



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
NOVEMBER 19, 2025
10:00 AM**

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

AGENDA CHANGES

MOTION HEARINGS

1. Case 2025-89 - 2585 Hayden Drive - Ramdin Indrowattie Trust
CE Officer David Urrutia
Section 34-913: Parking. Prohibited Vehicles in residential land use districts.
Section 34-916: Parking commercial vehicles.
Section 34-1327: Driveways and parking, failure to maintain.
Section 10-7: Property Maintenance, generally.
Section 10-8: All Exterior Property, accessory structures, pools, sidewalks, driveways, and maintained.
Section 14-32: Rental permits required for residential rental units.
Citation Fine: N/A
Admin Cost: \$182.35
Recommendation: \$100 per day, per violation
Compliance Date: December 1, 2025

2. Case 2025-90 - 4175 Dale Road - Cacapava Guilherme & Cacapava Trista N McKinney
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation, trim maintenance are required very often to maintain a clean appearance.
Section 30-143: Nuisance. Removal of rubbish, weeds, and overgrowth required, pick up and clean up around the exterior.
Section 34-914: Parking. Parking in residential land use districts, use a driveway or city swale.

Section 34-1381: Nuisance. Nuisance materials are stored outside and visible to neighbors. Please pick up the parcel.

Section 10-31 (FBC 105.1): Failure to obtain a required Building Permit; FBC 105.1, please apply for a permit.

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

Section 10-8: Property. All exterior property, accessory structures, sidewalks, and driveways have to be maintained.

Section 14-32: Rental. Permits required for Residential Rental Units. Apply for a rental license

Citation Fine:	N/A
Admin Cost:	\$182.35
Recommendation:	\$100 per day, per violation
Compliance Date:	December 1, 2025

3. Case 2025-91 - 2581 Gulfstream Road - DP Investments Trust Vigoya Mery E. TR
CE Officer David Urrutia

Violation of Village Code of Ordinances

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

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

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

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

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

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

Citation Fine:	N/A
Admin Cost:	\$182.35
Recommendation:	\$100 per day, per violation
Compliance Date:	December 1, 2025

4. Case 2025-96 - 3073 Drew Way - Beba Hoti
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): No Permits or Inspections for new roof and new A/C Units.

Section 34-914: Parking inoperable vehicles, current tags missing.

Section 10-8: Exterior structures not maintained, shed.

Section 34-915: Use of vehicle for sleeping prohibited.

Citation Fine:	N/A
Admin Cost:	\$312.35
Recommendation:	\$100.00 per day, per violation
Compliance Date:	December 17, 2025

- 5. Case 2025-99 - 834 South Congress Avenue - NS 2 Project LLC
CE Officer Tom Gehrman
 Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & 110.1): Permits not closed (comments), inspections not complete.
Section 34-262: Prohibited signs (Banner Flags).
Section 70-94: Missing or delinquent Business Tax Receipts (BTR's Units 838 & 834).
Section 70-94 (g): Certified Professional Required at Unit 836 (Tattoo Store).
 Citation Fine: N/A
 Admin Cost: \$257.35
 Recommendation: \$100.00 per day, per violation
 Compliance Date: December 17, 2025

- 6. Case 2025-93 - 1946 South Congress Avenue - MN Investments Properties Holdings LLC
CE Officer Nanciann Cuenot
 Violation of Village Code of Ordinances
Section 34-824: Special Exceptions: Churches/House of Worship - Special Exception approval required
 Citation Fine: N/A
 Admin Cost: \$291.55
 Recommendation: \$250.00 per day
 Compliance Date: December 11, 2025

- 7. Case 2025-100 - 2935 Lake Worth Road - Kennedy Evans & Mary Nichols
CE Officer Nanciann Cuenot
 Violation of Village Code of Ordinances
Section 34-878.8: Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted
Section 70-93(6): Prohibited occupation and business classifications six (6): Fortunetellers, clairvoyants, and every other occupation of a similar nature.
 Citation Fine: N/A
 Admin Cost: \$257.35
 Recommendation: \$250.00 per day
 Compliance Date: February 9, 2026

- 8. Case 2025-102 - 3514 Lake Worth Road - Grand Lake Properties LLC
CE Officer Nanciann Cuenot
 Violation of Village Code of Ordinances
Section 34-1366: Building design guidelines for dumpsters AND waste containers. All such service equipment and service areas shall be screened from view from any street or adjoining property by means of a wall and landscaping, or

other methods approved by an Administrative Site Plan Amendment before issuance of a permit.

Citation Fine: N/A
Admin Cost: \$235.81
Recommendation: \$100.00 per day
Compliance Date: January 5, 2026

9. Case No. 2025-97 - 3618 Almar Road - Palm Beach County Housing Authority
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 14-32: No Residential rental permit - obtain a rental permit for the property.

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

10. Case No. 2025-103 - 3915 Canal Road - Genesis Apartments LLC
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 62-42: Commercial Dumpsters

Section 62-73: Multi-Family Storage Areas - Remove green "WASTE PRO" commercial container or obtain a permit for a dumpster enclosure.

Citation Fine: N/A
Admin Cost: \$257.35
Recommendation: \$100.00 per day, per violation
Compliance Date: December 1, 2025

11. Case No. 2025-98 - 3666 Lakewood RD - Manuel E & Isabel Colop
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section

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

PETITION FOR REDUCTION OR ABATEMENT OF FINE

12. Case 2011-0657 - 3467 10th Avenue North - Edgar Cruz
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 70-94: Vehicle Sales Prohibited without a License (REPEAT)

Initial Violation: December 3, 2010 (repeat citation issued)

Order Finding Violation:	January 11, 2011 (repeat order signed)
Compliance Deadline:	December 3, 2010
Compliance Date:	September 26, 2013
Fine Amount:	\$102,800.00
Citation Fine:	Not Paid
Admin Cost:	Not Paid
Recommendation:	\$20,560.00
Compliance Date:	December 17, 2025

**Next Magistrate Hearing is December 18, 2025 @
10:00 AM in the Village Council Chambers**

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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

II. Persons with Disabilities:

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

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

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

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

III. Complaint Procedures:

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

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



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-01091 case 2025-89

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

RAMDIN INDROWATTIE TRUST
2585 HAYDEN DR
PALM SPRINGS, FL 33461

Respondent.

9489 0178 9820 3046 8361 88

PCN: 70434420090000070

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 October 22, 2025, the RAMDIN INDROWATTIE TRUST, owners of the property at 2585 HAYDEN Dr, Palm Springs, FL 33461, is in violation of local ordinances.

Section 34-913. Parking - Parking, Prohibited Vehicles in residential land use districts, please all vehicles must be operable and have valid state tags.

Section 34-916. Parking - Parking, Commercial Vehicles, commercial vehicles are prohibited within city limits

*Section 34-1327. Driveways - Driveways and parking, Failure to Maintain, driveways and parking areas are to be maintained.

*Section.10-7. Property - Property Maintenance; Generally, in general the parcel must be presentable in a neat manner.

*Section.10-8. Property - All Exterior Property, accessory structures, driveways, maintained, the exterior must be kept up and in a neat appearance

Section 14-32 Rental - Permits required for Residential Rental Units. All rental units require rental permits or licenses.

These violations must be corrected on or before [November 18th 2025], failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [November 19th 2025] at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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

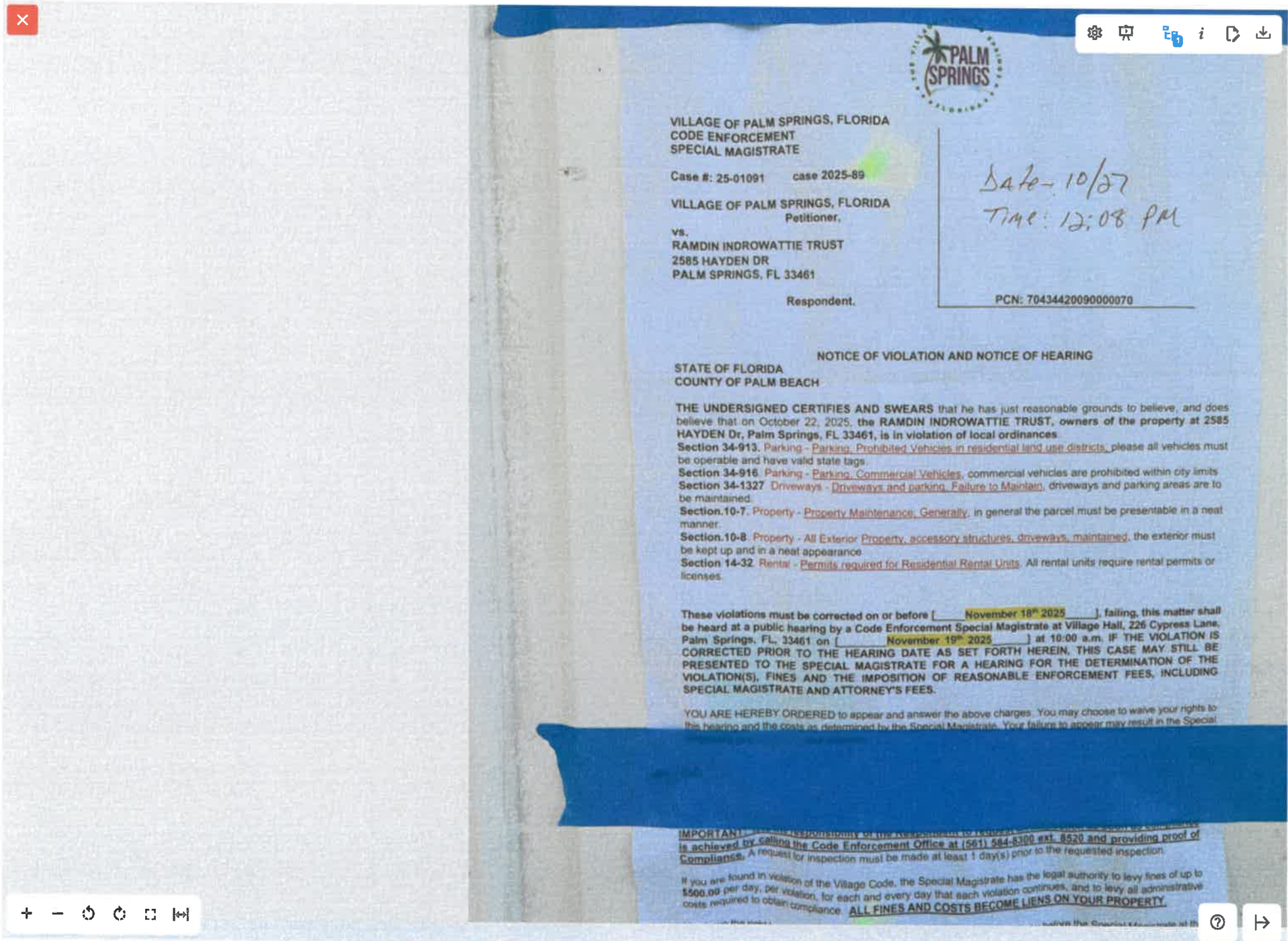
Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who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


David Urrutia
Code Enforcement Officer

561-841-9162 561-584-8200 ext. 8521

D.Urrutia@NASFL.org

October 22, 2025
Date Issued



VILLAGE OF PALM SPRINGS, FLORIDA
 CODE ENFORCEMENT
 SPECIAL MAGISTRATE

Case #: 25-01091 case 2025-89

VILLAGE OF PALM SPRINGS, FLORIDA
 Petitioner,

vs.
 RAMDIN INDROWATTIE TRUST
 2585 HAYDEN DR
 PALM SPRINGS, FL 33461

Respondent.

Date - 10/27
 Time: 12:08 PM

PCN: 70434420090000070

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 October 22, 2025, the RAMDIN INDROWATTIE TRUST, owners of the property at 2585 HAYDEN Dr, Palm Springs, FL 33461, is in violation of local ordinances

Section 34-913. Parking - Parking, Prohibited Vehicles in residential land use districts, please all vehicles must be operable and have valid state tags.

Section 34-916. Parking - Parking, Commercial Vehicles, commercial vehicles are prohibited within city limits

Section 34-1327 Driveways - Driveways and parking, Failure to Maintain, driveways and parking areas are to be maintained.

Section.10-7. Property - Property Maintenance, Generally, in general the parcel must be presentable in a neat manner.

Section.10-8. Property - All Exterior Property, accessory structures, driveways, maintained, the exterior must be kept up and in a neat appearance

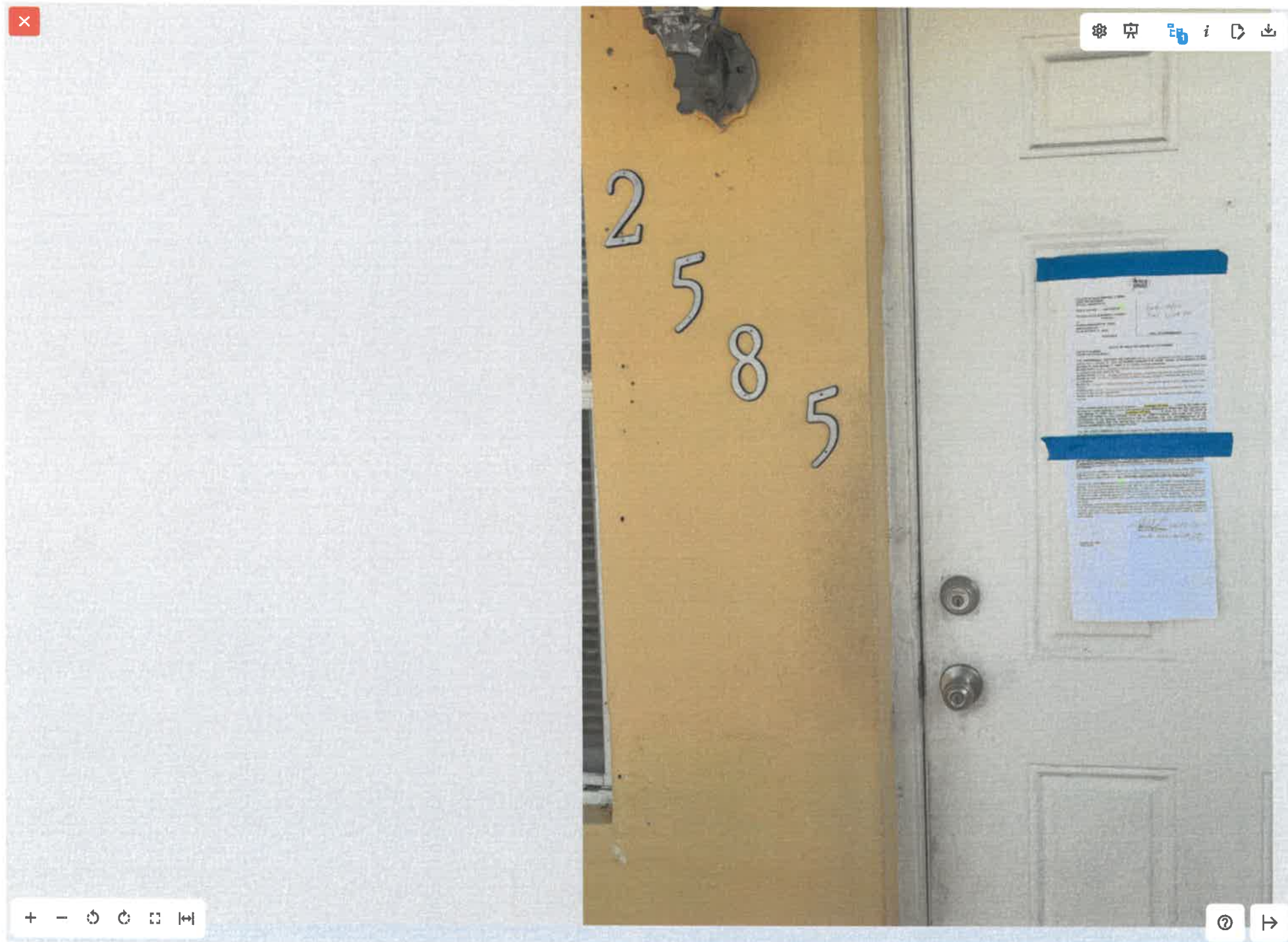
Section 14-32. Rental - Permits required for Residential Rental Units. All rental units require rental permits or licenses.

These violations must be corrected on or before [November 18th 2025], failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [November 19th 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

IMPORTANT: ~~It is the responsibility of the respondent to request an inspection from the community 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**



VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 – 89 25-01091

RAMDIN INDROWATTIE TRUST
2585 HAYDEN DR
PALM SPRINGS FL 33461

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 27TH Day of OCTOBER 2025 at 12:08 PM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), RAMDIN INDROWATTIE TRUST, at 2585 HAYDEN DR, 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: October 28th 2025

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28th day of October, 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)

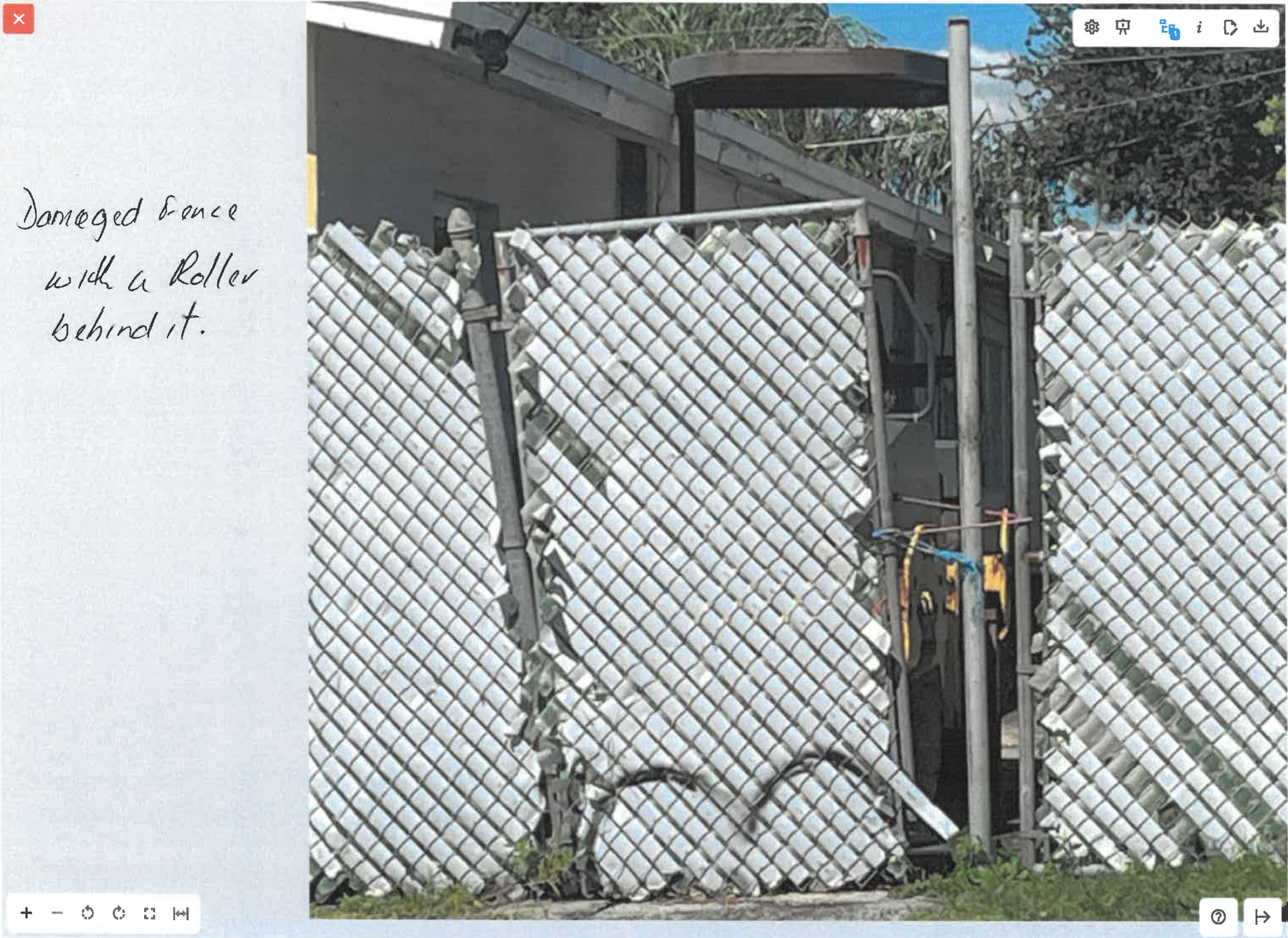


NOTARY PUBLIC, State of Florida



step back picture of
property.



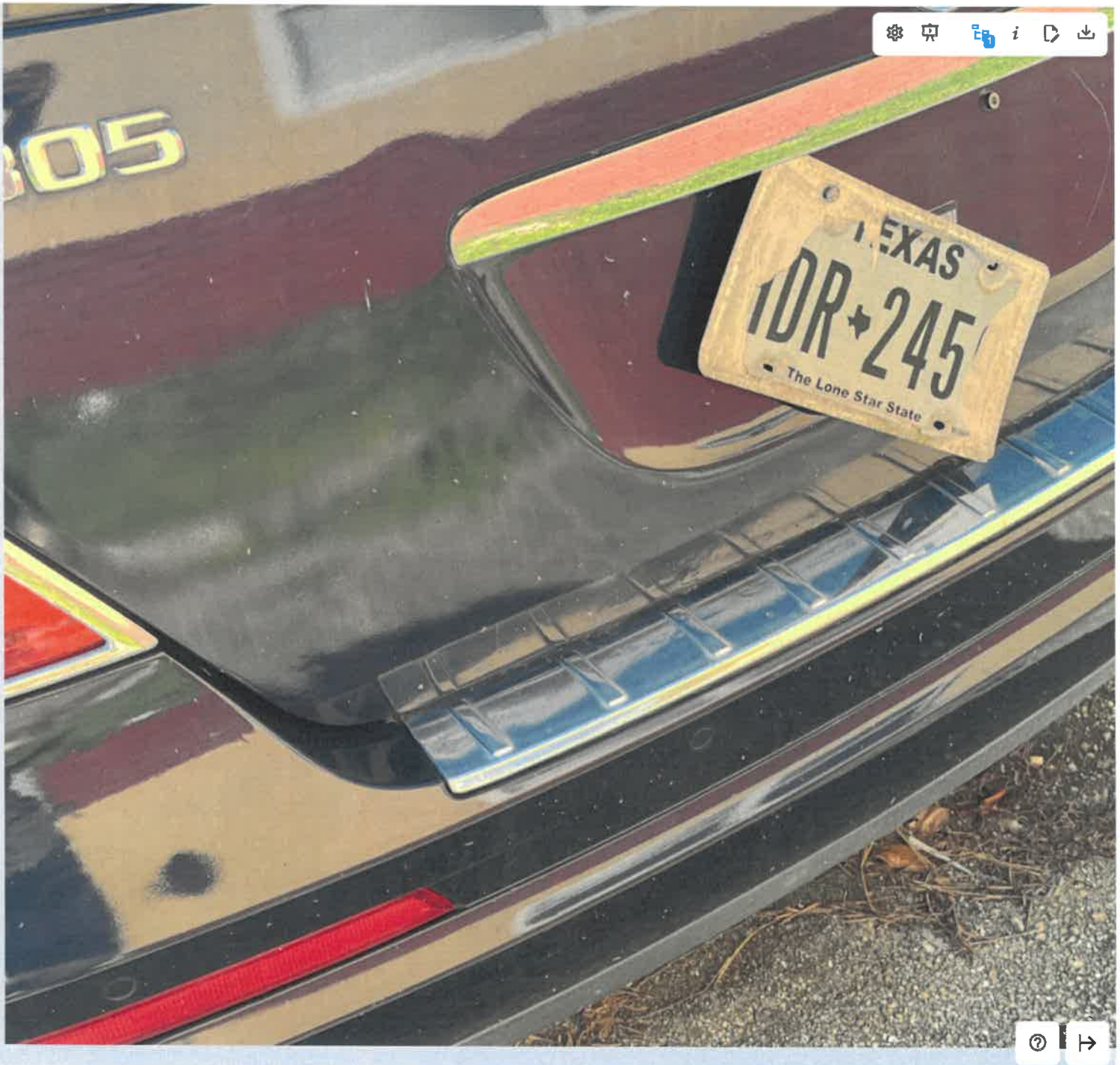


Damaged fence
with a roller
behind it.

✕

No tags on
car parked in
parking lot.

