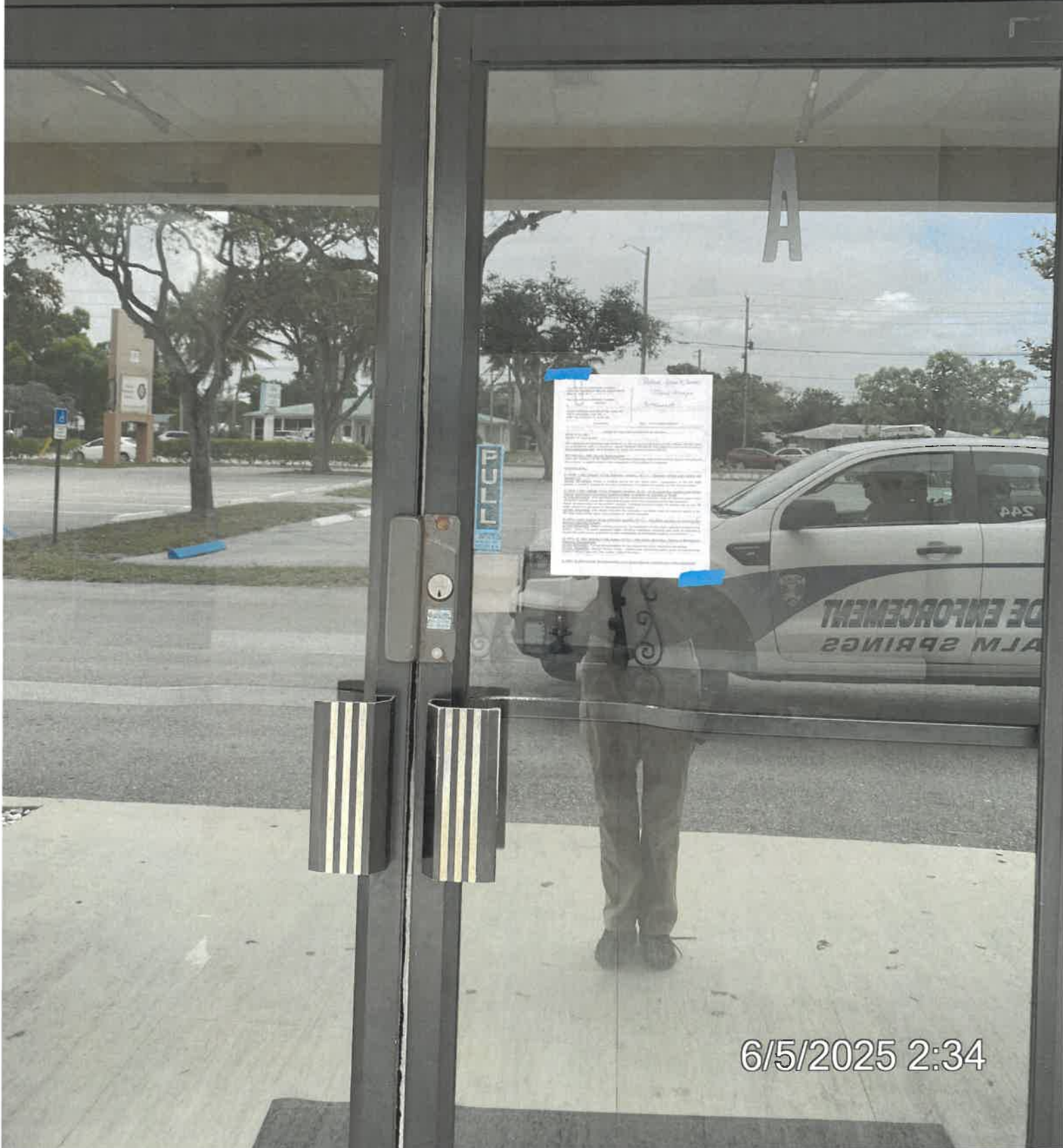
ACTION REQUIRED: Provide documentation for the required fire pump inspection and testing.