+ - ↺ ↻ ⏪ ⏩

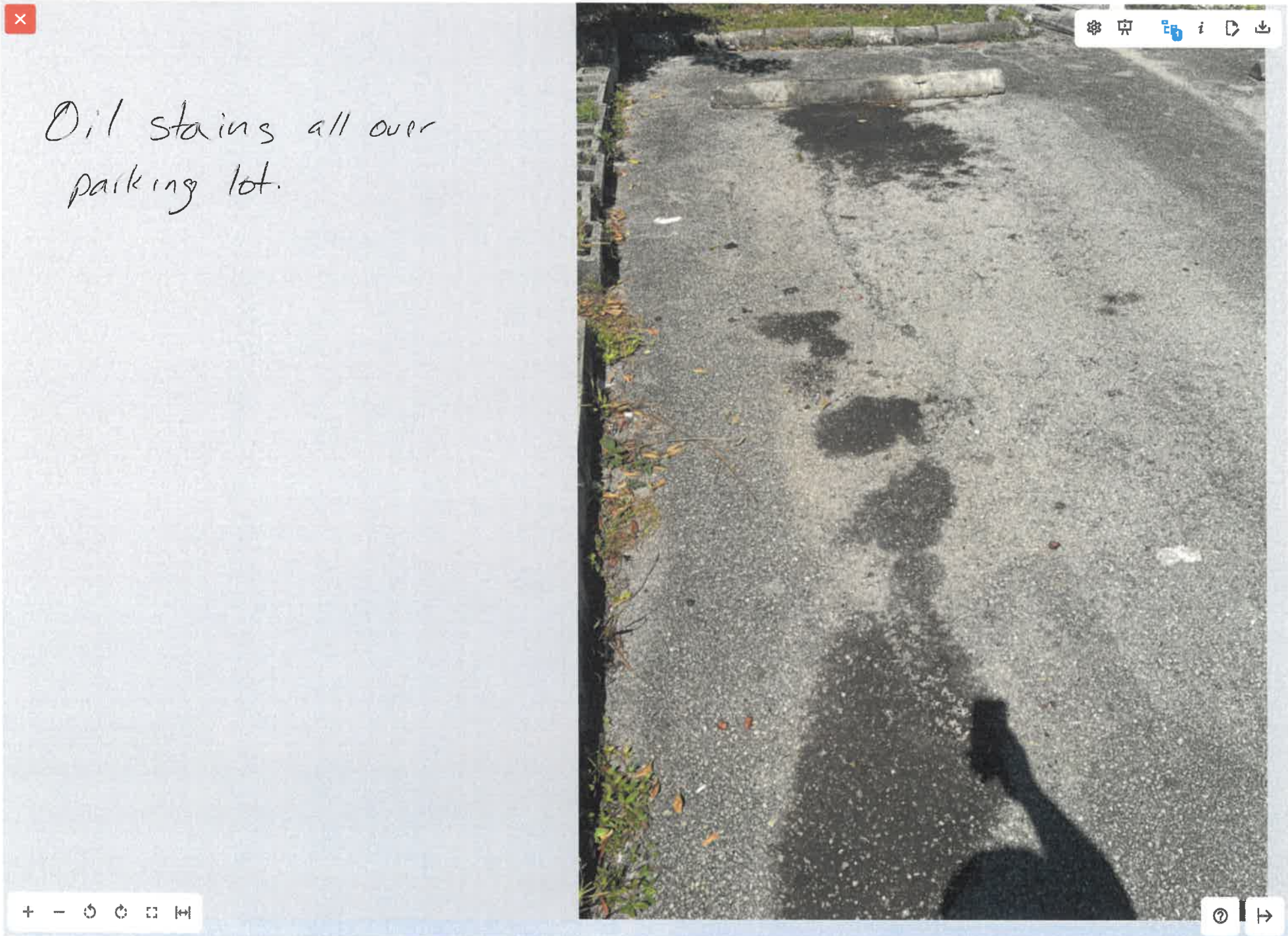


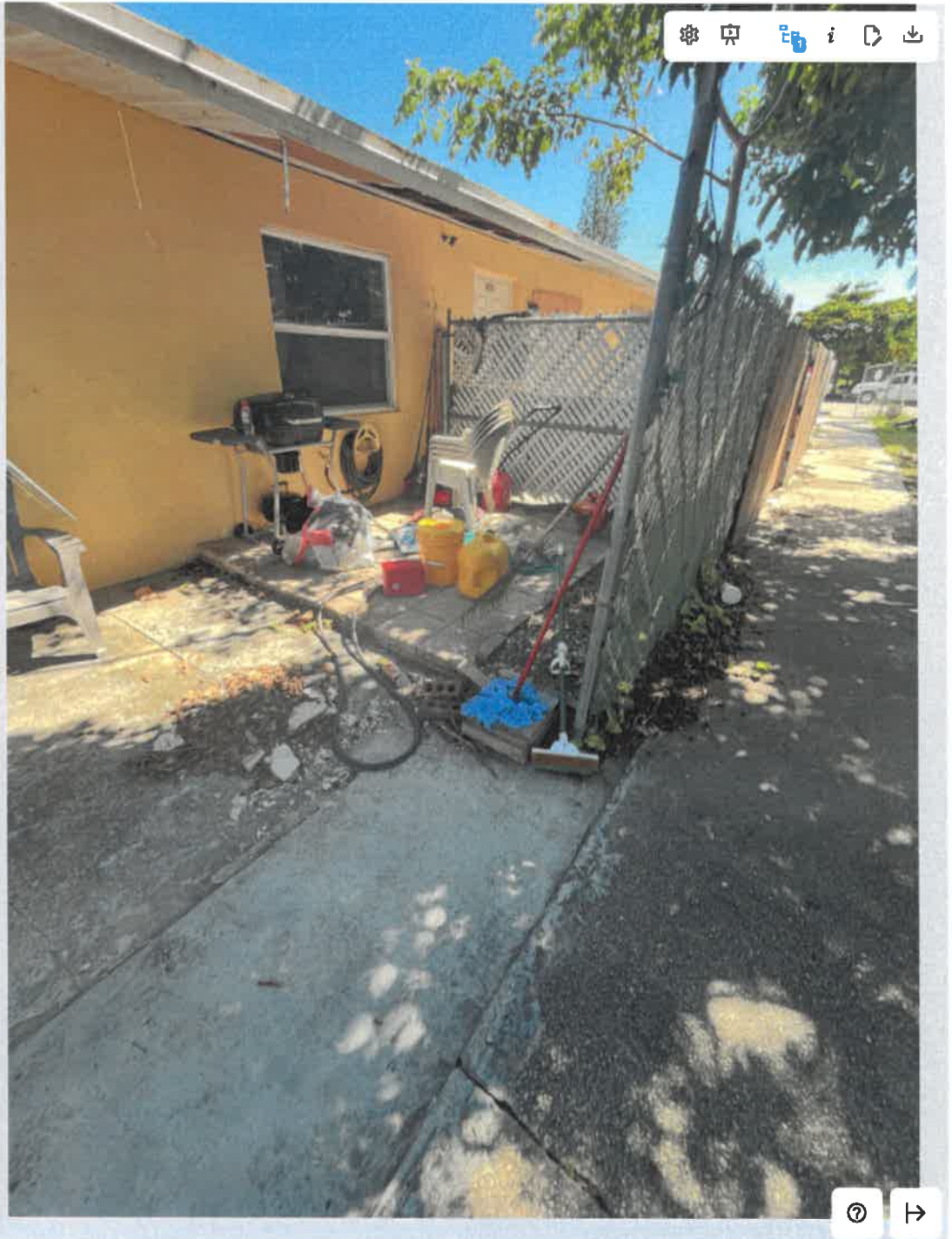
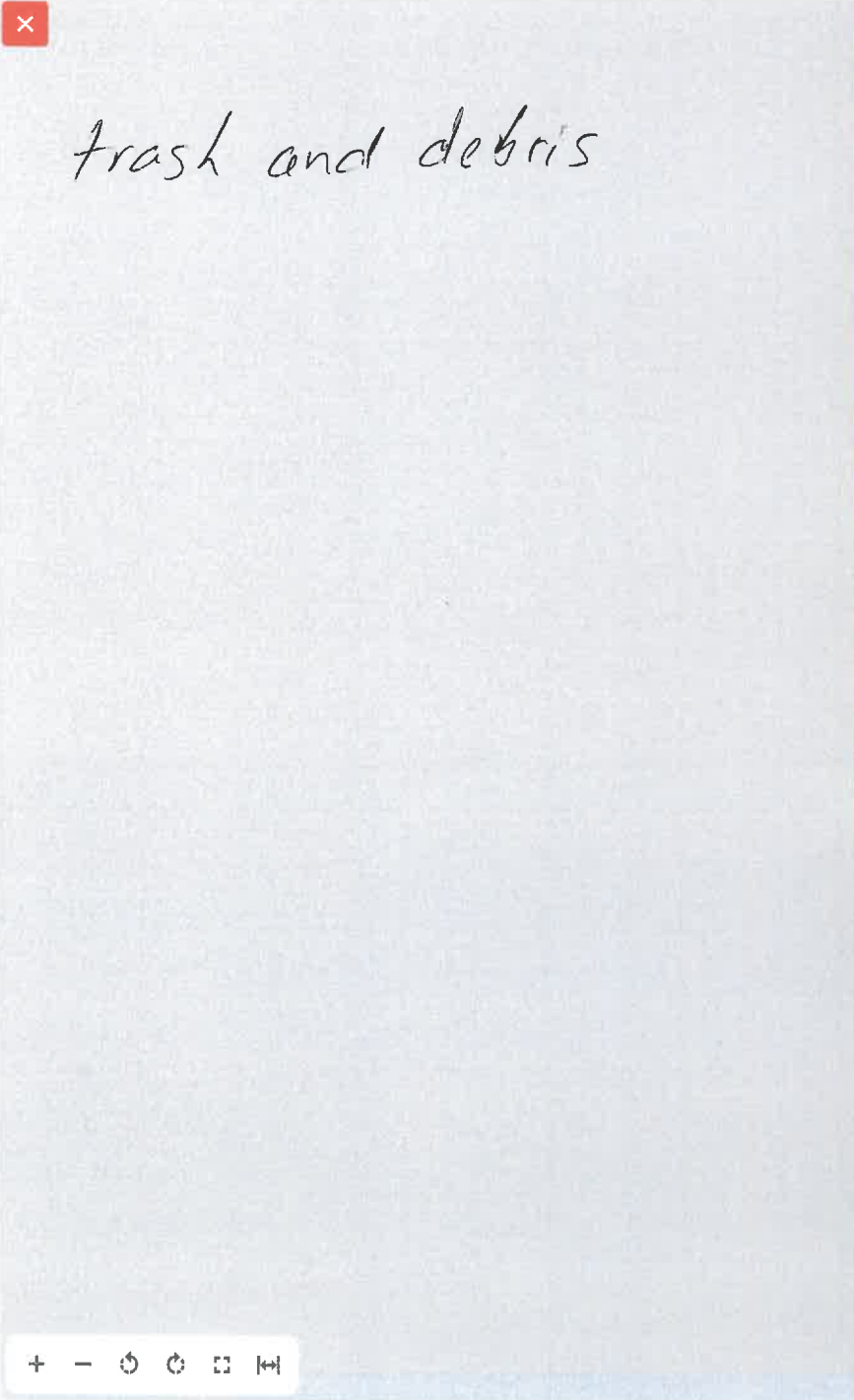
Clearly see
condition of
driveway.
stains





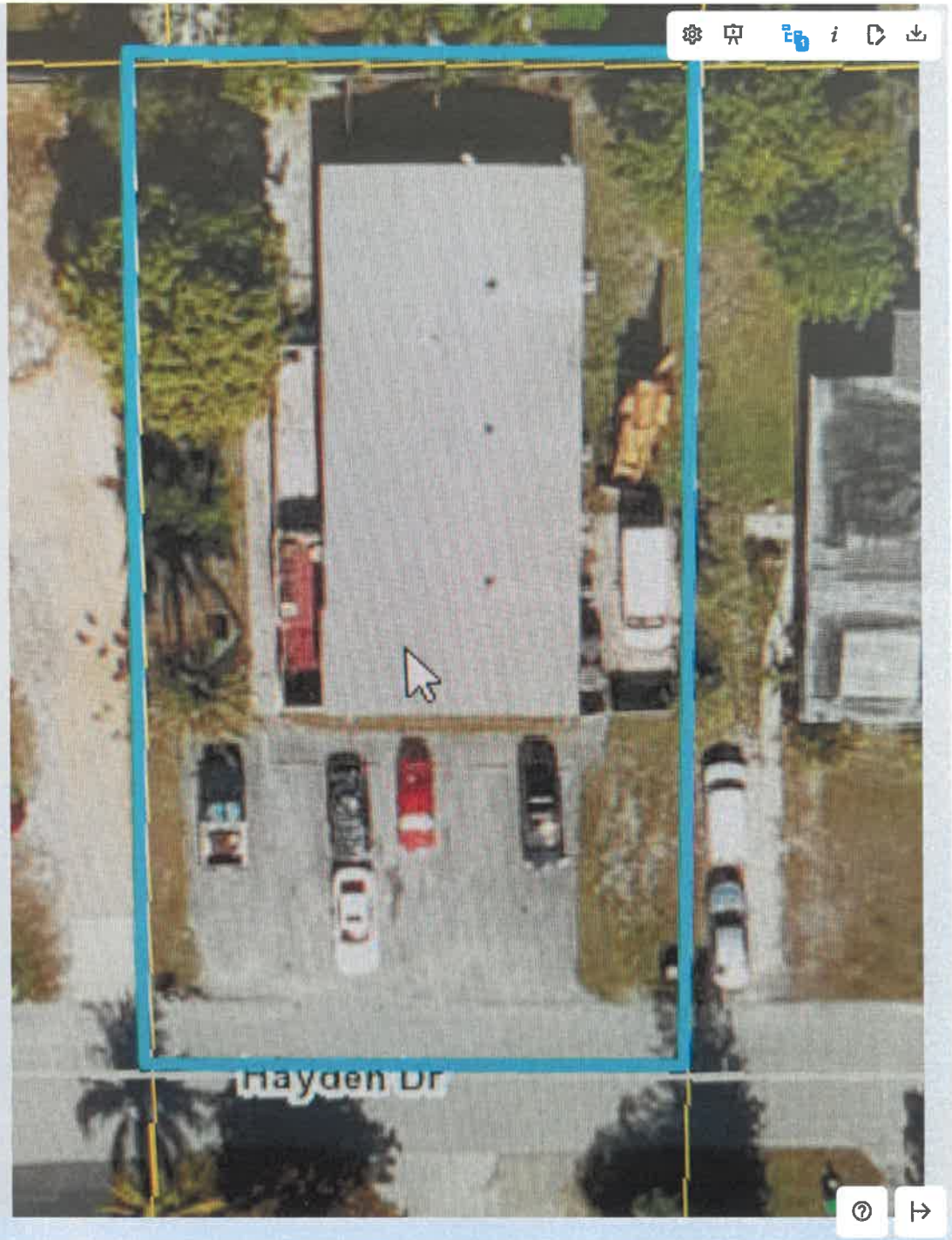
Picture shows
two construction
vehicles.





Aerial view provided by
Palm Beach Property Appraiser
web site. 2025

Clearly see construction
equipment.



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. 34-1327. - Off-street parking.

- (a) The definitions of section 1-2 apply to this section.
- (b) All off-street parking facilities shall be located on the same site as the use for which the parking is provided. Parking spaces shall be located so that no spaces are a greater distance than 300 feet closest straight-line distance from the building or use for which they are assigned.
- (c) No fewer than four parking spaces shall be provided for any nonresidential use.
- (d) Required yards and setbacks may be used for off-street parking, if driveways or aisles and turning spaces shall be located within the lot lines. In computing off-street parking requirements, streets or sidewalk areas shall not be used for off-street parking purposes. Driveways shall be setback a minimum of three feet from the property line to accommodate sodded or landscaped pervious area along the perimeter of each parcel between the driveway and the property line.
- (e) When off-street parking facilities for any type of building, other than a single-family detached dwelling, are situated beneath a portion of or all of a building, a plan shall be submitted to the village and is subject to site plan review for approval of interior traffic circulations, for parking stall and aisle dimensions, proper traffic control signs and pavement markings for safe and efficient vehicular and pedestrian movements for location of entrances and exits to and from public roads for approval of site distances at corners of intersecting public streets and ways, and/or approval of the effective screening of the motor vehicles located in or on the parking structures from adjoining properties, the same property and public streets.
- (f) Off-street parking spaces shall be paved with asphalt, or concrete, paver block, or pervious pavement. It shall be unlawful to obstruct or hinder the free use of the parking area.
- (g) For uses other than single-family detached dwellings, parking spaces for the handicapped shall be provided in all required parking areas, lots, garages or other similar facilities as required by applicable and current state statutes.
- (h) At the time a building is erected or when any main building or outdoor activity area is enlarged by more than 25 percent or any use is increased in capacity by adding dwelling units, guest rooms, floor area, seats or other factors requiring additional parking, minimum off-street parking spaces with adequate provisions for ingress and egress shall be provided in accordance with minimum off-street parking and off-street loading requirements set forth in this division.
- (i) Each parking space or stall shall have appropriate access to a street or alley, and maneuvering and access aisles shall be sufficient to permit motor vehicles to enter and exit the parking area in a forward motion, with the exception of egress from a single-family detached dwelling, or as otherwise approved by the village.
- (j) Each off-street parking area or lot shall be designed with reference to size, street pattern, adjacent properties, buildings and other improvements in the general area; number of motor vehicles to be accommodated; hours; types of use; and any other factors contributing to the

uniqueness of its location and design.

- (k) Parking space requirements shall be computed based on the principal use of a building or premises.
- (l) Where several principal uses exist in one building, on one lot or on one site, off-street parking space requirements shall be computed separately for each principal use, unless otherwise stated in section 34-1324.
- (m) A use shall be considered a principal use, for purposes of this section, if it could exist separately from all other uses in the same building or on the same lot, and would, by itself, generate significant parking demand.
- (n) Where a use is located in a shopping center, office building or office-retail complex, the parking space requirements for the respective uses shall apply, except that, where a theater is located in any of such areas or buildings, the off-street parking requirement for theaters shall apply.
- (o) Where several principal uses exist in one building or part of a building and the gross floor area or the gross leasable area, whichever is applicable, of each principal use cannot be clarified, the off-street parking requirement for the use requiring the greatest number of parking spaces shall apply.
- (p) Where the number of required off-street parking spaces as computed includes a fraction, the number of required spaces shall be the computed number rounded up to the next whole number.
- (q) Two or more owners of buildings or uses that require off-street parking facilities may make joint provisions for such facilities, provided that the total of the parking spaces, when combined or used together, shall not be less than the sum of the requirements computed separately. No part of an off-street parking area for any building or use shall be included as a part of an off-street parking area similarly required for another building or use.
- (r) Off-site parking shall not be used to satisfy the off-street parking requirements for restaurants, bars, nightclubs or adult entertainment establishments.
- (s) Off-street parking spaces required by this division for one building or use may be allocated, in whole or in part, for the required parking spaces of another building or use if quantitative evidence is provided showing that parking demand for the different buildings or uses would occur on different days of the week or at different hours. Evidence for joint allocation of required parking spaces shall be submitted to the village for staff review and comment, and approval of the joint allocation of required spaces shall be made by the village council after review and comment of the land development board.
- (t) The following allowed modifications to off-street parking requirements are intended to permit and encourage the reduction of hard-surfaced parking areas to retain the maximum permeable soil surface and green area while still providing for adequate parking. It is not the intent of this

subsection to define each site use where such modifications of off-street parking requirements may be feasible. The village may allow the use of such modifications in any instance where such a modification appears appropriate even though the specific site use may not be cited in the following subsections:

- (1) The use of a grass parking surface shall be permitted on certain site uses where parking is on an irregular, intermittent or part-time basis. The village may allow such modifications of the off-street parking requirements when such modifications appear appropriate, and if the use of the grass parking surfaces does not adversely affect the appearance or condition of the site use. Such grass parking surfaces shall conform to appropriate village-adopted construction specifications. All requirements for landscaping off-street parking areas shall be met. Such grass parking surfaces are primarily intended to be allowed for parking associated with places of public assembly, theaters for the performing arts, private clubs, churches, auditoriums, schools and similar uses.
- (2) For certain site uses, it shall be allowed for up to 25 percent of the required parking to be reserved in a grassed area. Such a reserved area shall be identified on the site plan and shall include space for all associated accessways, drives, aisles and landscaping. The reserved area may be used for temporary or overflow parking. All reserved area for temporary or overflow parking shall be designated on the plot it is to serve with a small permanent type sign. A reserved area, used for temporary or overflow parking, shall meet all landscaping requirements for an off-street parking area, except that the percentage for interior landscaping requirements for parking areas may also be used for parking. Conversion of a reserved area to hard-surfaced parking shall require compliance with all landscaping requirements for an off-street parking area. In no instance shall a reserved area be used to satisfy the landscaping requirements for a contiguous hard-surfaced vehicular use area or to satisfy requirements for open space.
- (3) The owner or his agent, if any, shall be jointly and severally responsible for the maintenance of all vehicle use areas, whether standard hard-surfaced or grass. Grass parking areas shall be maintained to present a neat appearance to ensure a viable and healthy grass surface. In the event of deterioration of a grass parking surface due to improper or inadequate maintenance or parking use too heavy to allow a healthy grass surface, the village may require the restoration of the grass surface or the hard surfacing of the area.

(Code 1994, § 30-917; Ord. No. 2007-08, § 8, 4-26-2007; Ord. No. 2010-05, § 17, 4-8-2010; Ord. No. 2011-27, § 6, 12-8-2011; Ord. No. 2019-12, § 5, 9-12-2019)

Cross reference— Definitions generally, § 1-2.

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

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

(c)

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

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

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

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

Sec. 10-8. - Exterior property areas.

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

(Ord. No. 2006-47, § 2, 11-9-2006)

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

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

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

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

CASE PRESENTATION
CASE No. CASE 2025-89

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 **2585 HAYDEN DR** 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 **RAMDIN INDROWATTIE TRUST**
5. pursuant to personal observations, there are violations of ordinances within the property including:
 - Section 34-913. Parking - Parking, Prohibited Vehicles in residential land use districts- speaking of Mercedes wagon pictures included.**
 - Section 34-916. Parking - Parking, Commercial Vehicles- referring to construction equipment in rear of property.**
 - Section 34-1327. Driveways - Driveways and parking, Failure to Maintain-**
 - Section 10-7. Property - Property Maintenance; Generally,**
 - Section 10-8. Property - All Exterior Property, accessory structures, pools, sidewalks, driveways, maintained.**
 - Section 14-32. Rental - Permits required for Residential Rental Units**
6. On **OCTOBER 9TH 2025**, I posted a courtesy code violation notice for the violations observed while conducting the investigation at property on **Hayden Dr** and mailed the same letter for homeowners at his address of record **10868 Stafford circle north in Boynton Beach Florida with postal zip code of 33436-4845** found on Palm Beach Property Appraiser website.
7. After THE INITIAL POSTING BACK ON the 9th of October I did continue patrolling the property from time to time to check and see if any work or maintenance was being done yet, I didn't see any so on
8. **October 27th, 2025, at exactly 12:08pm** a notice of violation notice of hearing was posted at property on **Hayden Drive**, also the same posting was sent via U.S. postal service by way of certified mail and regular post, and one last posting at city hall was executed within 10 days of hearing. See attachments, after some time I did hear back from the property owner, violations were talked about and understood clearly, some violations have been resolved but still a couple need tending too.
9. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by **December 1st, 2025**. If not in compliance **by December 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 **December 1st, 2025**.

CASE No. 2025-89

CASE PROCEEDINGS
CASE No. 2025-89

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



PALM SPRINGS POLICE DEPARTMENT

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

October 09, 2025

**RAMDIN INDROWATTIE TRUST
2585 HAYDEN DR
PALM SPRINGS, FL 33461**

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **2585 HAYDEN Dr, Palm Springs, FL 33461**.

PCN: 70434420090000070

This property is in violation of local ordinances.

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

Section 34-916. Parking - Parking, Commercial Vehicles

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

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

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

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

Compliance Date: 11-9-2025

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,

561 801 9162

561 584 8200ext.8521

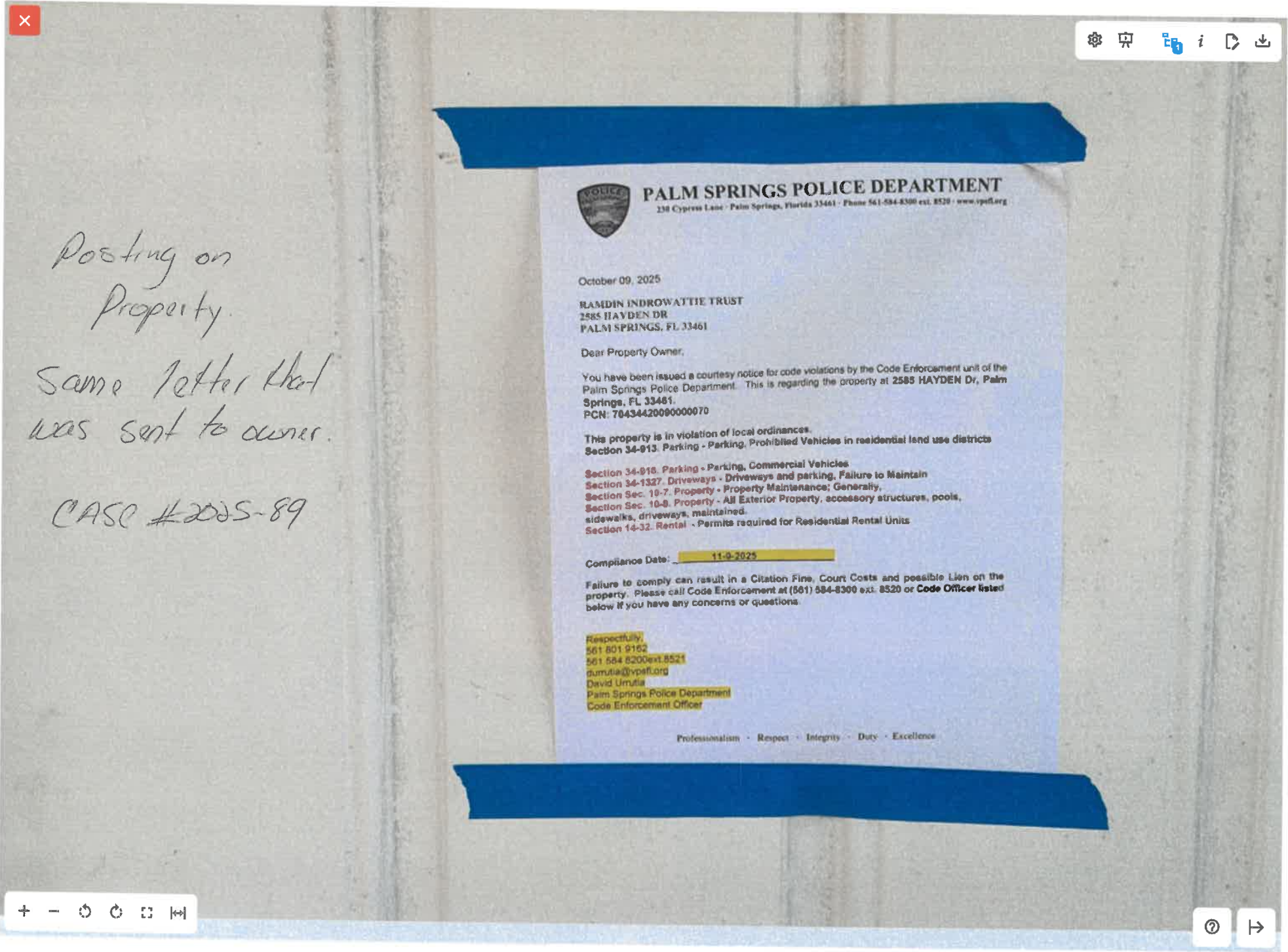
durrutia@vpsfl.org

David Urrutia

Palm Springs Police Department

Code Enforcement Officer

Professionalism · Respect · Integrity · Duty · Excellence



Posting on
Property.
Same letter that
was sent to owner.
CASE #2025-89

PALM SPRINGS POLICE DEPARTMENT
238 Cypress Lane - Palm Springs, Florida 33461 - Phone 561-584-8300 ext. 8520 - www.pspfl.org

October 09, 2025

RAMDIN INDROWATTIE TRUST
2585 HAYDEN DR
PALM SPRINGS, FL 33461

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 2585 HAYDEN Dr, Palm Springs, FL 33461.
PCN: 70434420090000070

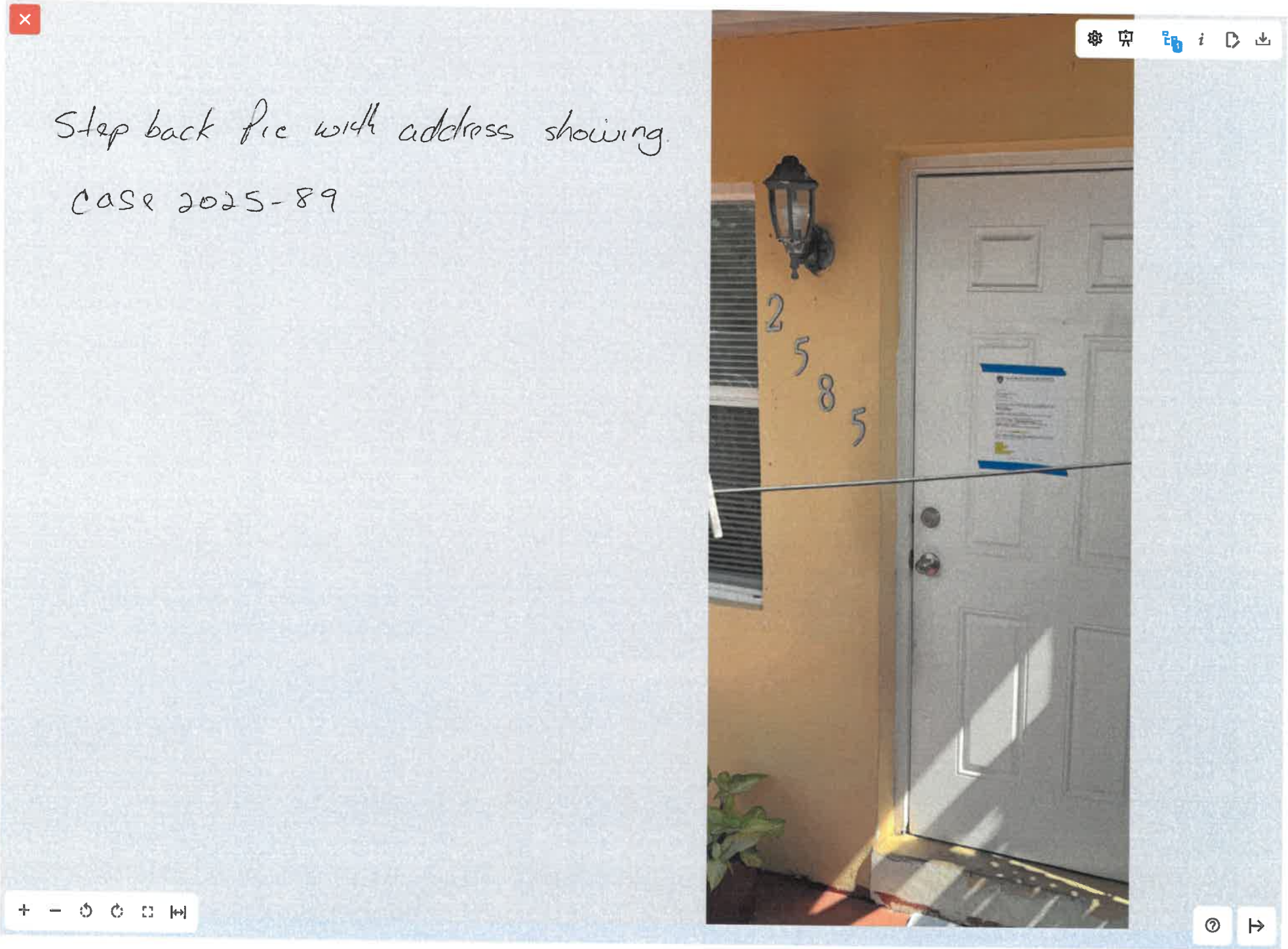
- This property is in violation of local ordinances.
- Section 34-013. Parking - Parking, Prohibited Vehicles in residential land use districts
 - Section 34-016. Parking - Parking, Commercial Vehicles
 - Section 34-1327. Driveways - Driveways and parking, Failure to Maintain
 - Section Sec. 10-7. Property - Property Maintenance; Generality.
 - Section Sec. 10-9. Property - All Exterior Property, accessory structures, pools, sidewalks, driveways, maintained.
 - Section 14-32. Rental - Permits required for Residential Rental Units

Compliance Date: 11-9-2025

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.

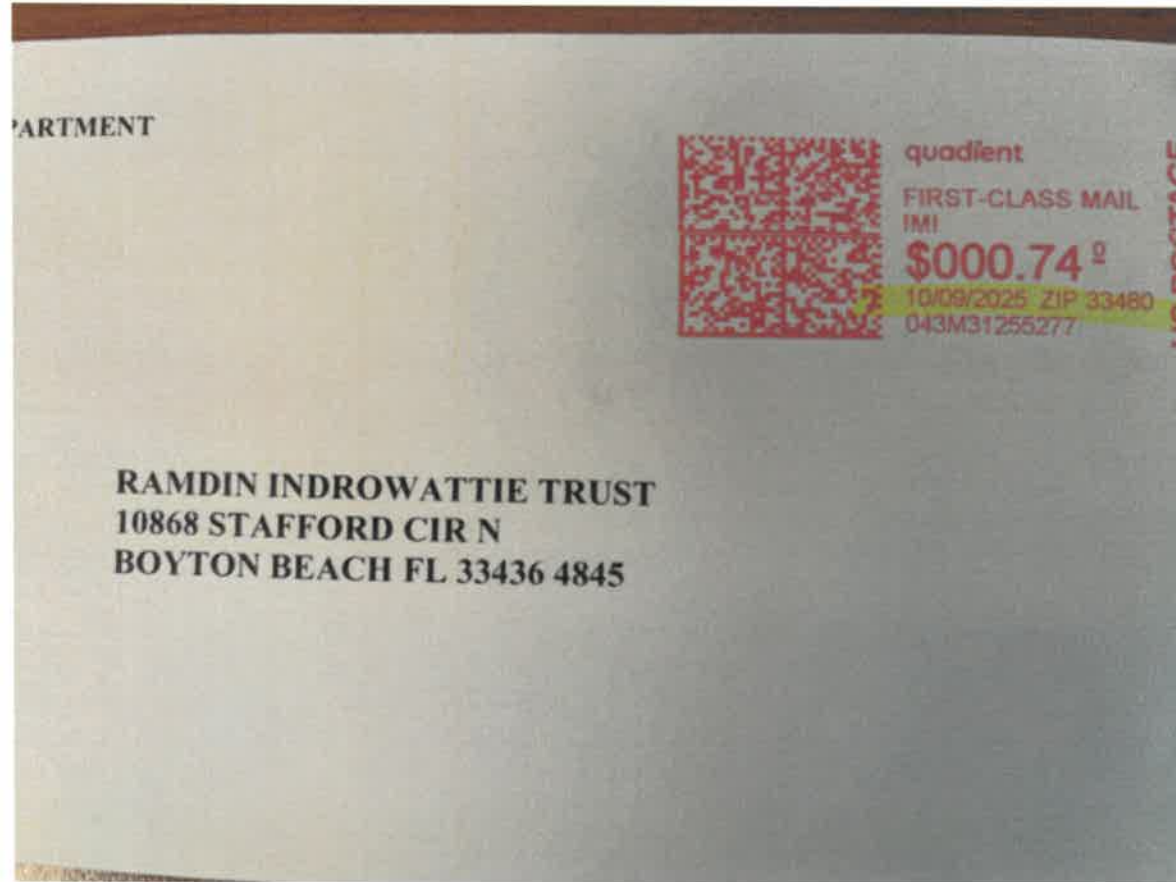
Respectfully,
561 801 9152
561 584 8200ext.8521
dumutia@pspf.org
David Dumutia
Palm Springs Police Department
Code Enforcement Officer

Professionalism · Respect · Integrity · Duty · Excellence



Postmark highlighted
with date

10-9-2025





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

UNITED STATES POSTAL SERVICE
CERTIFIED MAIL



9489 0178 9820 3046 8361 88

Label 890-ODT, March 2023

quadiant
 FIRST-CLASS MAIL
 IMI
\$008.86⁹
 10/27/2025 ZIP 334
 043M31255277

RADMIN INDROWATTIE TRUST
 10868 STAFFORD CIRCLE N
 BOYTON BEACH FL 33436 4845

89 cent



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



quadiant
 FIRST-CLASS MAIL
 IMI
\$000.74⁹
 10/27/2025 ZIP 334
 043M31255277

RADMIN INDROWATTIE TRUST
 10868 STAFFORD CIRCLE N
 BOYTON BEACH FL 33436 4845

Property Detail

Location Address : 2585 HAYDEN DR
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-20-09-000-0070
Subdivision : MANGO HGTS UNREC ON
Official Records Book/Page : 35054 / 1861
Sale Date : 06/09/2023
Legal Description : MANGO HEIGHTS UNREC LT 7 & N 1/2 OF HAYDEN DR LYG SLY THEREOF & ADJ THERETO

Owner Information**Owner(s)**

RAMDIN INDROWATTIE TRUST

Mailing Address

10868 STAFFORD CIR N
 BOYNTON BEACH FL 33436 4845

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/09/2023	\$10	35054 / 01861	QUIT CLAIM	RAMDIN INDROWATTIE TRUST
11/23/2016	\$10	28739 / 01940	QUIT CLAIM	RAMDIN INDROWATTIE
03/01/1990	\$108,800	06406 / 00535	WARRANTY DEED	MARCELO GLICERIO P &
04/01/1982	\$94,000	03718 / 00931	WARRANTY DEED	
01/01/1979	\$65,500	03007 / 01548		
01/01/1974	\$56,500	02366 / 00937	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$238,829	\$221,681	\$180,403	\$143,896	\$105,702
Land Value	\$158,380	\$164,979	\$187,244	\$190,786	\$108,625
Total Market Value	\$397,209	\$386,660	\$367,647	\$334,682	\$214,327

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$313,797	\$285,270	\$259,336	\$235,760	\$214,327
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$313,797	\$285,270	\$259,336	\$235,760	\$214,327

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$6,618	\$6,183	\$5,780	\$5,366	\$4,412
NON AD VALOREM	\$961	\$934	\$923	\$870	\$765
TOTAL TAX	\$7,579	\$7,116	\$6,703	\$6,236	\$5,177

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

Account Information

Property Control Number:

70-43-44-20-09-000-0070

Mailing Address:10868 STAFFORD CIR N
Boynton Beach, FL 33436-4845**Owner of Record:**

RAMDIN INDROWATTIE TRUST

Property Type:

Real Property

Property Address:2585 HAYDEN DR
PALM SPRINGS, FL 33461**Second Owner:****Status:** Active**Legal Description:**MANGO HEIGHTS UNREC LT 7 & N 1/2 OF
HAYDEN DR LYG SLY THEREOF & ADJ
THERETO

Last updated: 10/10/2025 01:16:04 AM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.

Delinquent Property Tax cannot be paid online.

Visit our Payment Options page to [view delinquent tax payment options](#).Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

Tax Bills

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

Total Payable: \$0.00

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$6,831.73	11/27/24	-\$6,831.73	● Paid
	Net Tax: \$7,116.38			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$284.65			
4/1/24	<input type="checkbox"/> \$6,434.58	11/28/23	-\$6,434.58	● Paid
	Net Tax: \$6,702.69			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$268.11			
3/31/23	<input type="checkbox"/> \$5,986.27	11/29/22	-\$5,986.27	● Paid
	Net Tax: \$6,235.71			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$249.44			



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-89

VILLAGE OF PALM SPRINGS, FLORIDA

Petitioner,

Ramdin Indrowattie Trust

2585 Hayden Drive

Palm Springs, FL 33461

MAILING ADDRESS:

10868 Stafford Circle North

Boynton Beach, FL 33436 4845

Respondent(s).

ORDER FINDING VIOLATION

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

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

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

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

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

Section 10-8: Property - All Exterior Property, accessory structures, sidewalks, driveways, and maintained

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

Address: 2585 Hayden Drive

Legal Description: MANGO HEIGHTS UNREC LT 7 & N 1/2 OF HAYDEN DR LYG SLY
THEREOF & ADJ THERETO

PCN: 70-43-44-20-09-000-0070

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 19TH day of NOVEMBER 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 30-141:** Overgrowth - Excessive growth of weeds and vegetation
 - Section 30-143:** Nuisance - Removal of rubbish, stagnant water, weeds, and overgrowth required
 - Section 34-1381:** Nuisance - Nuisance materials stored outside are visible to neighbors
 - Section 34-1327:** Driveways - Driveways and parking, failure to maintain
 - Section 10-8: Property** - All Exterior Property, accessory structures, sidewalks, driveways, and maintained
 - Section 14-32:** Rental - Permits required for Residential Rental Units
- Respondent was in violation of the following Village of Palm Springs Code of 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 34-1381:** Nuisance - Nuisance materials stored outside are visible to neighbors
 - Section 34-1327:** Driveways - Driveways and parking, failure to maintain
 - Section 10-8: Property** - All Exterior Property, accessory structures, sidewalks, driveways, and maintained
 - Section 14-32:** Rental - Permits required for Residential Rental Units

ORDER

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

- Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **DECEMBER 1, 2025.**
- Administrative costs of \$182.35
 - Citation fine of \$ N/A
 - Re-inspection fee of \$ N/A
- D 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 **DECEMBER 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 complying. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **DECEMBER 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 David Urrutia at (561) 584-8300 Ext. 8522 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 19th DAY OF NOVEMBER 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:

[10868 Stafford Circle North](#)
[Boynton Beach, FL 33436](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-01096 case 2025-90

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
CACAPAVA GUILHERME & CACAPAVA TRISTA N MCKINNEY
4175 DALE RD
PALM SPRINGS, FL 33406

Respondent.

9489 0178 9820 3046 8361 71

PCN: 70424413050030420

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 October 22, 2025, the CACAPAVA GUILHERME & CACAPAVA TRISTA N MCKINNEY, owners of the property at 4175 DALE Rd, Palm Springs, FL 33406 is in violation of local ordinances.

Section 30-141. Overgrowth - Excessive growth of weeds and vegetation, trim maintenance required every often to maintain clean appearance.

Section 30-143. Nuisance - Removal of rubbish, weeds and overgrowth required, pick up and clean up around exterior

Section 34-914. Parking - Parking in residential land use districts, use driveway or city swale

Section 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors, please pick up around parcel.

Section 10-31. FBC 105.1 - Failure to obtain a required Building Permit; FBC 105.1, please apply for permit.

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

Section 10-8. Property - All Exterior Property, accessory structures, sidewalks, driveways, to be maintained.

Section 14-32. Rental - Permits required for Residential Rental Units. Apply for rental license

These violations must be corrected on or before [November 18 2025], failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane,

Palm Springs, FL, 33461 on **November 19th 2025** at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

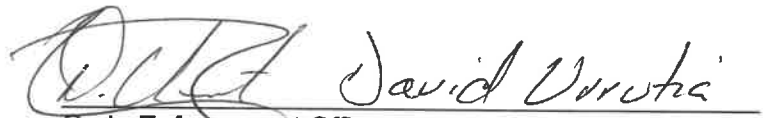
YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

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

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

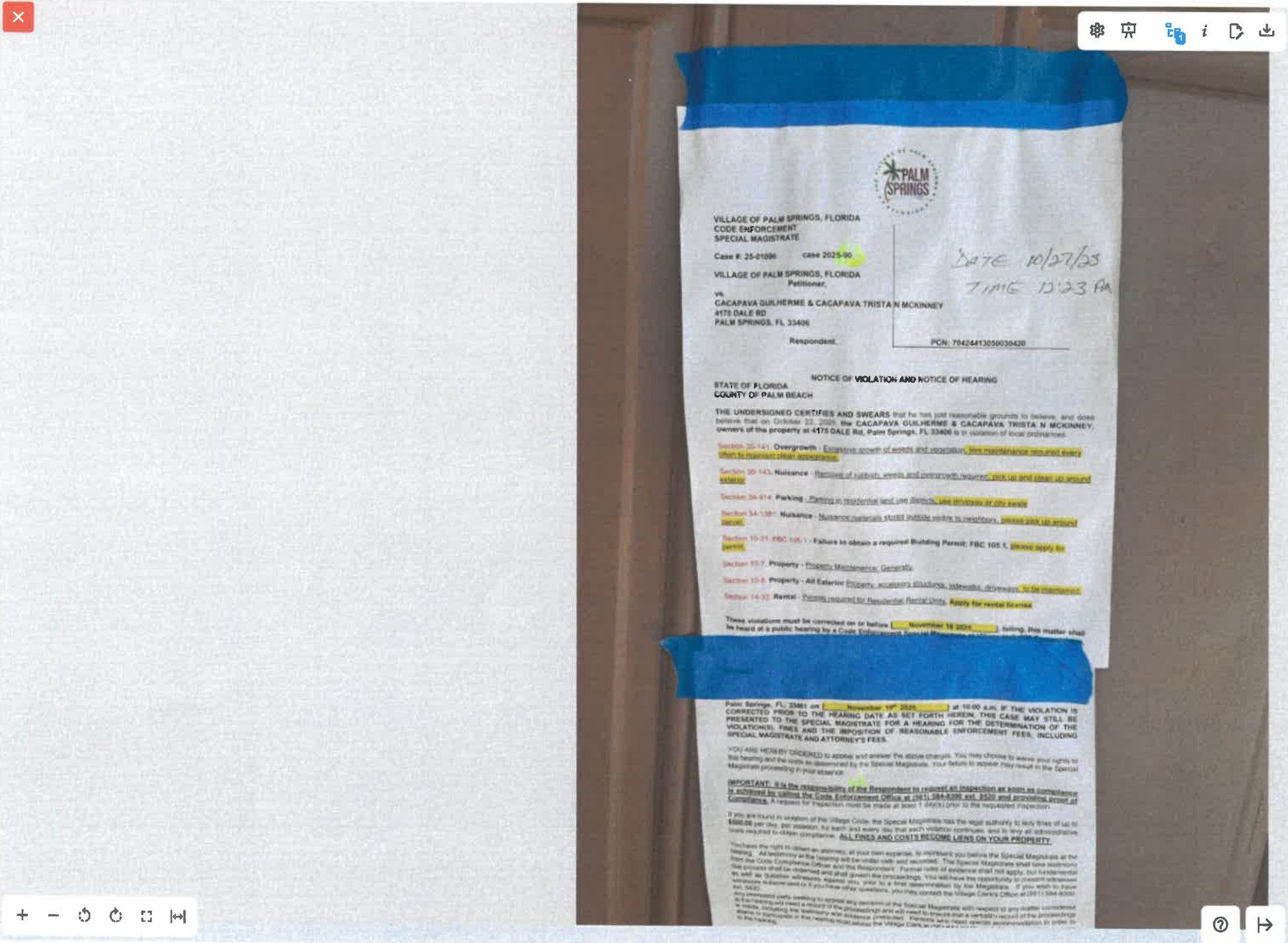
You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of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

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


Code Enforcement Officer

561-801-9162 561-584-8200 ext. 8521

October 22, 2025
Date Issued





VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 – 90 25-01096

CACAPAVA GUILHERME & CACAPAVA TRISTA MCKINNEY
4175 DALE RD
PALM SPRINGS FL 33461

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 27TH Day of OCTOBER 2025 at 12:23 PM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), CACAPAVA GUILHERME & CACAPAVA TRISTA N MCKINNEY, at 4175 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.

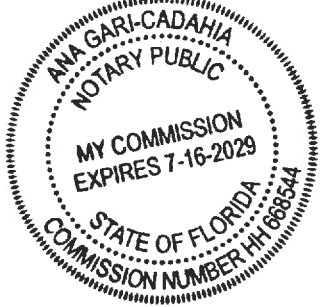
By: [Signature]
Code Enforcement Officer

Date: October 28th 2025

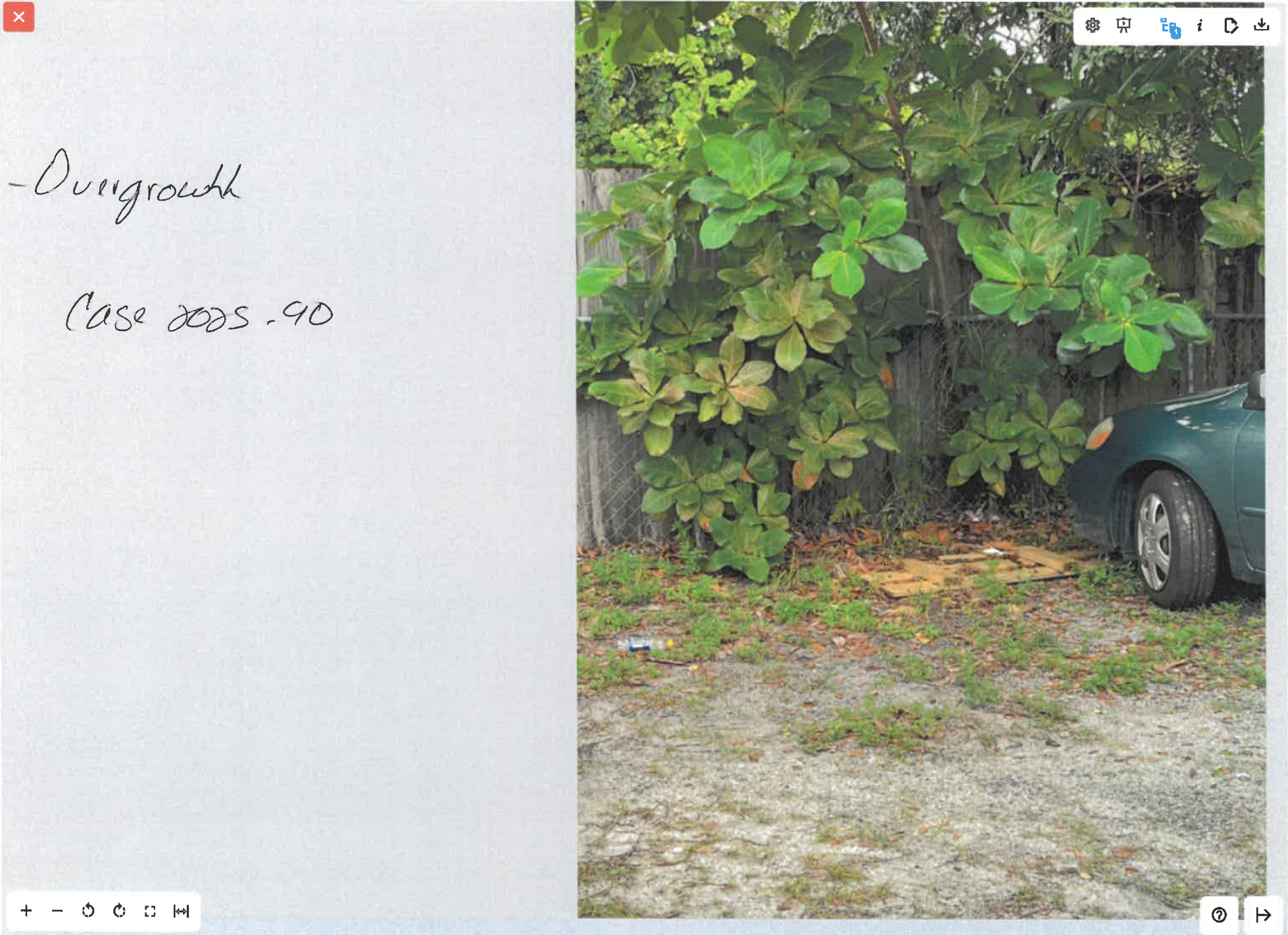
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 28 day of October, 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)



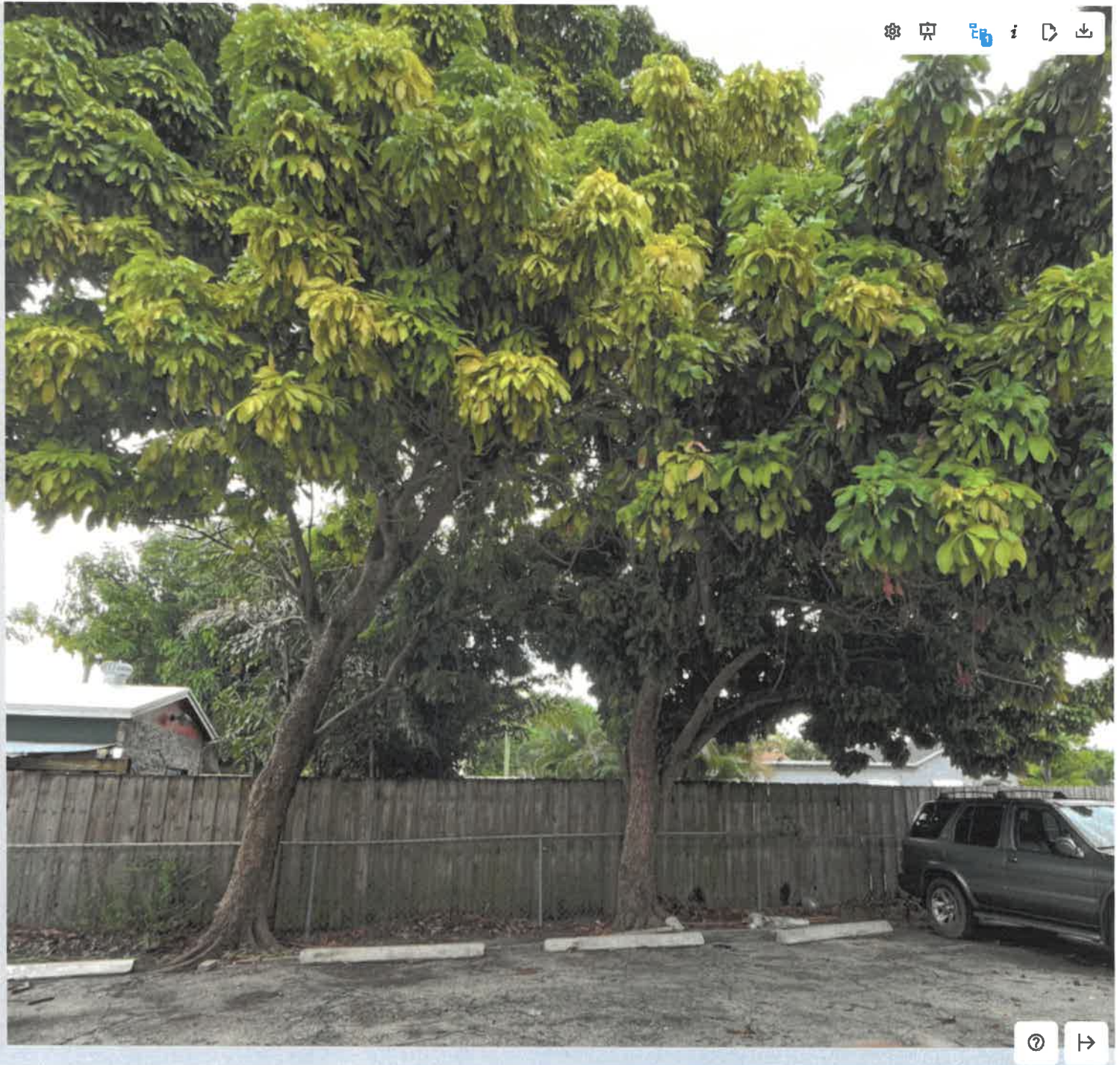
NOTARY PUBLIC, State of Florida



✕

Trees can use
a trimming.