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

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

6/5/2025 2:34

1900 - A



6/5/2025 2:34

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-12

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

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

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 5TH Day of JUNE 2025 at 2:30 PM, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), **AGAPE WORSHIP CENTER OF THE C&MA INC** Palm Springs, FL 33406 by:

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

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

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

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

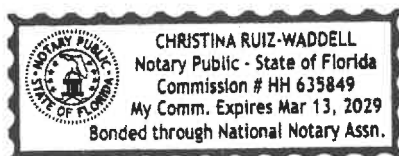
By: Nanciann Cuenot
Code Enforcement Officer

Date: 6-12-2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)



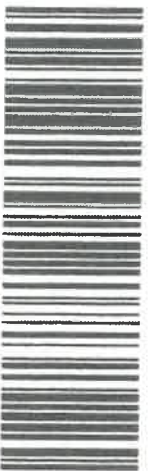
[Signature]
NOTARY PUBLIC, State of Florida



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

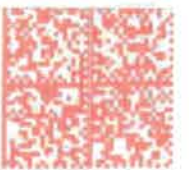


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Label 890-QDT, March 2023



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US POSTAGE

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



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



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US POSTAGE

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

Tracking Number:

Remove X

9489017898203040046750

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Latest Update

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

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

LAKE WORTH, FL 33463

June 9, 2025, 7:51 pm

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Feedback

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Text & Email Updates



Return Receipt Electronic



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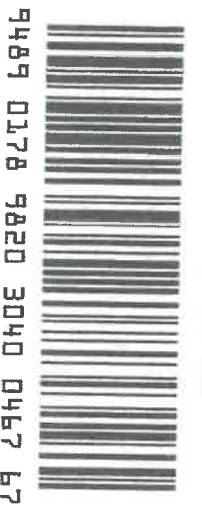
Product Information



See Less ^



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



Label 890-QDT, March 2023



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US POSTAGE

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



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



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US POSTAGE

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

Tracking Number:

9489017898203040046767

Remove X

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

Latest Update

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

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USPS Tracking Plus®

Delivery Attempt
Redelivery Scheduled for Next Business Day
WEST PALM BEACH, FL 33406
June 10, 2025, 4:36 pm

Redelivery Scheduled for Next Business Day
WEST PALM BEACH, FL 33406
June 9, 2025, 7:05 pm

See All Tracking History

Feedback

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

Text & Email Updates

▼

Return Receipt Electronic

▼

USPS Tracking Plus®

▼

Palm Beach County Fire Rescue

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

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

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

Inspection Type(s): Other/Misc.

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

Findings:

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

Comment:

Make life safety plan for suite C.

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

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

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

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

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

Inspection Type(s): Other/Misc.

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

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

Findings:

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

Comment:

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

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

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

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

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

Inspection Type(s): Other/Misc.

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

Findings:

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

Comment:

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

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

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

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

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

Scheduled Reinspection: 3/21/2025

Inspection Type(s): Other/Misc.

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

Findings:

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

Comment:

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

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

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

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

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

Inspection Type(s): Annual

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

Findings:

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

Comment:

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

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

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

Show fire wall rating on Life Safety Plan.

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

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

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

Inspection Type(s): Annual

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

Findings:

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

Comment:

Permits, where required, shall comply with Section 1.12.

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

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

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

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

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

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

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

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

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

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

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

This will be in tandem with the fire alarm permit.

Open Violation

NFPA 25 2020
Chapter 8 Fire Pumps

8.1.1.2 - Fire Pump Inspection, Testing & Maintenance Frequency Requirements

Comment:

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

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

Open Violation

NFPA 72 2019
Chapter 10 Fundamentals

10.4.4 - Smoke Detector Required Above Fire Alarm Panel

Comment:

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

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

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

Wiginton Fire Systems

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

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

To Whom It May Concern,

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

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



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

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

Sincerely,

Michael Thompson - Branch Manager
Wiginton Fire Systems - WPB



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

ADDITIONAL FULL SERVICE LOCATIONS:

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

Sec. 10-31. Chapter one amendments.

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

Chapter 1

Scope and Administration

PART 1—SCOPE AND APPLICATION

SECTION 101

GENERAL

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

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

Exception:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 102 APPLICABILITY

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

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

CASE PRESENTATION

CASE No. 2025-12

1. Good morning. My name is NANCIANN CUENOT, and I have been sworn in.
2. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.
3. This is **Case No. 2025-12**. This case concerns the property at 1900 S. CONGRESS AVENUE in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records, the current owner(s) of the property is/are AGAPE WORSHIP CENTER OF THE C&MA INC.
5. According to Palm Beach County Fire Rescue, there are Violations of the Fire Code (NFPA72, 2019) (NFPA 25, 2020) (NFPA 1, 2021) and of local ordinances.