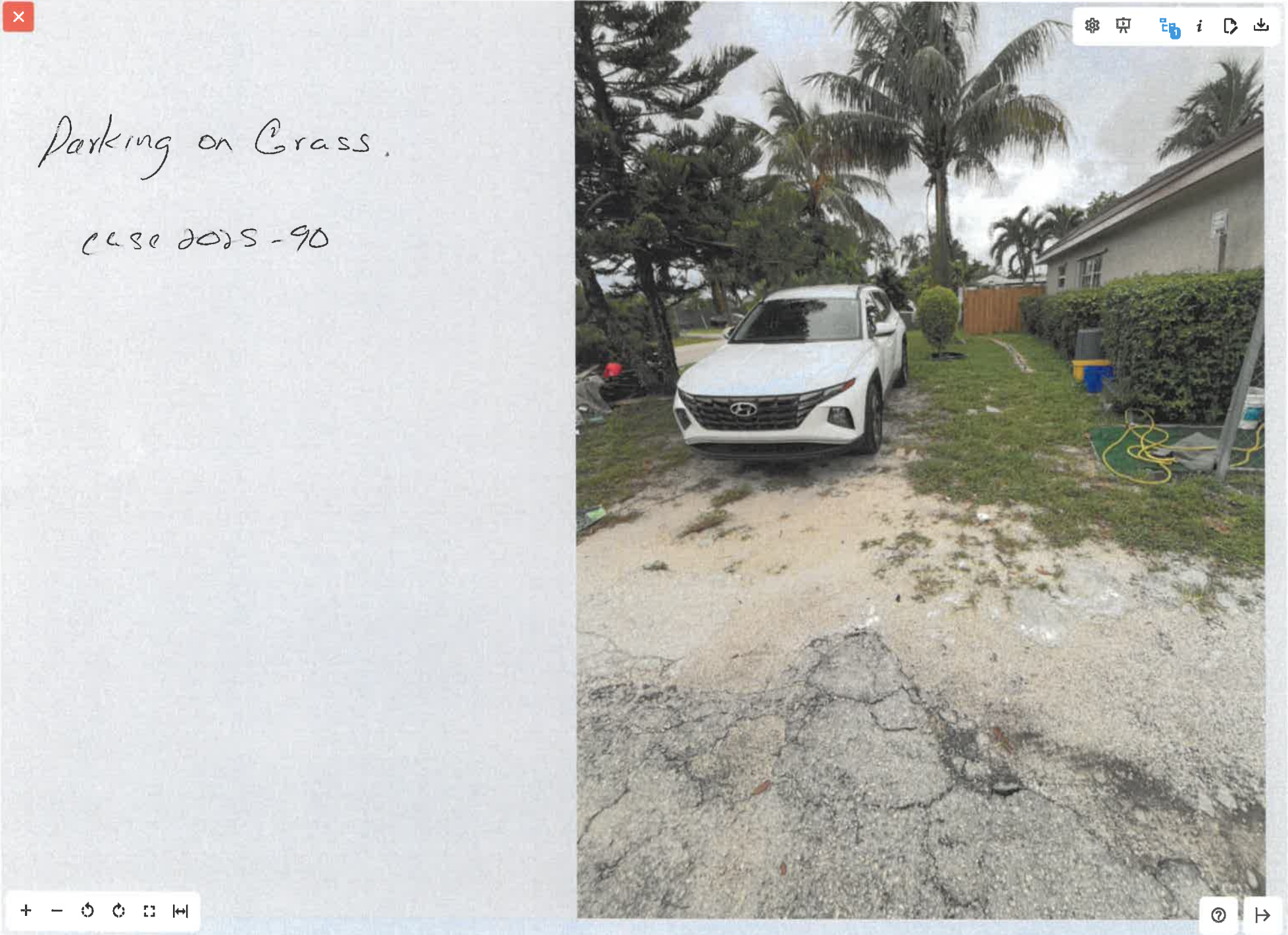
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I 11 legally parked cars
on grass.

COSE 2025-90



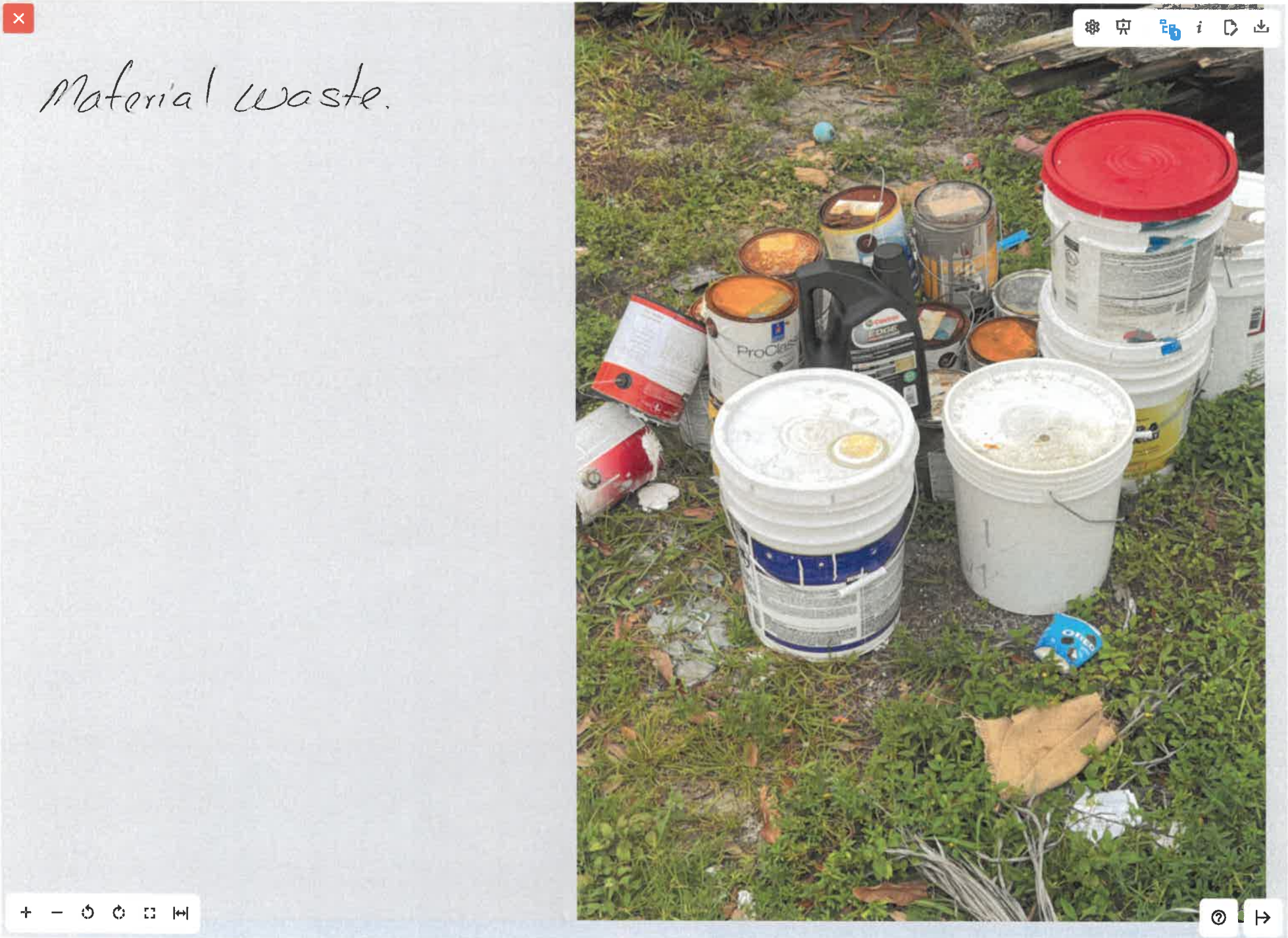




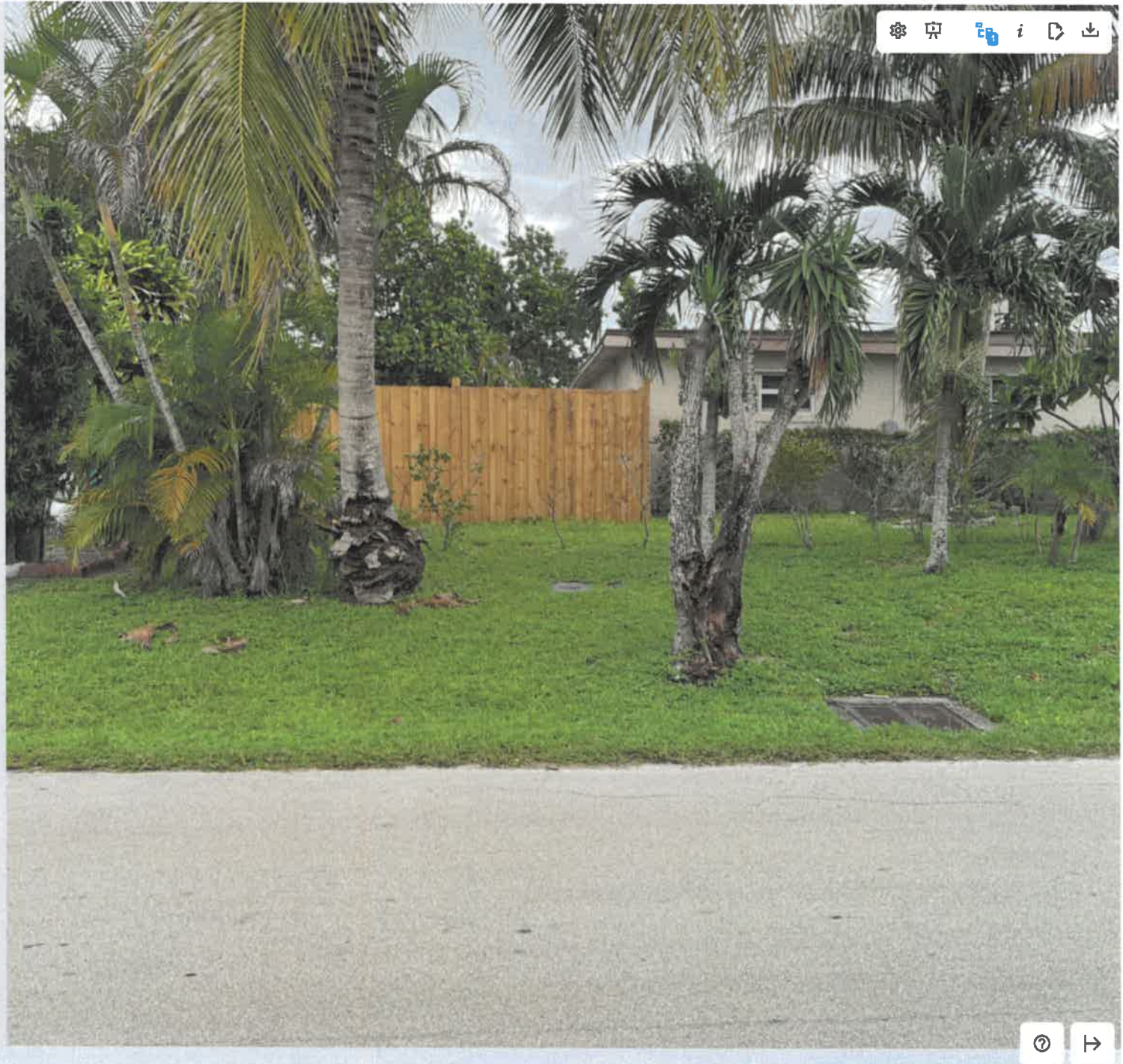
Displaying trash and debris from construction. has been on curb for whole month of September.

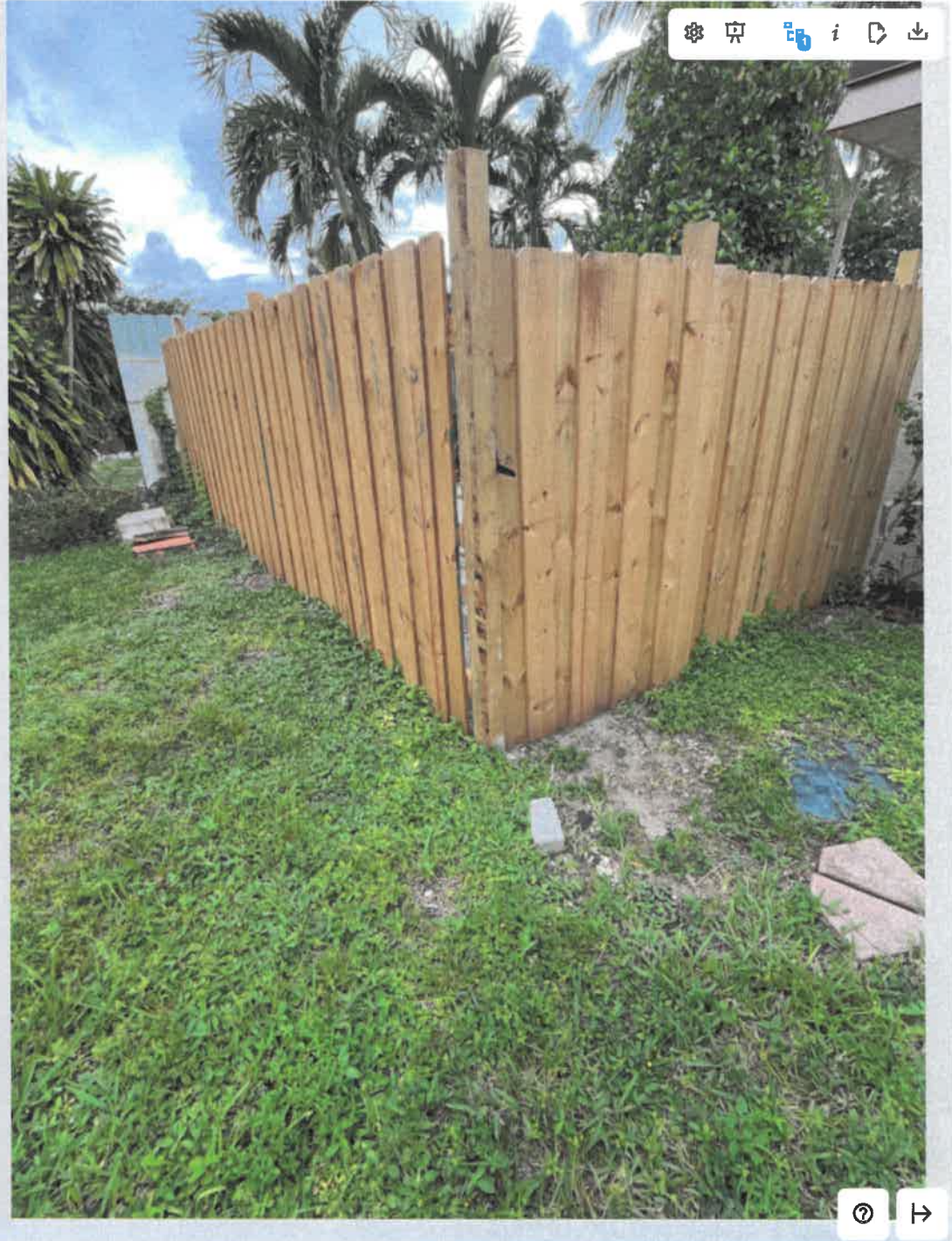
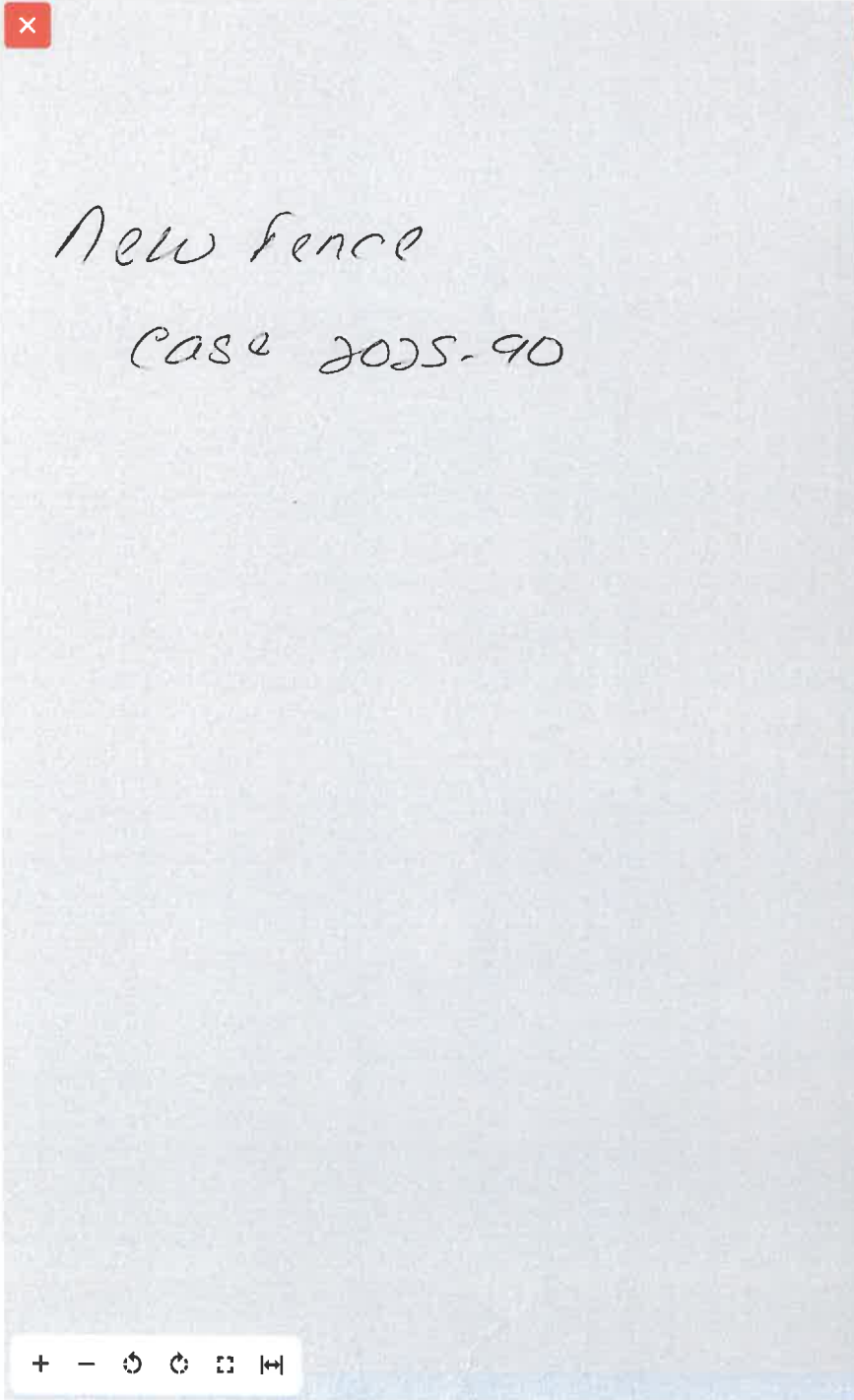


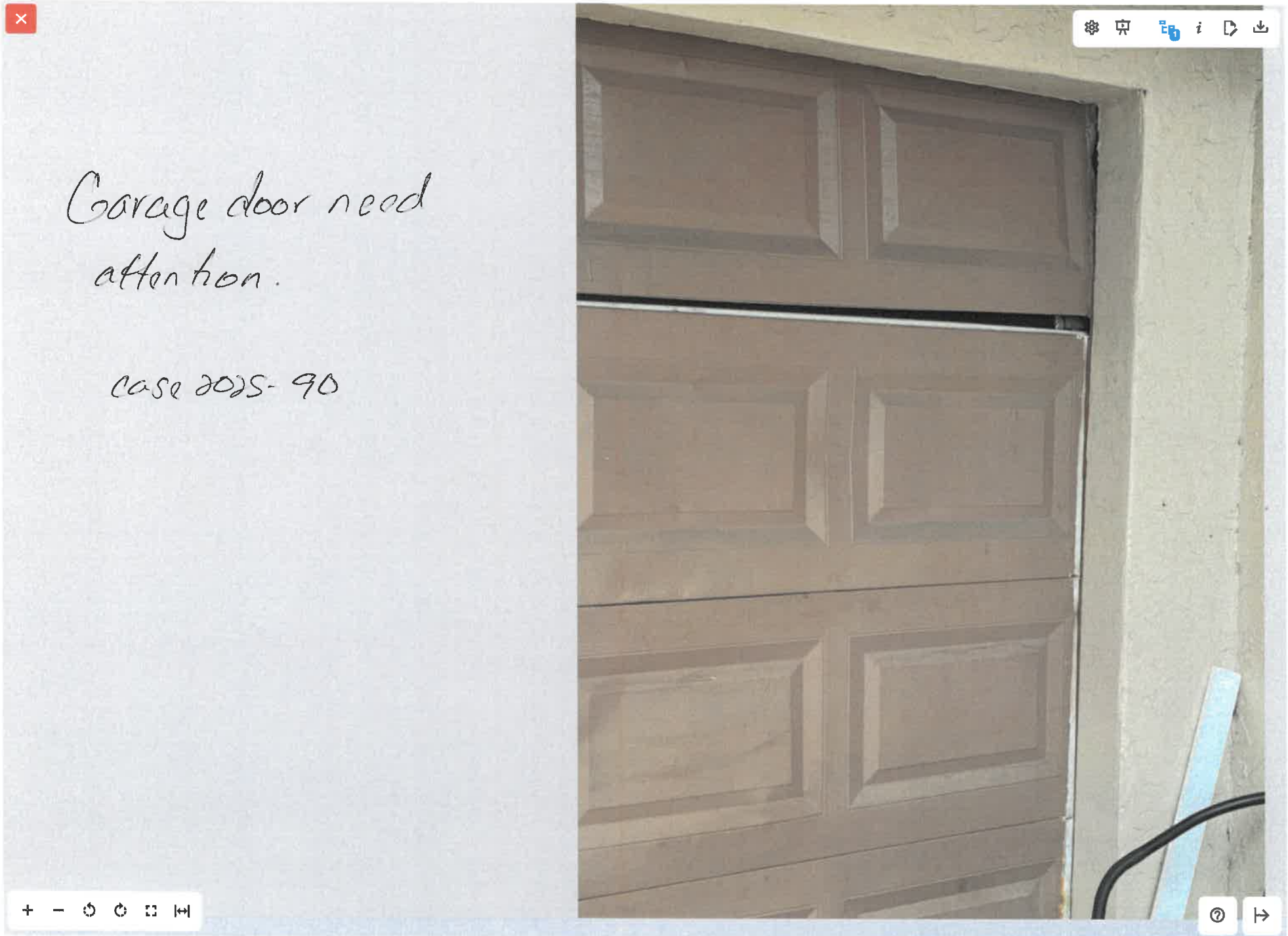




Street view of
New Fence.
10-10
Case 2025-90





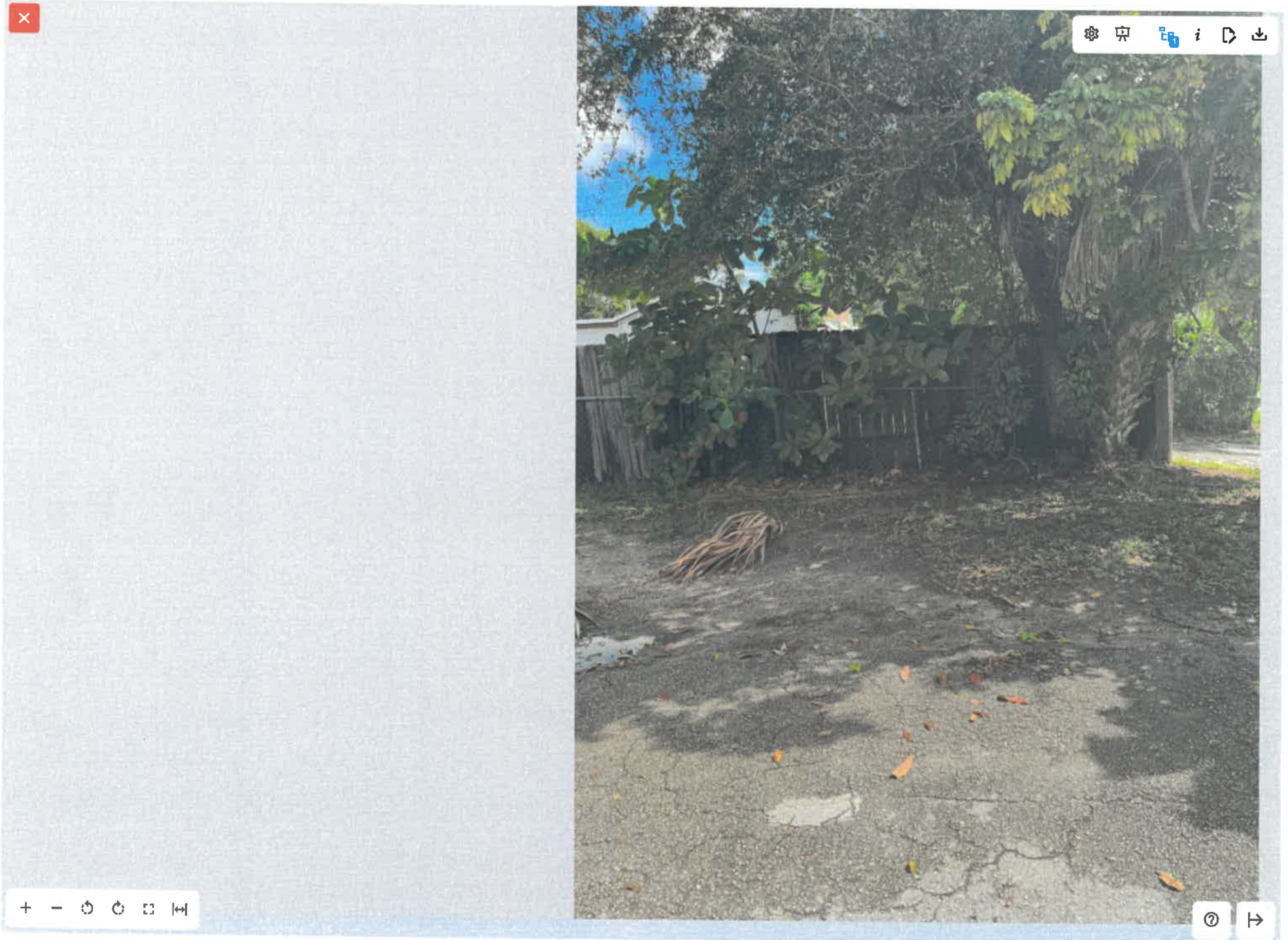


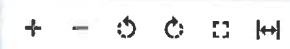
Entrance to Parking lot.
Big patches, pot holes throughout
parking lot. need attention.

CASE 2025-90



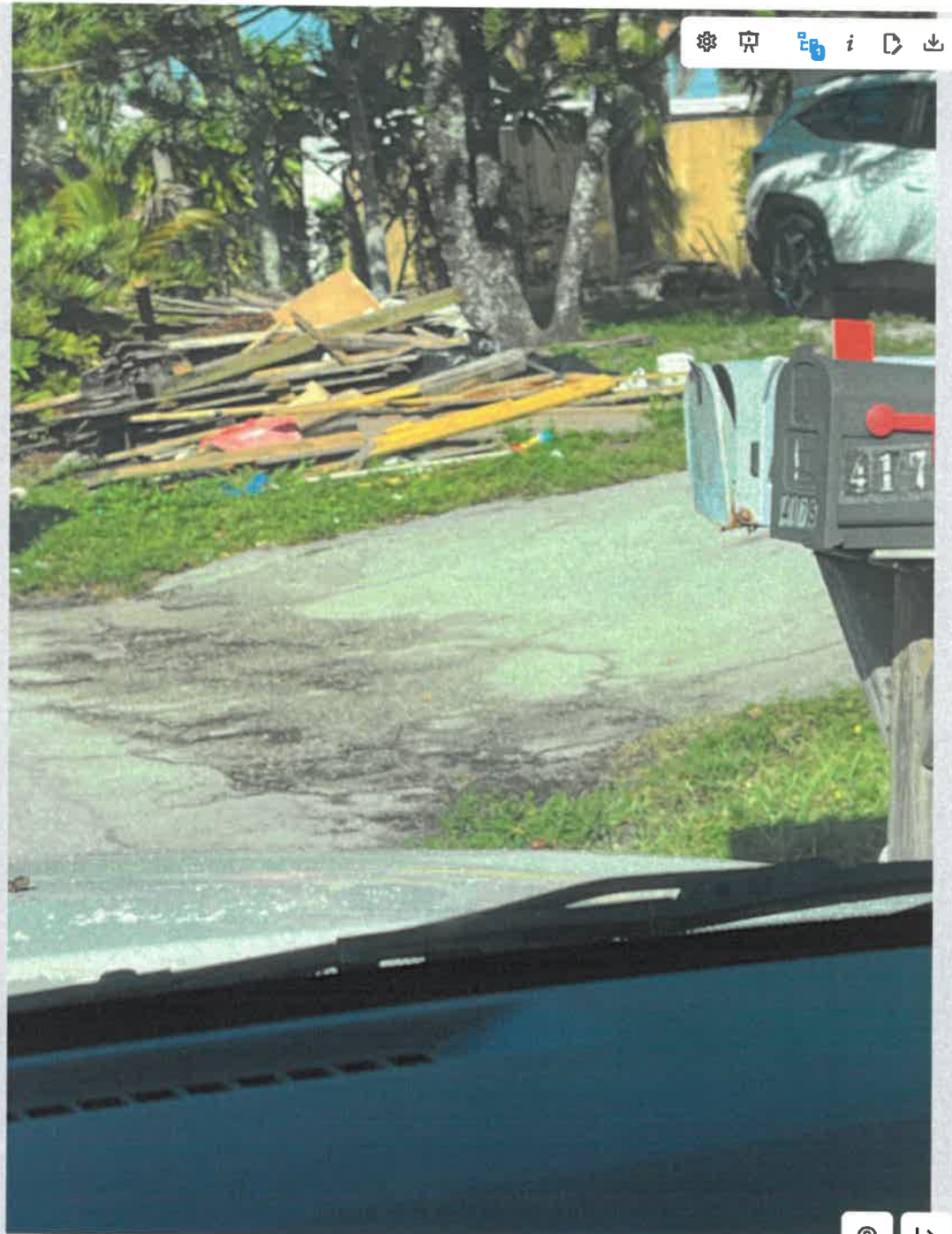








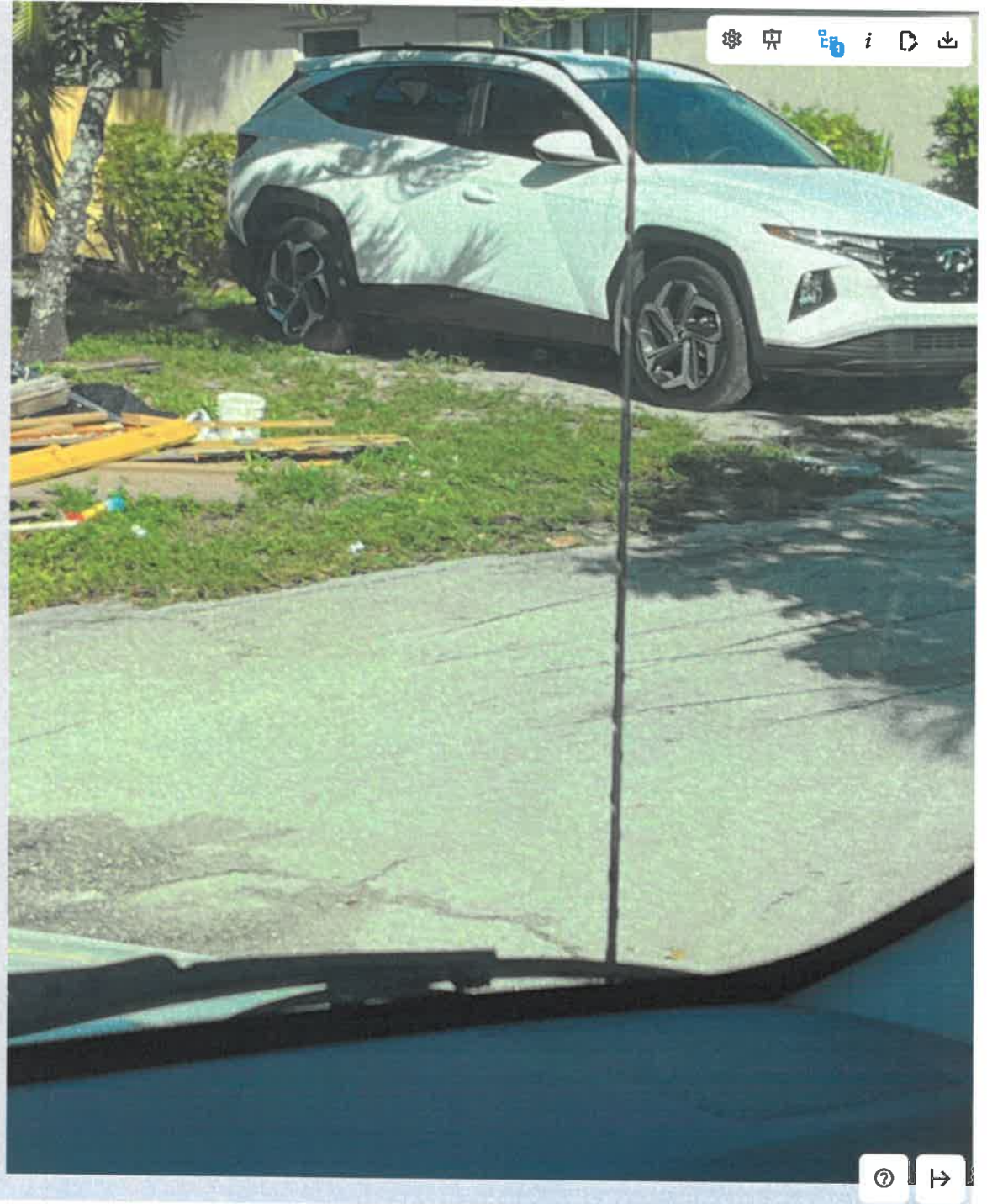
Debris and CRASH.



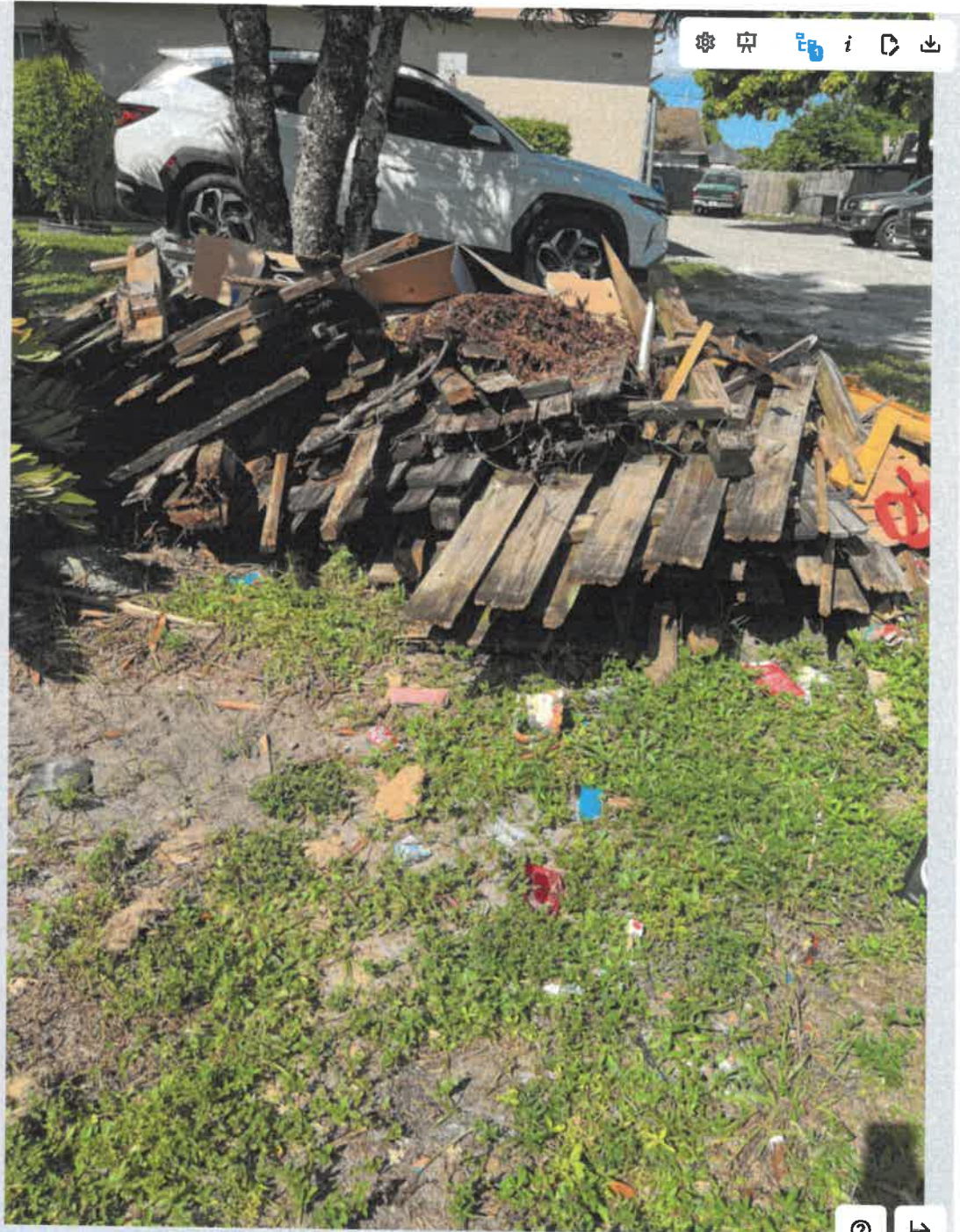


Car parked on Residential
land with plenty empty spaces
in lot.

Case 2025-90



Old Fence Pile has been
at curve for 3 weeks now.
CASE 2023-90



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

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

(Code 1994, § 26-86)

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

Sec. 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. 34-914. - Parking in single-family residential land use districts; use of portable storage containers and roll-off dumpsters in all zoning districts.

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

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

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

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

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

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

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

(Code 1994, § 30-956)

Sec 10-31

**SECTION 105
PERMITS**

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

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

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

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

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

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

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

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. 14-32. - Regulatory fee; application.

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

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

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

CASE PRESENTATION
CASE No. CASE 2025-90

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 **4175 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 **Cacapava Guilherme & Cacapava Trista N Mckinney**
 5. pursuant to personal observations, there are violations of ordinances within the property including:
 - 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 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors**
 - Section 10-31. FBC 105.1 - Failure to obtain a required Building Permit; FBC 105.1**
 - Section 10-7. Property - Property Maintenance; Generally,**
 - Section 10-8. Property - All Exterior Property, accessory structures, pools, sidewalks, driveways, maintained.**
 - Section 14-32. Rental - Permits required for Residential Rental Units**
6. On **OCTOBER 10TH 2025**, I posted a courtesy code violation notice for the violations observed while conducting the investigation at property on **Dale Rd** and mailed the same letter for homeowners at address of **7746 Hemlock Seed Dr Wesley Chapel Florida with zip code 33545 5318** found on Palm Beach Property Appraiser website.
7. After **THE INITIAL POSTING BACK ON** the 10 of October I did continue patrolling the property from time to time to check and see if any work or maintenance was being done yet, I didn't see any and had not heard back from anyone about property, I did hear a very distorted voice message that I could not gather a phone number from, other than that no other efforts were made to communicate, I always provide three methods of communication with all my postings 2 sets of phone numbers and an email address for communication purposes , so on
8. **October 27th, 2025, at exactly 12:23pm** a notice of violation notice of hearing was posted at property on **Dale Rd**, also the same posting was sent via U.S. postal service by way of certified mail and regular post, 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 **December 1st, 2025**. If not in compliance **by December 1st, 2025, a \$100** per day per violation fine shall commence.

CASE No. 2025-90

CASE FILED
CASE NO. 2025-90

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 **December 1st, 2025.**

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



PALM SPRINGS POLICE DEPARTMENT

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

October 10, 2025

**CACAPAVA GUILHERME & CACAPAVA TRISTAN MCKINNEY
4175 DALE RD
PALM SPRINGS, FL 33406**

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 4175 DALE Rd, Palm Springs, FL 33406.

PCN: 70424413050030420

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

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

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

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

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

Compliance Date: 10-24-2025

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.

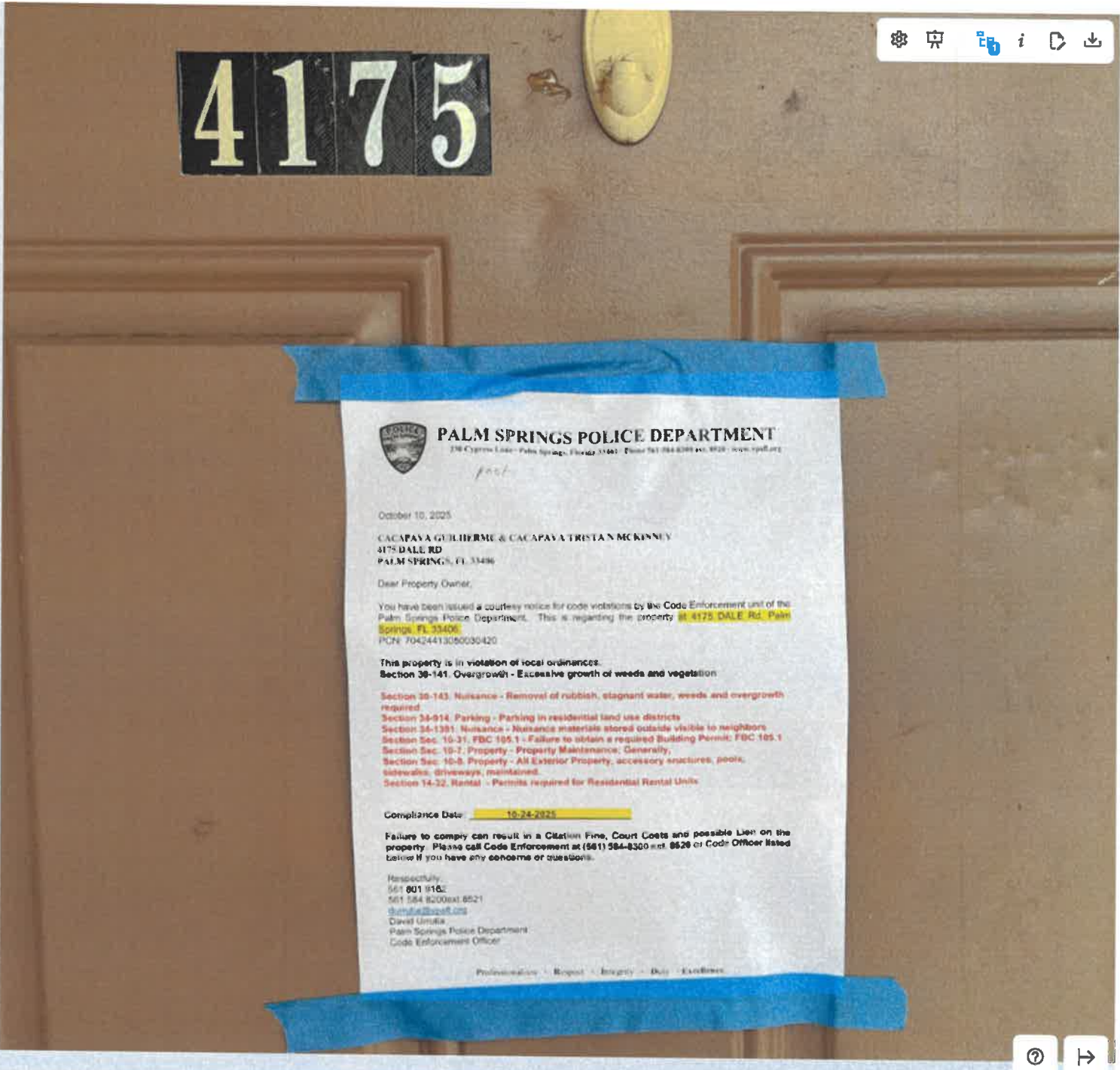
Respectfully,
561 801 9162
561 584 8200ext.8521
durrutia@vpsfl.org

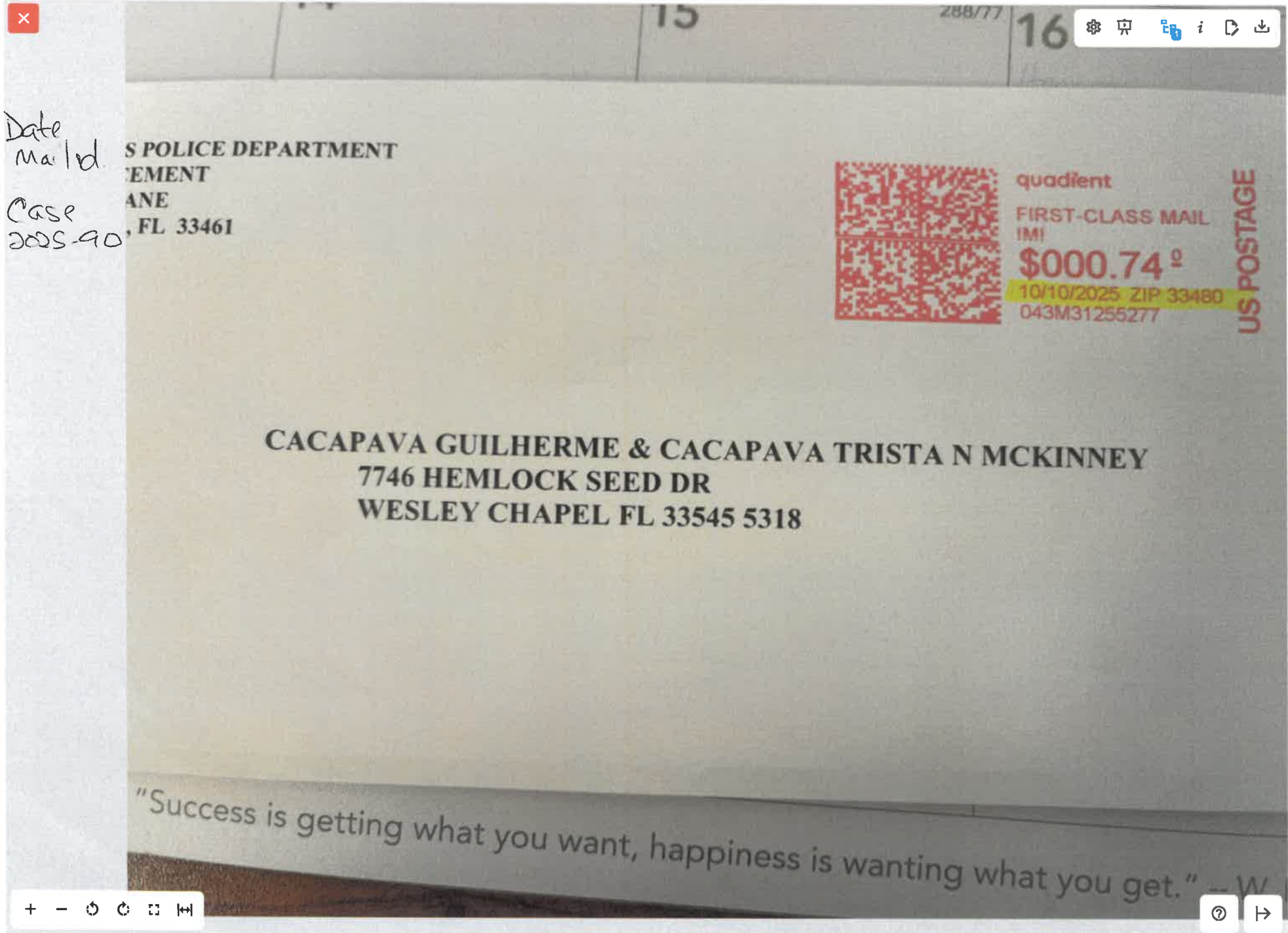
David Urrutia
Palm Springs Police Department
Code Enforcement Officer

✕

Posting with
address showing
CASE 2025-90

+ - ↺ ↻ ⌂ 📏







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



quodient
FIRST-CLASS MAIL
IM1
\$000.74⁰⁰
10/27/2025 ZIP 33480
043M31256277
US POSTAGE

CACAPAVA GUILHERME & CACAPAVA TRISTA N MCKINNEY
7746 HEMLOCK SEED DR
WESLEY CHAPEL FL 33545 5318

90 Rg.



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

PLACE STICKER AT TOP OF ENVELOPE TO TAKE FULL ADVANTAGE OF THE NETWORK ADDRESS CORRECTION SERVICE
UNITED STATES
POSTAL SERVICE
CERTIFIED MAIL



9489 0178 9820 3046 8361 71

Label 808-DOT, March 2023



quodient
FIRST-CLASS MAIL
IM1
\$008.86⁰⁰
10/27/2025 ZIP 33480
043M31255277
US POSTAGE

CACAPAVA GUILHERME & CACAPAVA TRISTA N MCKINNEY
7746 HEMLOCK SEED DR
WESLEY CHAPEL FL 33545 5318



Property Detail

Location Address : 4175 DALE RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-13-05-003-0420
Subdivision : MILITARY HILL IN
Official Records Book/Page : 32085 / 1665
Sale Date : 01/04/2021
Legal Description : MILITARY HILL LTS 42 & 43 BLK C

Owner Information**Owner(s)**

CACAPAVA GUILHERME &
CACAPAVA TRISTA N MCKINNEY

Mailing Address

7746 HEMLOCK SEED DR
WESLEY CHAPEL FL 33545 5318

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/04/2021	\$397,500	32085 / 01665	WARRANTY DEED	CACAPAVA GUILHERME &
09/15/2016	\$90,526	28583 / 00535	QUIT CLAIM	RUIZ GABRIEL &
03/01/2008	\$10	22642 / 00782	QUIT CLAIM	RUIZ GABRIEL
12/14/2004	\$10	17885 / 00215	QUIT CLAIM	RUIZ GABRIEL
06/01/1999	\$69,000	11227 / 00801	WARRANTY DEED	
09/01/1993	\$68,000	07906 / 00053	WARRANTY DEED	
01/01/1980	\$118,000	03363 / 00533		
01/01/1975	\$69,000	02424 / 00782	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$370,699	\$349,888	\$284,150	\$233,450	\$168,717
Land Value	\$180,280	\$187,791	\$212,302	\$213,562	\$123,225
Total Market Value	\$550,979	\$537,679	\$496,452	\$447,012	\$291,942

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$550,979	\$537,679	\$491,713	\$447,012	\$273,684
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$550,979	\$537,679	\$491,713	\$447,012	\$273,684

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$10,695	\$10,447	\$9,664	\$8,951	\$5,760
NON AD VALOREM	\$961	\$934	\$923	\$870	\$4,775
TOTAL TAX	\$11,655	\$11,380	\$10,587	\$9,821	\$10,535

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

Account Information

Property Control Number:

70-42-44-13-05-003-0420

Mailing Address:30924 PENNY SURF LOOP
Wesley Chapel, FL 33545-4510**Owner of Record:**

CACAPAVA GUILHERME &

Property Type:

Real Property

Property Address:4175 DALE RD
PALM SPRINGS, FL 33406**Second Owner:**

CACAPAVA TRISTA N MCKINNEY

Status: Active**Legal Description:**

MILITARY HILL LTS 42 & 43 BLK C

Last updated: 10/10/2025 01:16:04 AM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.