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

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

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

SECTION 10-31 (FBC 101.4.5) Fire Prevention

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

BUILDING SHELL

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

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

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

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

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

CASE No. _____

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

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

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

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

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

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

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

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

SUITE A

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

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

FL NFPA 1 2021 Chapter 1 Administration 1.12.6.3 – Permit Required

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

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

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

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

A permit and inspection are required.

SUITE B

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

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

CASE No. _____

SUITE C

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

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

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

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

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

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

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



Case Administrative / Court Costs

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

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	2.00	5.00	10.00
5	Additional photos re-inspections - 5 for 20.00	0.00	20.00	0.00
6	Additional certified copies for hearing	2.00	8.16	16.32
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	2.00	0.69	1.38
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2025-12				195.45



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

Detail by Entity Name

Florida Not For Profit Corporation

AGAPE WORSHIP CENTER OF THE C&MA, INC.

Filing Information

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

Principal Address

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

Mailing Address

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

Registered Agent Name & Address

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

Name Changed: 10/24/2016

Officer/Director Detail

Name & Address

Title P

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

Title S

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

Title T

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

Title Asst. Secretary

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

Title E

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

Annual Reports

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

Document Images

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

Property Detail

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

Owner Information**Owner(s)**

AGAPE WORSHIP CENTER OF THE C&MA INC

Mailing Address

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

Sales Information

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

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

Year
 2025

Detail**Appraisals**

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

Assessed and Taxable Values

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

Taxes

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

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

EXHIBIT A

BUILDING SHELL

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

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

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

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

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

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

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

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

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

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

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

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

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

SUITE A

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

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

FL NFPA 1 2021 Chapter 1 Administration 1.12.6.3 – Permit Required

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

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

*Show firewall rating on Life Safety Plan.

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

A permit and inspection are required.

SUITE B

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

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

SUITE C

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

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

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

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-12

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

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

Respondent(s).

ORDER FINDING VIOLATION

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

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

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

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **17th** day of **June 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

☒ Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:

☒ **Section 10-31 (FBC 101.4.5.): Fire protection (life safety). There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life,**

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

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

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

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **June 27, 2025:**
- ☐ Administrative costs of **\$195.45**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**
- ☒ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. The Respondent must comply with the **Fire Prevention and NFPA code Sections by August, 21 2025.** If the Respondent fails to comply within the time given, a fine of \$250.00 per day, per violation will continue to accrue until the Respondent contacts the Fire Code Inspector and Code Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **June 27, 2025.**
- ☒ Administrative costs of **\$195.45**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

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

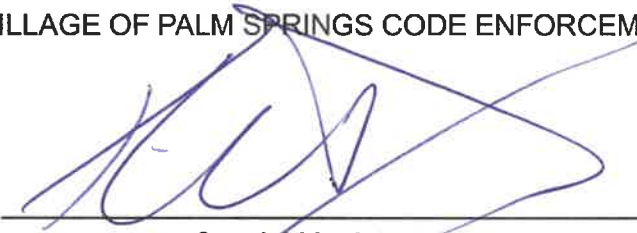
162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla.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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 17th day of June 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT



Special Magistrate

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

3801 South Congress Avenue
Lake Worth Beach, FL 33461



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-12

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

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

Respondent(s).

**AMENDED ORDER FINDING VIOLATION
(CORRECTED ADDRESS/LEGAL DESCRIPTION/PCN)**

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

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

Address: 1900 SOUTH CONGRESS AVENUE A
Legal Description: CONGRESS HEIGHTS TR A
PCN: 70-43-44-08-04-000-0540

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **17th** day of **June 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

☒ Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:

☒ **Section 10-31 (FBC 101.4.5.): Fire protection (life safety). There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life,**

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

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

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

ORDER

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

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

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

☒ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. The Respondent must comply with the **Fire Prevention and NFPA code Sections by August, 21 2025.** If the Respondent fails to comply within the time given, a **fine of \$250.00 per day, per violation will continue to accrue** until the Respondent contacts the Fire Code Inspector and Code Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **June 27, 2025.**

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

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

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

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 17th day of June 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[1900 South Congress Avenue A](#)
[West Palm Beach, FL 33406 6689](#)