Delinquent Property Tax cannot be paid online.

Visit our Payment Options page to [view delinquent tax payment options](#).

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

Tax Bills

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

Total Payable: \$0.00

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$10,925.17	11/27/24	-\$10,925.17	● Paid
	Net Tax: \$11,380.39			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$455.22			
4/1/24	<input type="checkbox"/> \$10,163.08	11/28/23	-\$10,163.08	● Paid
	Net Tax: \$10,586.54			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$423.46			
3/31/23	<input type="checkbox"/> \$9,428.08	11/29/22	-\$9,428.08	● Paid
	Net Tax: \$9,820.92			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$392.84			

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT

CODE CASE: 2025-90 25-01096



VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

CACAPAVA GUILHERME & CACAPAVA TRISTAN MCKINNEY
4175 DALE RD
PALM SPRINGS, FL 33461

MAILING ADDRESS:

7746 HEMLOCK SEED DR
WESLEY CHAPEL FL 33545 5318

Respondent(s).

ORDER FINDING VIOLATION

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

- Section 30-141. Overgrowth - Excessive growth of weeds and vegetation
- Section 30-143. Nuisance - Removal of rubbish, stagnant water, weeds and overgrowth required
- Section 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors
- Section 34-1327. Driveways - Driveways and parking, Failure to Maintain
- Section 10-8. Property - All Exterior Property, accessory structures, sidewalks, driveways maintained
- Section 14-32. Rental - Permits required for Residential Rental Units.

Address: 4175 DALE RD
 Legal Description: MILITARY HILL LTS 42 & 43 BLK C
 PCN: 70-42-44-13-05-003-0420

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on **the 19TH day of NOVEMBER 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 30-141. Overgrowth - Excessive growth of weeds and vegetation
- Section 30-143. Nuisance - Removal of rubbish, stagnant water, weeds and overgrowth required
- Section 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors
- Section 34-1327. Driveways - Driveways and parking, Failure to Maintain
- Section 10-8. Property - All Exterior Property, accessory structures, sidewalks, driveways maintained
- Section 14-32. Rental - Permits required for Residential Rental Units.

- Respondent was in violation of the following Village of Palm Springs Code of 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 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors

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

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

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

ORDER

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

- Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **DECEMBER 1ST 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. Respondents must comply with all code violations on or before **DECEMBER 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 complying. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **DECEMBER 1ST 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 judgement for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins. Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561)584-8300 Ext. 8522 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 19TH DAY OF NOVEMBER 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:

7746 HEMLOCK SEED DR
WESLEY CHAPEL FL 33545 5318



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case: 25-00416 CASE 2025- 91

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
DP INVESTMENTS TRUST VIGOYA MERY E TR
2581 GULFSTREAM RD
PALM SPRINGS, FL 33406

Respondent.

9489 0178 9820 3046 8360 65

PCN: 70434418000007650

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 October 15, 2025, the DP INVESTMENTS TRUST VIGOYA MERY E TR, owners of the property at **2581 GULFSTREAM Rd, Palm Springs, FL 33406** 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 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors

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

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

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

These violations must be corrected on or before [11/18/2025], failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [11/19/2025] 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.

Post.


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

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

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

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

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

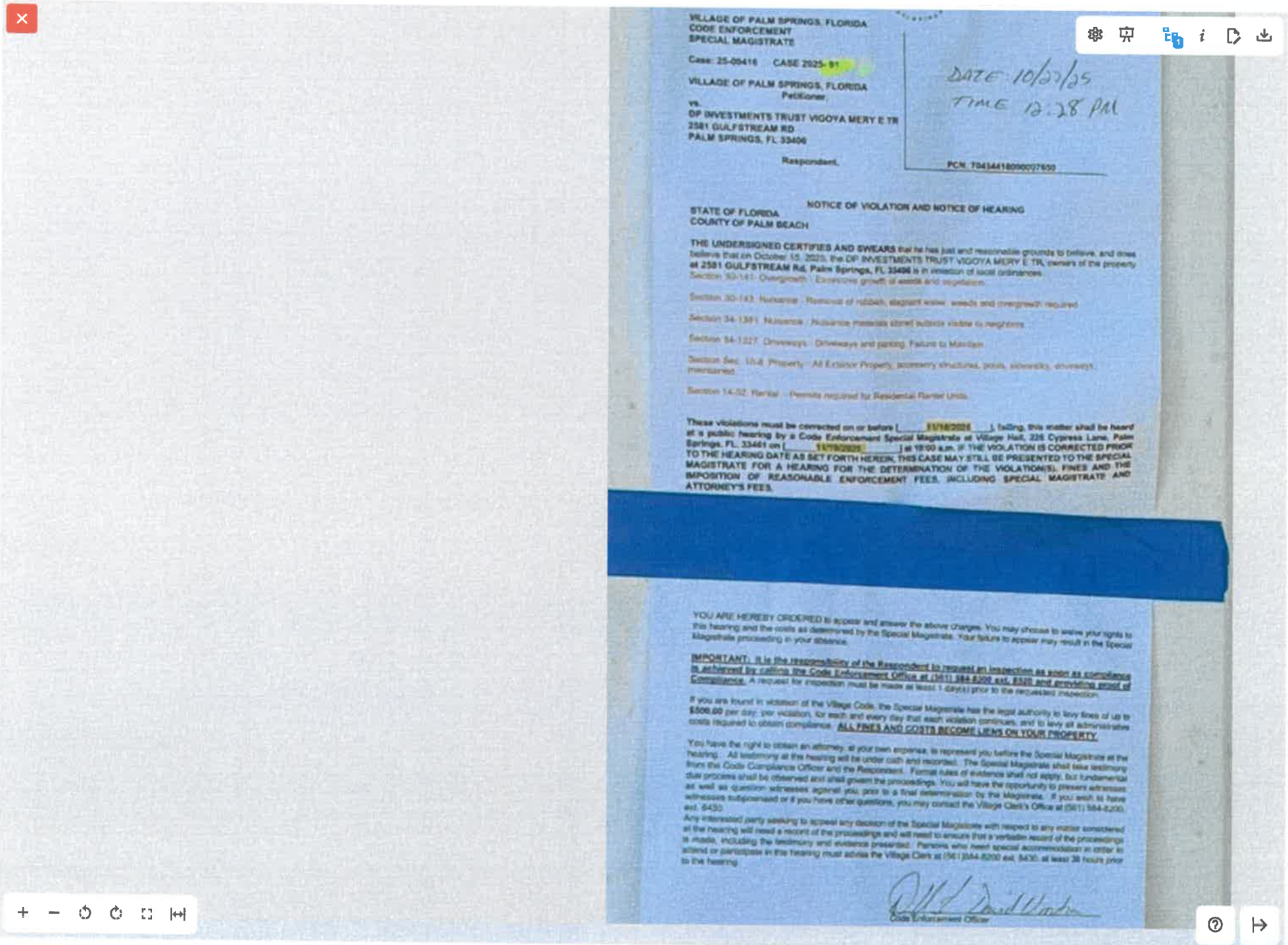

Code Enforcement Officer

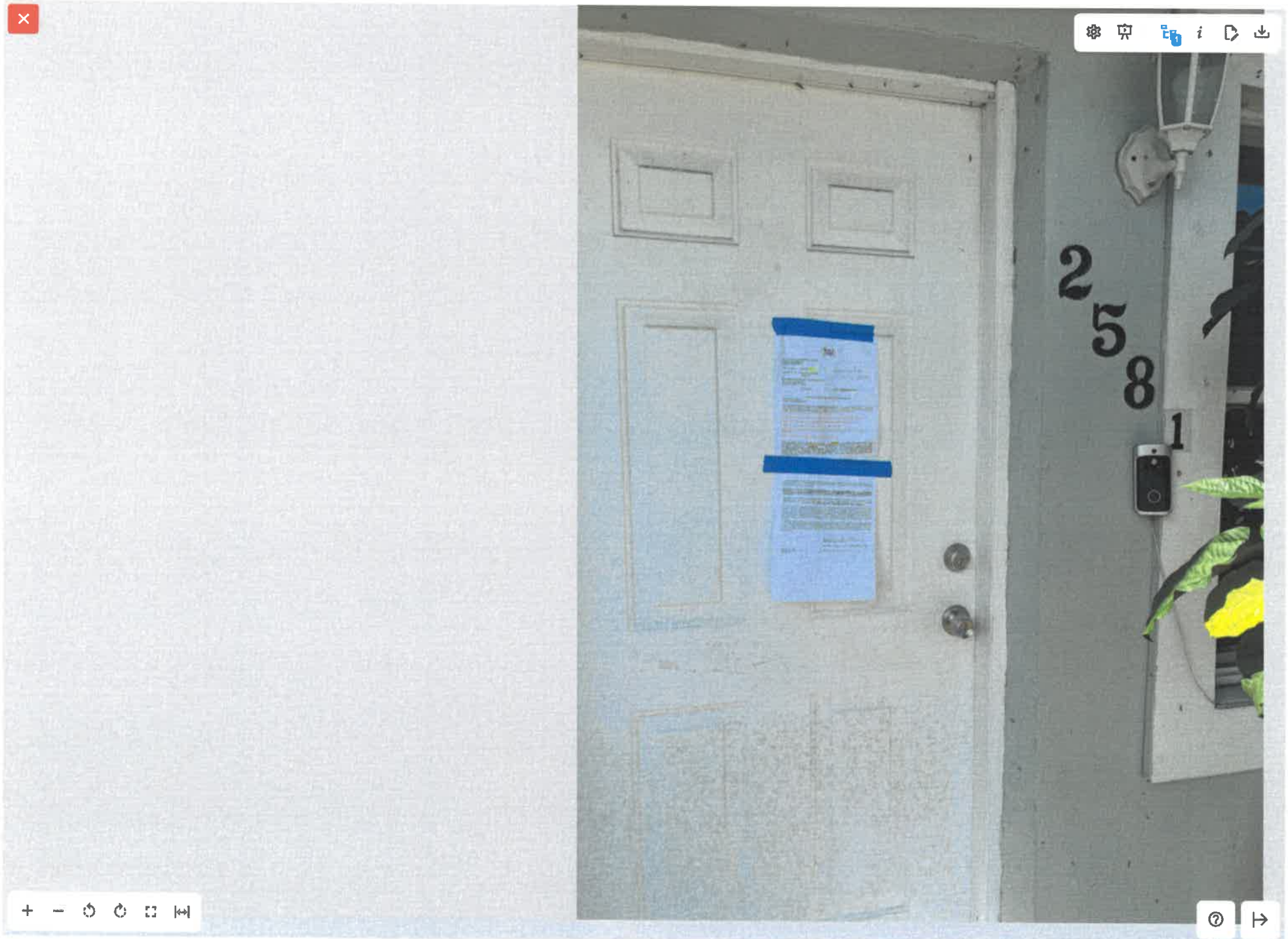
561-584-8200 ext. 8521

561-801-9162

D.Urrutia@VPSfl.org

October 15, 2025
Date Issued





VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 – 91 25-00416

DP INVESTMENTS TRUST VIGOYA MERY E TR
2581 GULFSTREAM RD
PALM SPRINGS FL 33461

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 27TH Day of OCTOBER 2025 at 12:28 PM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), DP INVESTMENTS TRUST VIGOYA MERY E TR at 2581 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.

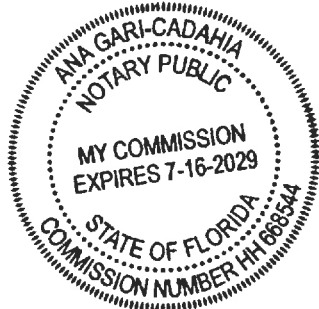
By: David Urrutia
Code Enforcement Officer

Date: October 28th 2015

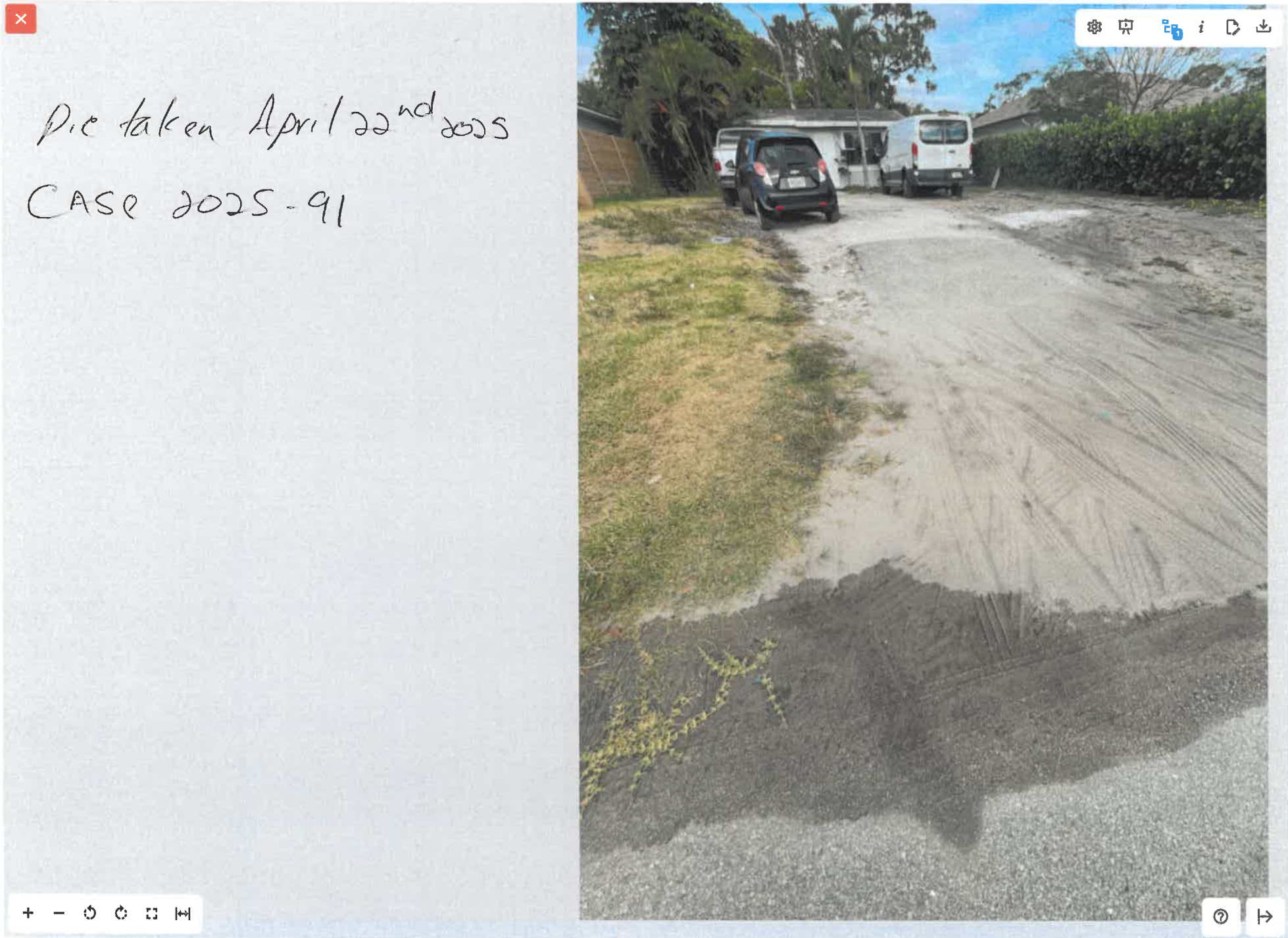
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28 day of October, 2015 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





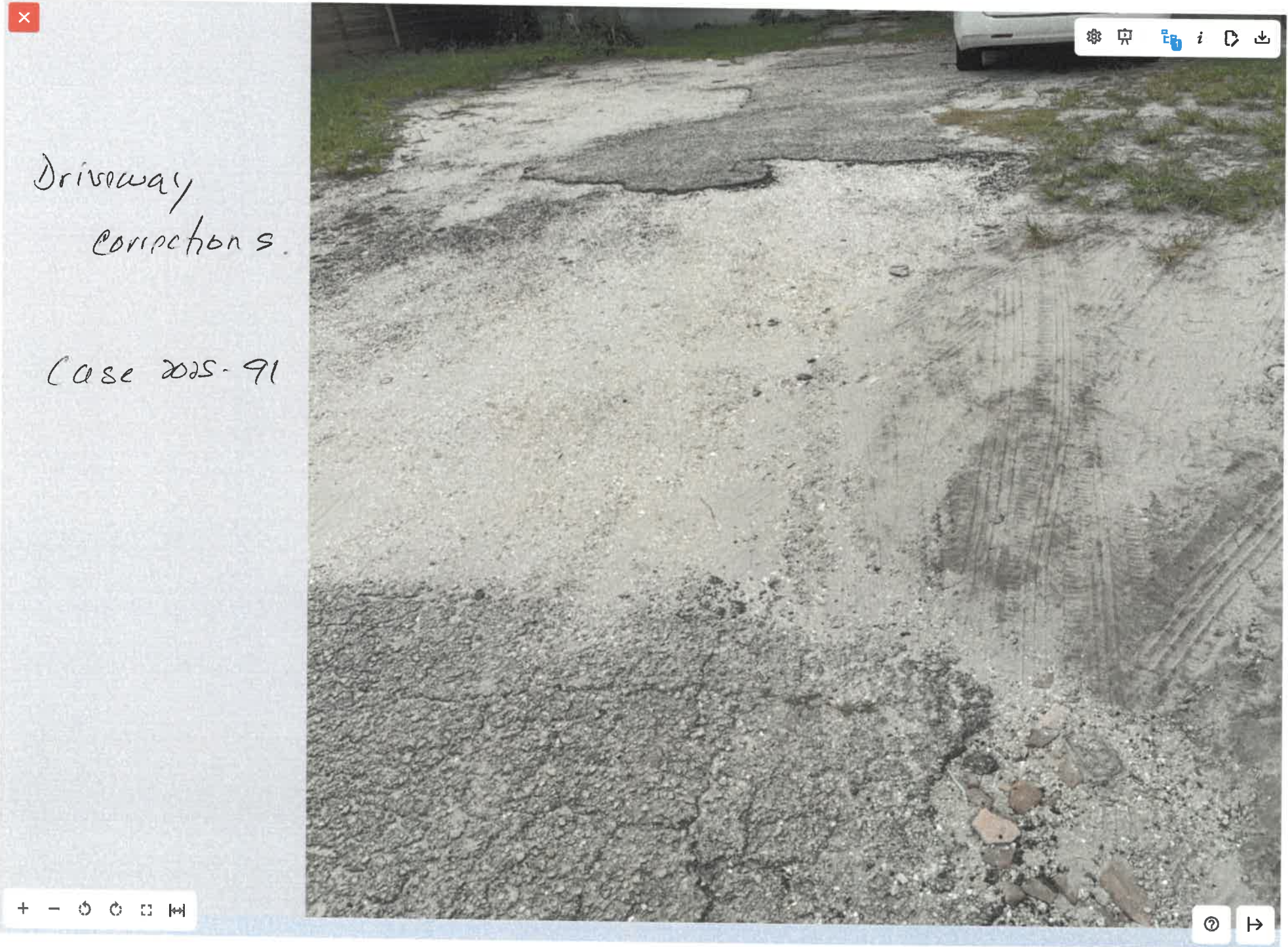




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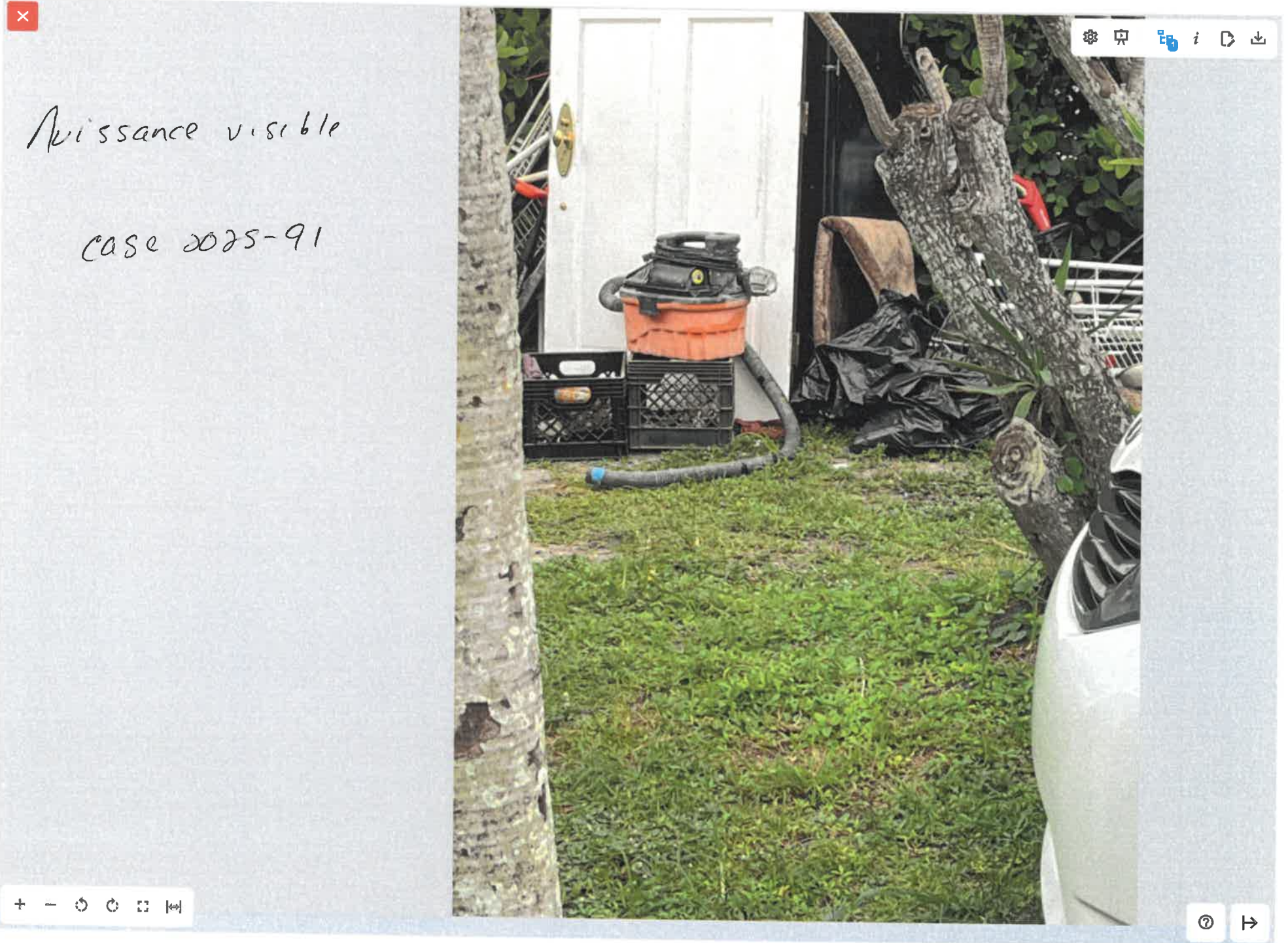
Driveway
corrections.

Case 2025-91



Overgrowth seraping
home.

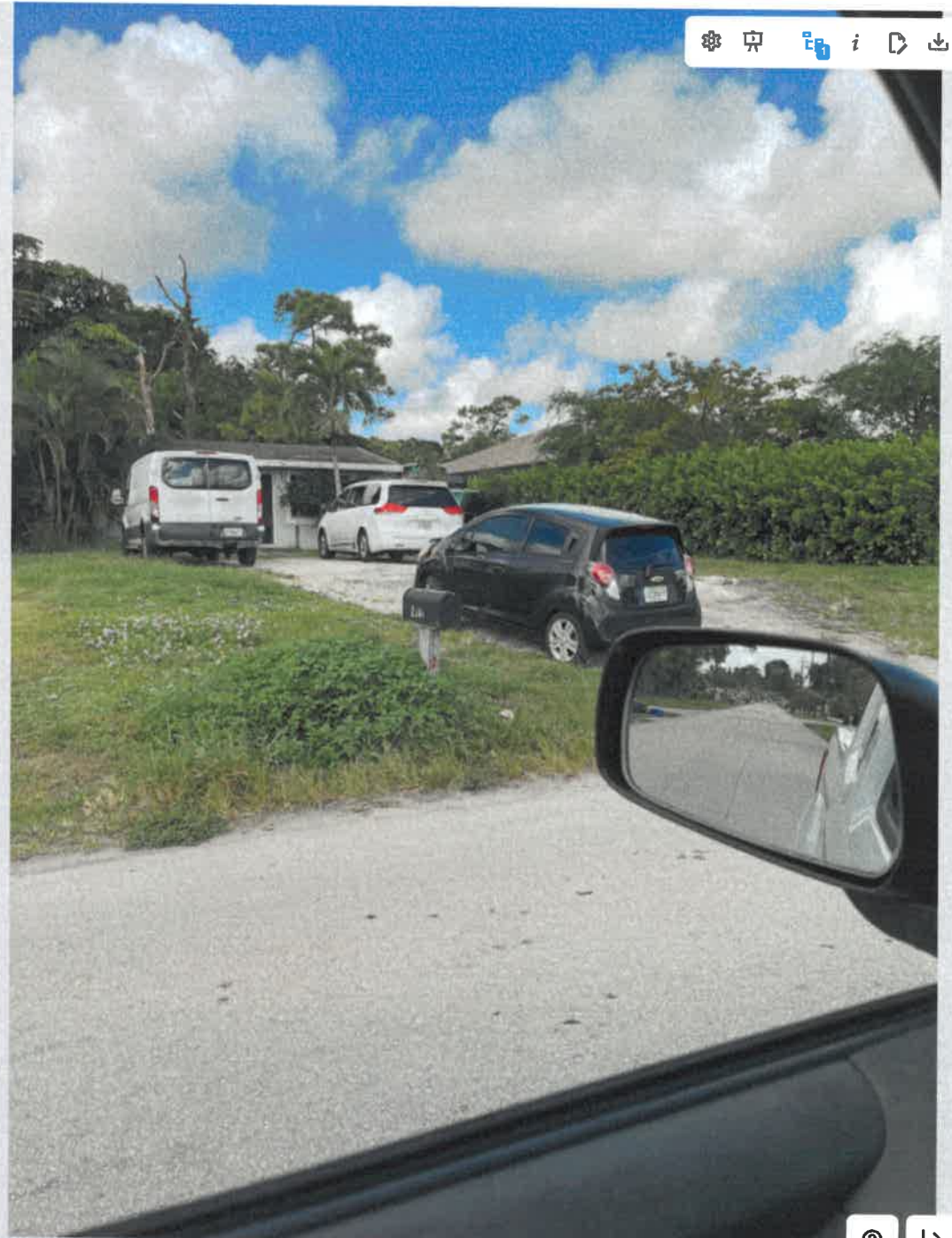






Overgrowth by mailbox.

CASE 2025-91





Debris



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

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

(Code 1994, § 26-86)

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

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

(Code 1994, § 26-86)

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

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

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

(Code 1994, § 30-956)

Sec. 34-1327. - Off-street parking.

- (a) The definitions of section 1-2 apply to this section.
- (b) All off-street parking facilities shall be located on the same site as the use for which the parking is provided. Parking spaces shall be located so that no spaces are a greater distance than 300 feet closest straight-line distance from the building or use for which they are assigned.
- (c) No fewer than four parking spaces shall be provided for any nonresidential use.
- (d) Required yards and setbacks may be used for off-street parking, if driveways or aisles and turning spaces shall be located within the lot lines. In computing off-street parking requirements, streets or sidewalk areas shall not be used for off-street parking purposes. Driveways shall be setback a minimum of three feet from the property line to accommodate sodded or landscaped pervious area along the perimeter of each parcel between the driveway and the property line.
- (e) When off-street parking facilities for any type of building, other than a single-family detached dwelling, are situated beneath a portion of or all of a building, a plan shall be submitted to the village and is subject to site plan review for approval of interior traffic circulations, for parking stall and aisle dimensions, proper traffic control signs and pavement markings for safe and efficient vehicular and pedestrian movements for location of entrances and exits to and from public roads for approval of site distances at corners of intersecting public streets and ways, and/or approval of the effective screening of the motor vehicles located in or on the parking structures from adjoining properties, the same property and public streets.
- (f) Off-street parking spaces shall be paved with asphalt, or concrete, paver block, or pervious pavement. It shall be unlawful to obstruct or hinder the free use of the parking area.
- (g) For uses other than single-family detached dwellings, parking spaces for the handicapped shall be provided in all required parking areas, lots, garages or other similar facilities as required by applicable and current state statutes.
- (h) At the time a building is erected or when any main building or outdoor activity area is enlarged by more than 25 percent or any use is increased in capacity by adding dwelling units, guest rooms, floor area, seats or other factors requiring additional parking, minimum off-street parking spaces with adequate provisions for ingress and egress shall be provided in accordance with minimum off-street parking and off-street loading requirements set forth in this division.
- (i) Each parking space or stall shall have appropriate access to a street or alley, and maneuvering and access aisles shall be sufficient to permit motor vehicles to enter and exit the parking area in a forward motion, with the exception of egress from a single-family detached dwelling, or as otherwise approved by the village.
- (j) Each off-street parking area or lot shall be designed with reference to size, street pattern, adjacent properties, buildings and other improvements in the general area; number of motor vehicles to be accommodated; hours; types of use; and any other factors contributing to the

uniqueness of its location and design.

- (k) Parking space requirements shall be computed based on the principal use of a building or premises.
- (l) Where several principal uses exist in one building, on one lot or on one site, off-street parking space requirements shall be computed separately for each principal use, unless otherwise stated in section 34-1324.
- (m) A use shall be considered a principal use, for purposes of this section, if it could exist separately from all other uses in the same building or on the same lot, and would, by itself, generate significant parking demand.
- (n) Where a use is located in a shopping center, office building or office-retail complex, the parking space requirements for the respective uses shall apply, except that, where a theater is located in any of such areas or buildings, the off-street parking requirement for theaters shall apply.
- (o) Where several principal uses exist in one building or part of a building and the gross floor area or the gross leasable area, whichever is applicable, of each principal use cannot be clarified, the off-street parking requirement for the use requiring the greatest number of parking spaces shall apply.
- (p) Where the number of required off-street parking spaces as computed includes a fraction, the number of required spaces shall be the computed number rounded up to the next whole number.
- (q) Two or more owners of buildings or uses that require off-street parking facilities may make joint provisions for such facilities, provided that the total of the parking spaces, when combined or used together, shall not be less than the sum of the requirements computed separately. No part of an off-street parking area for any building or use shall be included as a part of an off-street parking area similarly required for another building or use.
- (r) Off-site parking shall not be used to satisfy the off-street parking requirements for restaurants, bars, nightclubs or adult entertainment establishments.
- (s) Off-street parking spaces required by this division for one building or use may be allocated, in whole or in part, for the required parking spaces of another building or use if quantitative evidence is provided showing that parking demand for the different buildings or uses would occur on different days of the week or at different hours. Evidence for joint allocation of required parking spaces shall be submitted to the village for staff review and comment, and approval of the joint allocation of required spaces shall be made by the village council after review and comment of the land development board.
- (t) The following allowed modifications to off-street parking requirements are intended to permit and encourage the reduction of hard-surfaced parking areas to retain the maximum permeable soil surface and green area while still providing for adequate parking. It is not the intent of this

subsection to define each site use where such modifications of off-street parking requirements may be feasible. The village may allow the use of such modifications in any instance where such a modification appears appropriate even though the specific site use may not be cited in the following subsections:

- (1) The use of a grass parking surface shall be permitted on certain site uses where parking is on an irregular, intermittent or part-time basis. The village may allow such modifications of the off-street parking requirements when such modifications appear appropriate, and if the use of the grass parking surfaces does not adversely affect the appearance or condition of the site use. Such grass parking surfaces shall conform to appropriate village-adopted construction specifications. All requirements for landscaping off-street parking areas shall be met. Such grass parking surfaces are primarily intended to be allowed for parking associated with places of public assembly, theaters for the performing arts, private clubs, churches, auditoriums, schools and similar uses.
- (2) For certain site uses, it shall be allowed for up to 25 percent of the required parking to be reserved in a grassed area. Such a reserved area shall be identified on the site plan and shall include space for all associated accessways, drives, aisles and landscaping. The reserved area may be used for temporary or overflow parking. All reserved area for temporary or overflow parking shall be designated on the plot it is to serve with a small permanent type sign. A reserved area, used for temporary or overflow parking, shall meet all landscaping requirements for an off-street parking area, except that the percentage for interior landscaping requirements for parking areas may also be used for parking. Conversion of a reserved area to hard-surfaced parking shall require compliance with all landscaping requirements for an off-street parking area. In no instance shall a reserved area be used to satisfy the landscaping requirements for a contiguous hard-surfaced vehicular use area or to satisfy requirements for open space.
- (3) The owner or his agent, if any, shall be jointly and severally responsible for the maintenance of all vehicle use areas, whether standard hard-surfaced or grass. Grass parking areas shall be maintained to present a neat appearance to ensure a viable and healthy grass surface. In the event of deterioration of a grass parking surface due to improper or inadequate maintenance or parking use too heavy to allow a healthy grass surface, the village may require the restoration of the grass surface or the hard surfacing of the area.

(Code 1994, § 30-917; Ord. No. 2007-08, § 8, 4-26-2007; Ord. No. 2010-05, § 17, 4-8-2010; Ord. No. 2011-27, § 6, 12-8-2011; Ord. No. 2019-12, § 5, 9-12-2019)

Cross reference— Definitions generally, § 1-2.

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. 14-32. - Regulatory fee; application.

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

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

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

CASE PRESENTATION
CASE No. CASE 2025-91

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 2581 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 **DP INVESTMENTS TRUST VIGOYA MERY E TR**

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

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

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

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

Section 34-1327 Driveway Driveways and parking failure to maintain

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

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

6. back in **April 23rd of 2025** a red tag courtesy notice was posted on property concerning violations needing attention, some months later On **OCTOBER 15TH 2025**, I sent a notice of violations notice of hearing via U S postal service in the form of certified and regular postage mail for the violations observed while conducting the investigation at property on **Gulfstream Rd**. Letters were mailed to the homeowners address of record found on Palm Beach Property Appraiser website **11855 Vermillion Ave Windermere Fl with zip code 34786-6697**

7. After THE INITIAL POSTING BACK ON **April 23rd** I did continue patrolling the property from time to time to check and see if any work or maintenance was being done yet, I didn't see any and had not heard back from anyone about property, no efforts were made to communicate, I always provide three methods of communication with all my postings 2 sets of phone numbers and an email address for communication purposes , so on

On the **15th of October** via U.S. postal service and by way of certified mail and regular post, a notice of violation- notice of hearing was sent out to the address of record followed by posting on the actual property on **the 20th of OCTOBER** and one last posting at city hall was executed within 10 days of hearing. See attachments,

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

9. 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 **December 1st, 2025**.

CASE No. 2025-91

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

Initial post.

VILLAGE OF PALM SPRINGS

David Urrutia
Code Enforcement Officer
Planning, Zoning & Building Department

226 Cypress Lane
Palm Springs, FL 33461
p: (561) 584-8200 ext 8520
durrutia@vpsfl.org
www.vpsfl.org

REMOVE

REVISIONS MUST BE MADE AS NOTED BELOW

2851 Bulstroam

BLDG. ELEC. MECH. PLBG.

34-1327 - Driveway repair

10-8 Property maintenance

30-141 - Overgrowth - Veg.

30-143 - Rubbish, weeds,

34-1381 - Nuisance item street visible

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: 10/15/25 David Urrutia



Posted on
Property front
Door.

Case 2025-91



PALM SPRINGS POLICE DEPARTMENT

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

October 20, 2025

DP INVESTMENTS TRUST VIGOYA MERY E TR
2581 GULFSTREAM RD
PALM SPRINGS, FL 33406

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 2581 GULFSTREAM Rd, Palm Springs, FL 33406, PCN: 70434418000007650.

VIOLATION/HEARING 2025-91

- Section 30-141. **Overgrowth** - Excessive growth of weeds and vegetation
- Section 30-143. **Nuisance** - Removal of rubbish, stagnant water, weeds and overgrowth required
- Section 34-1381. **Nuisance** - Nuisance materials stored outside visible to neighbors
- Section 34-1327. **Driveways** - Driveways and parking, Failure to Maintain
- Section Sec. 10-8. **Property** - All Exterior Property, accessory structures, sidewalks, driveways maintained
- Section 14-32. **Rental** - Permits required for Residential Rental Units.

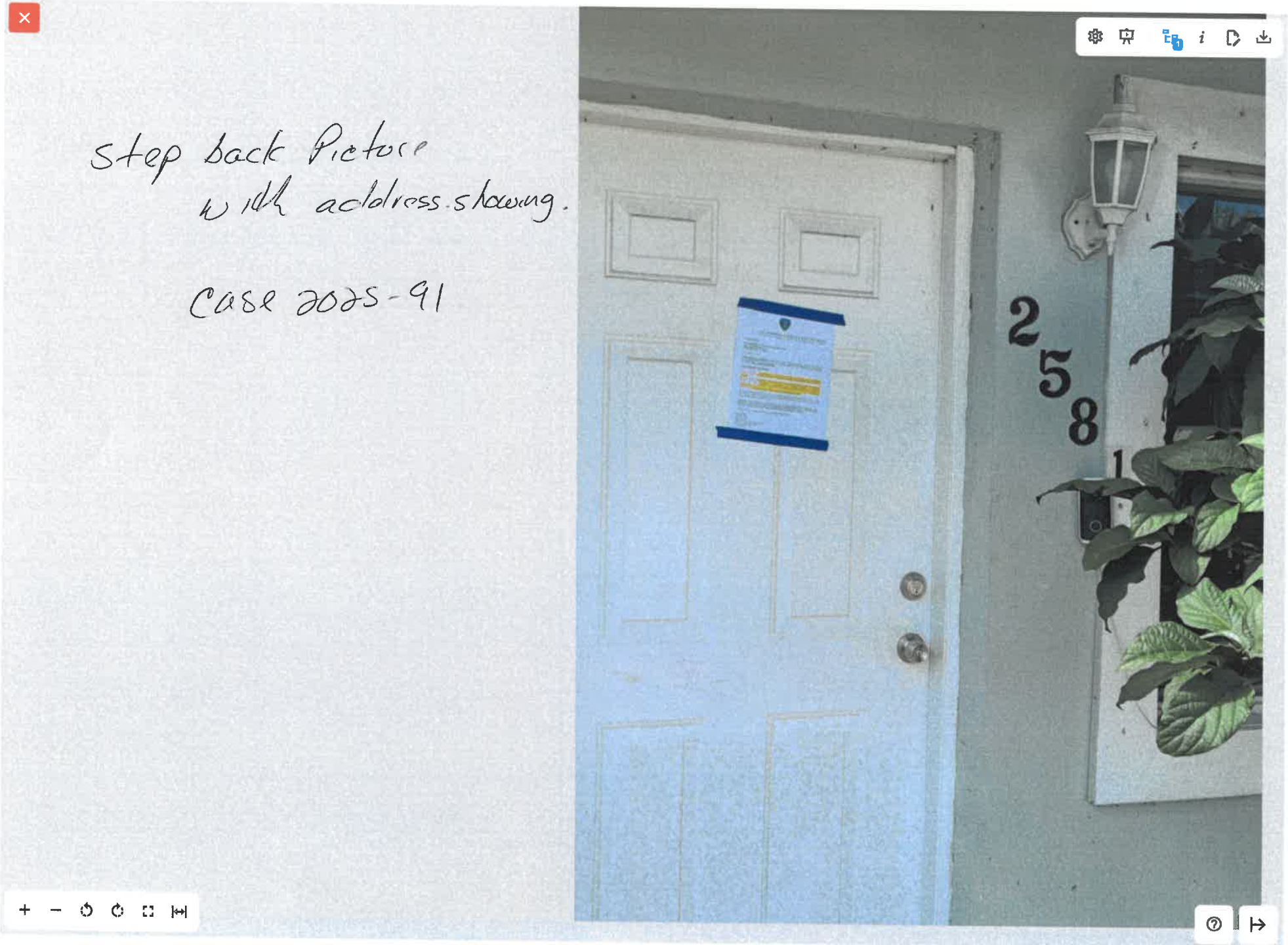
The options available include coming into voluntary compliance, paying the citation OR arguing your case at the Special Magistrate hearing, 10:00 AM that is noted on your citation. This is part of your rights under the judicial system.

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 at 561-584-8200 ext.8521

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





Property Detail

Location Address : 2581 GULFSTREAM RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-00-000-7650
Subdivision :
Official Records Book/Page : 29083 / 155
Sale Date : 01/24/2017
Legal Description : 18-44-43, W 140 FT OF E 170 FTOF S 50 FT OF N 496.6 FT OF NW 1/4 OF SW 1/4

Owner Information**Owner(s)**

DP INVESTMENTS TRUST
VIGOYA MERY E TR

Mailing Address

11855 VERMILLION AVE
WINDERMERE FL 34786 6697

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/24/2017	\$136,900	29083 / 00155	WARRANTY DEED	DP INVESTMENTS TRUST
07/12/2016	\$49,000	28429 / 00373	CERT OF TITLE	JPMORGAN CHASE BANK NA
04/19/2007	\$190,000	21839 / 00383	WARRANTY DEED	HARRISON DAVID
03/30/2001	\$80,000	12452 / 00220	WARRANTY DEED	BARRINGTON JOANN D &
06/01/1980	\$100	10573 / 00529	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$80,035	\$75,290	\$60,616	\$49,285	\$48,232
Land Value	\$135,706	\$141,360	\$165,941	\$163,651	\$71,610
Total Market Value	\$215,741	\$216,650	\$226,557	\$212,936	\$119,842

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$174,262	\$158,420	\$144,018	\$130,925	\$119,023
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$174,262	\$158,420	\$144,018	\$130,925	\$119,023

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$3,645	\$3,446	\$3,355	\$3,156	\$2,456
NON AD VALOREM	\$529	\$516	\$511	\$483	\$427
TOTAL TAX	\$4,173	\$3,961	\$3,865	\$3,639	\$2,883

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

Account Information

Property Control Number:
 70-43-44-18-00-000-7650
Mailing Address:
 11855 VERMILLION AVE
 Windermere, FL 34786-6697
Owner of Record:
 DP INVESTMENTS TRUST

Property Type:
 Real Property
Property Address:
 2581 GULFSTREAM RD
 PALM SPRINGS, FL 33406
Second Owner:
 VIGOYA MERY E TR

Status: Active
Legal Description:
 18-44-43, W 140 FT OF E 170 FTOF S 50 FT OF
 N 496.6 FT OF NW 1/4 OF SW 1/4

Last updated: 10/10/2025 01:16:04 AM

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

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

Tax Bills

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

Total Payable: \$0.00

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	☒ \$3,802.74	11/20/24	-\$3,802.74	● Paid
	Net Tax: \$3,961.19			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$158.45			
Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	☒ \$3,710.39	11/30/23	-\$3,710.39	● Paid
	Net Tax: \$3,865.00			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$154.61			
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☒ \$3,493.19	11/29/22	-\$3,493.19	● Paid
	Net Tax: \$3,638.74			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$145.55			

**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-91

VILLAGE OF PALM SPRINGS, FLORIDA

Petitioner:

DP INVESTMENTS TRUST VIGOYA MERY E TR
2581 GULFSTREAM RD
PALM SPRINGS FL 33461

MAILING ADDRESS:

11855 VERMILLION AVE
WINDERMERE FL 34786 6697

Respondent(s).

ORDER FINDING VIOLATION

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

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

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

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

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

Section 10-8: Property - All Exterior Property, accessory structures, sidewalks, driveways maintained

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

Address: 2581 Gulfstream Road

Legal Description: 18-44-43, W 140 FT OF E 170 FTOF S 50 FT OF N 496.6FT
OF NW ¼ OF SW 1/4

PCN: 70-43-44-18-00-000-7650

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **19th** day of **November 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 30-141. Overgrowth - Excessive growth of weeds and vegetation

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

- Section 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors
 - Section 34-1327. Driveways - Driveways and parking, Failure to Maintain
 - Section 10-8. Property - All Exterior Property, accessory structures, sidewalks, driveways maintained
 - Section 14-32. Rental - Permits required for Residential Rental Units.
- Respondent was in violation of the following Village of Palm Springs Code of 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 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors
 - Section 34-1327. Driveways - Driveways and parking, Failure to Maintain
 - Section 10-8. Property - All Exterior Property, accessory structures, sidewalks, driveways maintained
 - Section 14-32. Rental - Permits required for Residential Rental Units.

ORDER

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

- Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **December 1st, 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. Respondents must comply with all code violations on or before **December 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 complying. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **December 1st, 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 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 David Urrutia (561) 584-8300 Ext. 8521 to request a reinspection of the property and/or violation(s).

Done and ordered this 19th Day of November 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:

[11855 Vermillion Avenue](#)
[Windermere FL 34786 6697](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 96 (25-01037)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

BEBA HOTI
3103 DREW WAY
WEST PALM BEACH, FL 33406 7635
Respondent.

Notices
Certified 10-31-25
9489 0178 9820 3046 8362 18
Regulan 10-31-25
Posting 11-6-25
PCN 70-43-44-18-01-000-0250

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 **OCTOBER 31, 2025**, the Respondent, **BEBA HOTI**, owner of the property at **3073 DREW WAY, PALM SPRINGS, FL, 33406 7635** is in Violation of local ordinances.

- Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Roof and AC Units**
- Section 34-914 Parking Inoperable Vehicles, current tags missing**
- Section 10-8 Exterior Structures Not maintained, Shed**
- Section 34-915 Use of Vehicle for sleeping prohibited**

These violations must be corrected on or before **NOVEMBER 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, Tel. 561-584-8200, **at 10:00 a.m., on WEDNESDAY NOVEMBER 19, 2025**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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


Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: OCTOBER 31, 2025

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 96 (25-01037)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

BEBA HOTI
3103 DREW WAY
WEST PALM BEACH, FL 33406 7635
Respondent.

PCN 70-43-44-18-01-000-0250

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 **OCTOBER 31, 2025**, the Respondent, **BEBA HOTI**, owner of the property at **3073 DREW WAY, PALM SPRINGS, FL, 33406 7635** is in Violation of local ordinances.

Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Roof and AC Units
Section 34-914 Parking Inoperable Vehicles, current tags missing
Section 10-8 Exterior Structures Not maintained, Shed
Section 34-915 Use of Vehicle for sleeping prohibited

These violations must be corrected on or before **NOVEMBER 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, Tel. 561-584-8200, **at 10:00 a.m., on WEDNESDAY NOVEMBER 19, 2025**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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


Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: OCTOBER 31, 2025

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 96

BEBA HOTI
3103 DREW WAY
WEST PALM BEACH, FL 33406 7635

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 6TH Day of NOVEMBER 2025 at 10:46 AM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), BEBA HOTI at 3073 DREW WAY, Palm Springs, FL 33406 by:

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

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

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

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

By: Tom Gehrman
Code Enforcement Officer

Date: November 12, 2023

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

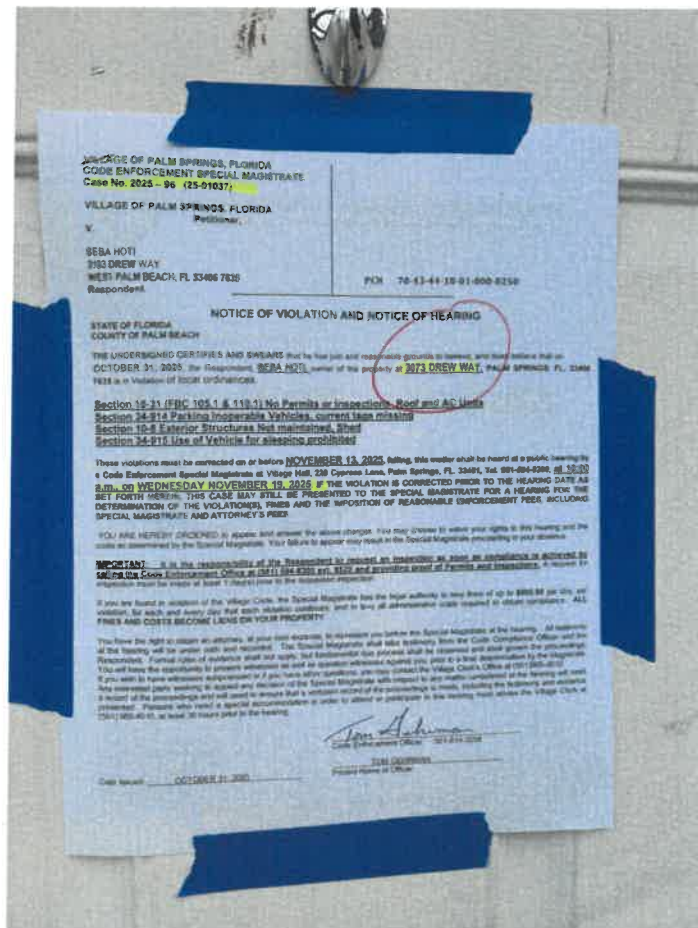
(SEAL)

Kevin M. Cuenot
NOTARY PUBLIC, State of Florida

Posted
11/6/2025
3073 Drew Way
Case 2025-96
TJH



11/6/2025 10:46:56 AM



11/6/2025 10:46:38 AM



9/23/2025 3:05:02 PM



9/23/2025 3:04:53 PM



9/23/2025 3:03:06 PM



9/23/2025 2:47:57 PM



9/23/2025 3:04:47 PM



9/23/2025 3:06:59 PM



9/23/2025 3:03:31 PM



9/23/2025 3:03:16 PM



9/23/2025 3:05:36 PM



9/23/2025 3:05:51 PM



9/23/2025 3:06:18 PM



9/23/2025 3:05:16 PM



9/23/2025 3:06:12 PM

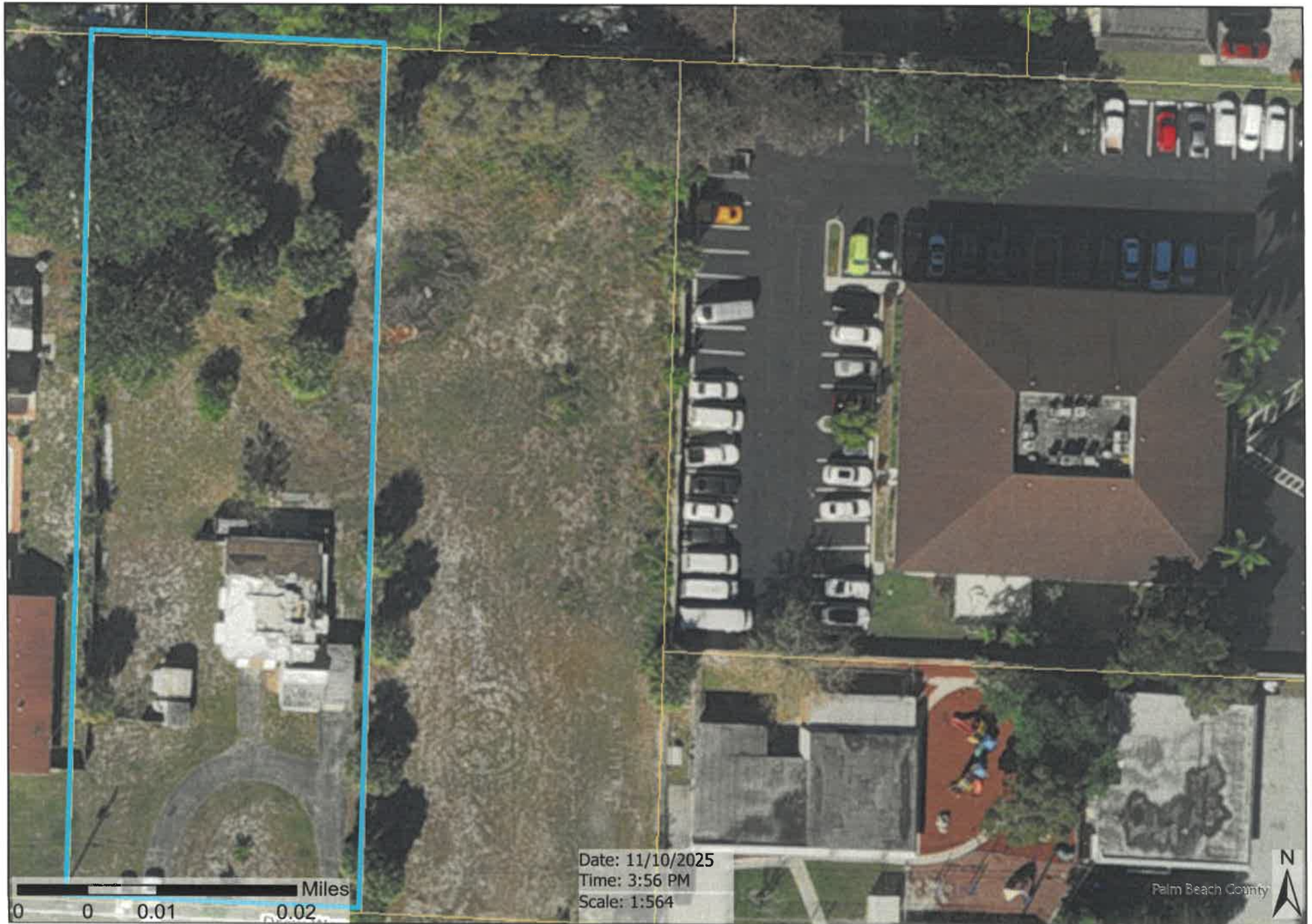


9/23/2025 3:05:28 PM

3073 Drew Way 2025



3073 Drew Way 2023



Parcel Records: 70434418010000250

Record #	Status	Type	Location	Case Manager	Description	Created
25-01037	Hearing Notice Issued	Code Enf.	3073 DREW Way, Palm Springs, FL 33406	tgehrman	34-914 parking issues, 10-31 permit issues, new AC installations, 10-8 exterior property areas, shed structures, 14-32 Rental BTR Expired	09/24/2025
24-00740	Closed - Duplicate	Code Enf.	3073 DREW Way, Palm Springs, FL 33406	tgehrman	34-914, parking issues, 10-9 building issues including no house number, 34-915 possible living in camper. Met with property owner, verbal warning.	07/10/2024
BT-1523-107083	Active	Business Tax	3073 N DREW WAY, Palm Springs, FL	1320lbuz	BUSINESS PERMIT	02/01/2008

Legend



PALM SPRINGS POLICE DEPARTMENT

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

OCTOBER 31, 2025

BEBA HOTI
3103 DREW WAY
WEST PALM BEACH, FL 33406 7635

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 **3073 DREW WAY in Palm Springs, FL 33406.**

PCN: 70-43-44-18-01-00-0250

CASE 2025 -96 (25-01037)

Violations:

Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Roof and AC Units

Section 34-914 Parking Inoperable Vehicles, current tags missing

Section 10-8 Exterior Structures Not maintained, Shed

Section 34-915 Use of Vehicle for sleeping prohibited

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **WEDNESDAY NOVEMBER 19, 2025, AT 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,

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

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

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

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

OCTOBER 31, 2025

BEBA HOTI
3103 DREW WAY
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CASE 2025 -96 (25-01037)

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Tom Gehrman
Palm Springs Public Safety
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(T) 561-583-8300 ext. 8520
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Professionalism · Respect · Integrity · Duty · Excellence



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



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US POSTAGE

BEBA HOTI
 3103 DREW WAY
 WEST PALM BEACH, FL 33406 7635



UNITED STATES
 POSTAL SERVICE

CERTIFIED MAIL[®]



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Label 890-ODT, March 2023



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US POSTAGE

BEBA HOTI
 3103 DREW WAY
 WEST PALM BEACH, FL 33406 7635

Florida Building Code (FBC) PERMITS

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

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

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

Sec. 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. 34-915. - 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. 14-32. Regulatory fee; application:

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

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

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

CASE PRESENTATION
CASE No. CASE 2025- 96 (25-01037)

1. GOOD MORNING, MY NAME IS TOM GEHRMAN, and I have been sworn in.
2. I AM A CODE ENFORCEMENT OFFICER FOR THE VILLAGE OF PALM SPRINGS, FLORIDA.
3. THIS CASE CONCERNS the Property at 3073 DREW WAY IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS BEBA HOTI.

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

Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Roof and AC Units

Section 34-914 Parking Inoperable Vehicles, current tags missing

Section 10-8 Exterior Structures Not maintained, Shed

Section 34-915 Use of Vehicle for sleeping prohibited

Courtesy Notices Posted at the property and Mailed to the property owner and e-mail correspondence regarding the code violations at the Property. The Roof and AC Units have been changed without the required Issued Permits or any required inspections. . Email correspondence has taken place with the Property owner's relative, Avti Hoti.

5. On OCTOBER 31, 2025, I WROTE Notice of Violation/Notice of Hearing 2025-96 FOR THE VIOLATIONS THE NOTICE was Mailed Certified and Regular to the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall. The Notice of Hearing was also e-mailed to the owner of record with responding e-mails from the property owner, representative.

6. The Violations remain on the property and have resulted in very little if any Code Compliance.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY DECEMBER 17, 2025**. Failure to GAIN COMPLIANCE within the time designated shall result in a \$100.00 per day, per violation fine commencing on DECEMBER 17, 2025.

8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$312.35** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **DECEMBER 17, 2025**.

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

Re: 3073 drew way

From Thomas Gehrman <tgehrman@vpsfl.org>
Date Mon 11/3/2025 1:44 PM
To Avdi Hoti <ahoti1993@gmail.com>
Cc Peter Ringle <pringle@vpsfl.org>

Good afternoon Tom. Reaching out to see if we can get some extension of time to get things moving. We have completed a few task. There are no more vehicles on the premises.

No extension at this time.

Boat & Camper need to be operable and have current registration, parked on an approved surface..'

The shed I have cleaned out and need to know from you per conversation a while ago if I need a permit to either knock it down or fix.

The shed can be removed without a permit as long as it has no electrical.

The trailer also in the back is empty so no one's sleeping in it.

Trailer must be operable and have current registration; it will have to be inspected.

The actual house has been empty for a month.

The AC Units and Roof require issued permits

I've tried calling your extension and haven't been able to get a hold of you. Here's my cell 5614852911
I don't see any unheard messages.

I guess you saw the cover letter and Hearing Notice my contacts are on the cover letter & cell phone on the Hearing Notice.

Tom Gehrman

(cell) 561-814-3208

(desk) 561-584-8300 ext. 8522

tgehrman@vpsfl.org



Thomas Gehrman

Code Enforcement Supervisor

Village of Palm Springs

Phone: (561) 584-8300, 8522



officials and employees are public records and are available upon request. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the [FBI CJIS Policy](#)) via email is prohibited. If this message is unexpected or appears suspicious, please notify us immediately by replying to the message.

** Please consider the negative environmental impacts associated with printing email **

VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA

www.vpsfl.org

From: Avdi Hoti <ahoti1993@gmail.com>
Sent: Monday, November 3, 2025 12:45 PM
To: Thomas Gehrman <tgehrman@vpsfl.org>
Subject: 3073 drew way

[You don't often get email from ahoti1993@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Good afternoon Tom. Reaching out to see if we can get some extension of time to get things moving. We have completed a few task. There are no more vehicles on the premises.

The shed I have cleaned out and need to know from you per conversation a while ago if I need a permit to either knock it down or fix.

The trailer also in the back is empty so no one's sleeping in it.

The actual house has been empty for a month.

I've tried calling your extension and haven't been able to get a hold of you. Here's my cell 5614852911

Thank you
Hoti



PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 24, 2025

BEBA HOTI and SKENDER HOTI
3103 DREW WAY
WEST PALM BEACH, FL 33406 7635

Dear Property Owner,

You have been issued a **Notice for Code Violations** by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **3073 DREW WAY**.
Florida PCN: 70-43-44-18-01-000-0250

SECTION 34-914 PARKING VIOLATIONS

**ALL VEHICLES MUST BE OPERABLE WITH CURRENT REGISTRATION AND TAG.
PARKING MUST BE ON AN APPROVED SURFACE. NO GRASS OR DIRT PARKING.**

SECTION 10-31 (FBC 105.1 & FBC 110.1)

PERMITS REQUIRED FOR AC INSTALLATIONS AND ROOFS. INSPECTIONS ALSO REQUIRED.

SECTION 10-8 EXTERIOR PROPERTY AREAS

MUST BE KEPT IN CLEAN, SAFE AND SANITARY CONDITION. INCLUDES ALL ACCESSORY STRUCTURES.

SECTION 14-32 PERMIT(BTR) REQUIRED FOR RESIDENTIAL RENTAL. EXPIRED

**Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.
Please call me if you have any questions at (561) 584-8300 Ext 8522.**

Respectfully,

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

Tom Gehrman
Palm Springs Planning Zoning & Building
Code Enforcement Officer
(Cell) 561-814-3208
(T) 561-584-8300 EXT 8522
tgehrman@vpsfl.org



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

**BEBA HOTI
SKENDER HOTI
3103 DREW WAY
WEST PALM BEACH, FL 33406 7635**



PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 27, 2023

BEBA HOTI and SKENDER HOTI
3103 DREW WAY
WEST PALM BEACH, FL 33406 7635

Dear Property Owner,

You have been issued a **courtesy notice for code violations** by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the properties at **3073 DREW WAY**.
Florida PCN: 70-43-44-18-01-000-0250 and Vacant Lot PCN 70-43-44-18-01-000-0260

SECTION 34-914 PARKING VIOLATIONS

ALL VEHICLES MUST BE OPERABLE WITH CURRENT REGISTRATION AND TAG.
PARKING MUST BE ON AN APPROVED SURFACE, NO GRASS OR DIRT PARKING.

SECTION 34-913 PROHIBITED VEHICLES

All Vehicles parked must be primarily operated by a resident of the premises. No Commercial vehicles allowed including Construction Equipment.

SECTION 30-143 Public Nuisance

Overgrowth and debris visible on the properties. Please clean up debris and cut and maintain overgrowth. Includes overgrown vegetation, weeds, and grass!

SECTION 10-9 Exterior of Buildings & Structures The exterior of a structure or building must be maintained in Good Repair. Includes painting, pressure washing, windows, doors & roofs structurally sound and in good repair.

Please maintain the property. **All of the property** is required to be maintained in a neat, clean and sanitary manner, building maintained with trash and debris picked up and grass mowed.

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

Please call me if you have any questions at (561) 584-8300 Ext 8522.

Compliance Date 10/6/23

Respectfully,


Tom Gehrman

Palm Springs Police Department
Code Enforcement Officer
(Cell) 561-814-3208
(T) 561-584-8300 EXT 8522
tgehrman@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



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

BEBA HOTI
SKENDER HOTI
3103 DREW WAY
WEST PALM BEACH, FL 33406 7635

Property Detail

Location Address : 3073 DREW WAY
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-01-000-0250
Subdivision : DREW MANOR IN
Official Records Book/Page : 22753 / 1684
Sale Date : 06/12/2008
Legal Description : DREW MANOR LT 25

Owner Information

Owner(s)	Mailing Address
HOTI BEBA	3103 DREW WAY WEST PALM BEACH FL 33406 7635

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/12/2008	\$10	22753 / 01684	QUIT CLAIM	HOTI BEBA
01/15/2004	\$95,000	16480 / 01024	WARRANTY DEED	HOTI SKENDER
03/05/1999	\$47,000	10972 / 01271	GUARDIAN DEED	HYPIO PAUL F & NANCY K
01/01/1978	\$100	02835 / 01059		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1308
Acres : .68
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

	Structural Element for Building 1	Sketch for Building 1
Bldg Type	SFR	
Exterior Wall 1	WSF: PLYWD/STL/ALUM SHTH	
Year Built	1948	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	MSY: CONC. BLOCK	
Roof Structure	FLAT	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	PLASTER	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Stories	1	

Subarea and Square Footage for Building 1

Account Information

Property Control Number:

70-43-44-18-01-000-0250

Mailing Address:

3103 DREW WAY
West Palm Beach, FL 33406-7635

Owner of Record:

HOTI BEBA

Property Type:

Real Property

Property Address:

3073 DREW WAY
PALM SPRINGS, FL 33406

Second Owner:

Status: Active

Legal Description:

DREW MANOR LT 25

Last updated: 11/10/2025 11:38:49 AM

Real Estate Property Taxes become delinquent on April 1 each year.
Delinquent Real Estate 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 on delinquent tax bills. 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: **\$5,447.32** [ADD ALL TO CART](#)

2025 | BILL TYPE: ORIGINAL | BILL NO: 101539833 | ROLL: ANNUAL |
DUE \$5,447.32

[ADD TO CART](#)

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$5,447.32 Net Tax: \$5,674.29 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$226.97		\$0.00 <input type="checkbox"/> \$5,447.32 ▶ 11/10/25 \$5,447.32 11/30/25 \$5,447.32 12/31/25 \$5,504.05 1/31/26 \$5,560.80	● Due	<input type="radio"/> \$5,447.32 Clear all
Total: \$0.00					ADD TO CART

[+](#) Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$5,572.70 Net Tax: \$5,389.51 Interest: \$161.69 Penalty: \$0.00 Fees: \$21.50 Discount: \$0.00	5/29/25		-\$5,572.70 ● Paid

Property Detail

Location Address : 3073 DREW WAY
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-01-000-0250
Subdivision : DREW MANOR IN
Official Records Book/Page : 22753 / 1684
Sale Date : 06/12/2008
Legal Description : DREW MANOR LT 25

Handwritten:
 Audi Hoti (SOM)
 561-485-2944

Owner Information

Owner(s) HOTI BEBA
Mailing Address 3103 DREW WAY
 WEST PALM BEACH FL 33406 7635

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/12/2008	\$10	22753 / 01684	QUIT CLAIM	HOTI BEBA
01/15/2004	\$95,000	16480 / 01024	WARRANTY DEED	HOTI SKENDER
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Building Details

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Bldg Type	SFR	
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Year Built	1948	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
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Exterior Wall 2	MSY: CONC. BLOCK	
Roof Structure	FLAT	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	PLASTER	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Stories	1	

Subarea and Square Footage for Building 1

Property Detail

Location Address : 3073 DREW WAY
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-01-000-0250
Subdivision : DREW MANOR IN
Official Records Book/Page : 22753 / 1684
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Exemption Information

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Property Information

Number of Units : 1
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Acres : .68
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

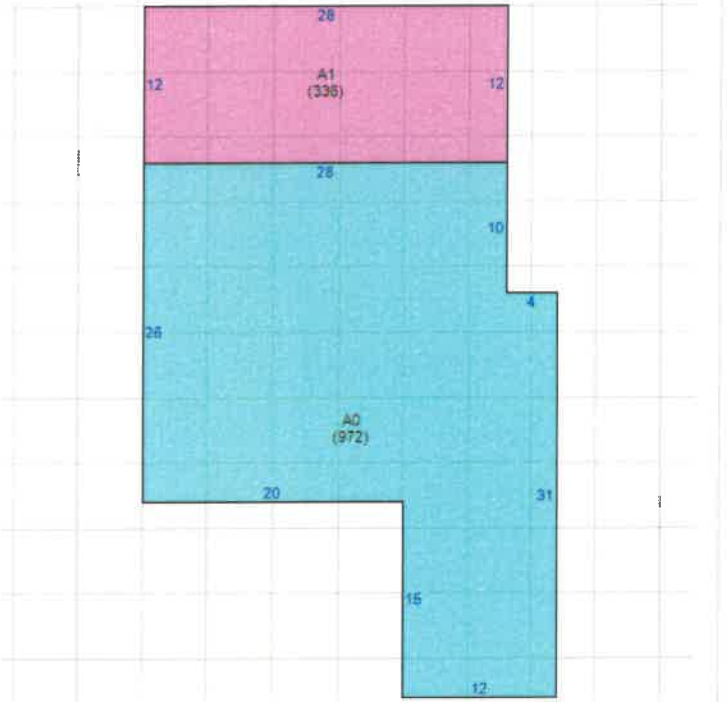
Building Details

Structural Details

	Structural Element for Building 1	Sketch for Building 1
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Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	2	
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Exterior Wall 2	MSY: CONC. BLOCK	
Roof Structure	FLAT	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	PLASTER	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Stories	1	

Subarea and Square Footage for Building 1

Code Description	square Footage
FEP Finished Enclosed Porch	336
BAS Base Area	972
Total Square Footage	1308
Area Under Air	972



Property Extra Feature

Description	Year Built	Units
Patio	1948	472
Utility Building	1948	1
Patio Roof	1948	220

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RS	0.6753

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$84,399	\$78,465	\$63,064	\$50,225	\$47,407
Land Value	\$213,474	\$222,369	\$257,807	\$234,526	\$156,767
Total Market Value	\$297,873	\$300,834	\$320,871	\$284,751	\$204,174

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$249,473	\$226,794	\$206,176	\$187,433	\$170,394
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$249,473	\$226,794	\$206,176	\$187,433	\$170,394

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$5,148	\$4,874	\$4,780	\$4,388	\$3,740
NON AD VALOREM	\$529	\$516	\$511	\$483	\$427
TOTAL TAX	\$5,677	\$5,390	\$5,290	\$4,870	\$4,167

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-96

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

**Beba Hoti
3073 Drew Way
West Palm Beach, FL 33406**

**MAILING ADDRESS:
3103 Drew Way
West Palm Beach, FL 33406 7635
Respondent(s).**

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Roof and A?C Units

Section 34-914 Parking Inoperable Vehicles, current tags missing

Section 10-8 Exterior Structures Not maintained, Shed

Section 34-915 Use of Vehicle for sleeping prohibited

Address: 3073 DREW WAY
Legal Description: DREW MANOR LT 25
PCN: 70-43-44-18-01-000-0250

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **19th** day of **NOVEMBER 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

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

Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Roof and AC Units

Section 34-914 Parking Inoperable Vehicles, current tags missing

- Section 10-8 Exterior Structures Not maintained, Shed**
- Section 34-915 Use of Vehicle for sleeping prohibited**

- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
 - Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Roof and AC Units**
 - Section 34-914 Parking Inoperable Vehicles, current tags missing**
 - Section 10-8 Exterior Structures Not maintained, Shed**
 - Section 34-915 Use of Vehicle for sleeping prohibited**

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 **DECEMBER 17, 2025**:
 - Administrative costs of **\$312.35**
 - 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 has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **DECEMBER 17, 2025**.
 - Administrative costs of **\$312.35**
 - 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 19th day of November 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:

[3073 Drew Way](#)

[West Palm Beach, FL 33406](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 99 (25-01184)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318
Respondent.

Notices

Compliance 10-5-25

9489 0178 9820 3046 8362 49

REGULAR 10-5-25
REGULAR (AGENT) 10-5-25

Posting 11-6-2025

PCN 70-43-44-05-02-001-0010

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **NOVEMBER 4, 2025**, the Respondent, **NS 2 PROJECT LLC**, owner of the property at **834 S CONGRESS AVE, PALM SPRINGS, FL, 33406 7635** is in Violation of local ordinances.

Section 10-31 (FBC 105.1 & 110.1) Permits Not Closed (comments), Inspections not complete
Section 34-262 Prohibited Signs (Banner Flags)
Section 70-94 Missing or delinquent Business Tax Receipts (btr's Units 838 & 834))
Section 70-94 (g) Professional Required at Unit 836 (tattoo's)

These violations must be corrected on or before **NOVEMBER 14, 2025**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200, **at 10:00 a.m., on WEDNESDAY NOVEMBER 19, 2025**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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


Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: NOVEMBER 4, 2025

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 99 (25-01184)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318
Respondent.

PCN 70-43-44-05-02-001-0010

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

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Section 10-31 (FBC 105.1 & 110.1) Permits Not Closed (comments), Inspections not complete
Section 34-262 Prohibited Signs (Banner Flags)
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Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: NOVEMBER 4, 2025

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 99

NS 2 PROJECT LLC
834 S CONGRESS AVENUE
WEST PALM BEACH, FL 33406
Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 6TH Day of NOVEMBER 2025 at 11:31 AM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), NS 2 PROJECT LLC at 834 S CONGRESS AVE, (Unit 838) Palm Springs, FL 33406 by:

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

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

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

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

By: Tom Gehrman
Code Enforcement Officer

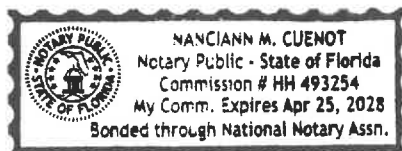
Date: November 12, 2025

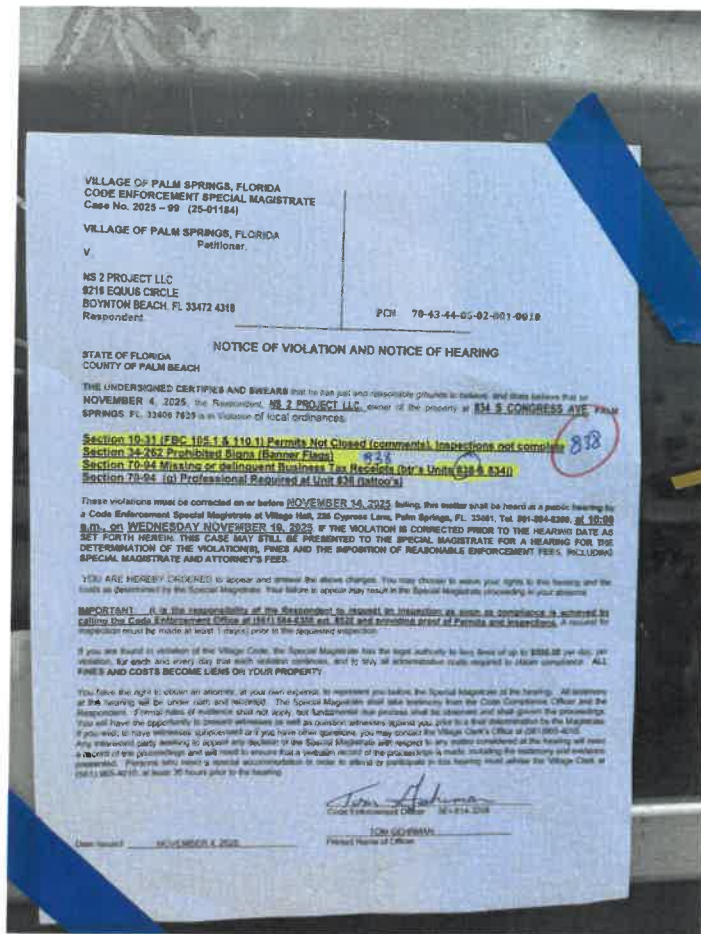
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

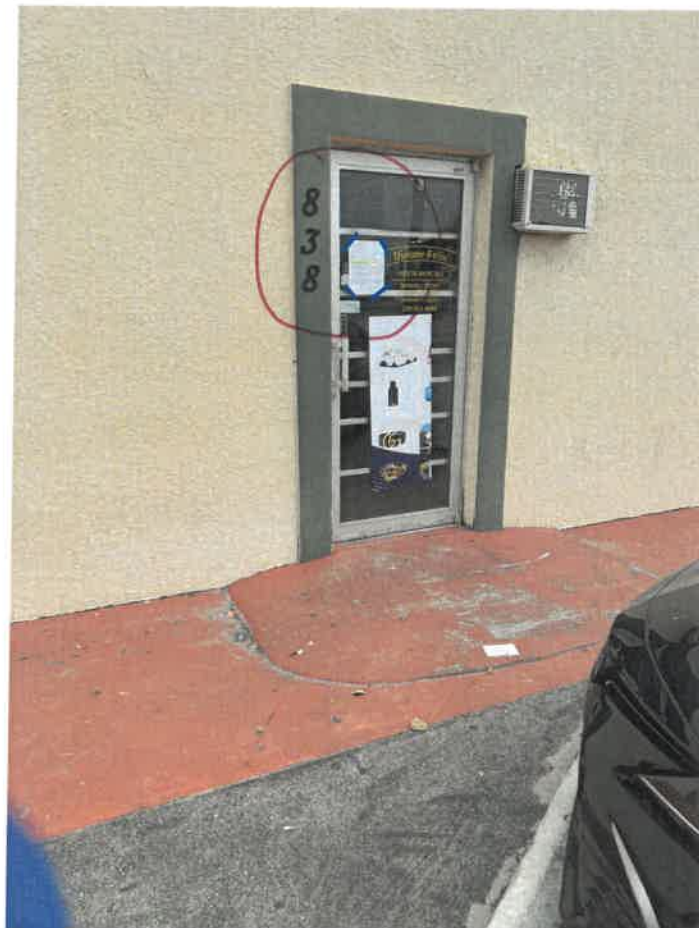
(SEAL)

Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida





11/6/2025 11:30:55 AM



11/6/2025 11:32:04 AM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 99

NS 2 PROJECT LLC
834 S CONGRESS AVENUE
WEST PALM BEACH, FL 33406

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 6TH Day of NOVEMBER 2025 at 11:29 AM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), NS 2 PROJECT LLC at 834 S CONGRESS AVE. (Unit 836) Palm Springs, FL 33406 by:

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

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

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

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

By: Tom Gehrman
Code Enforcement Officer

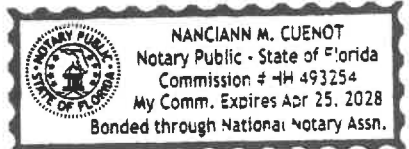
Date: November 12, 2025

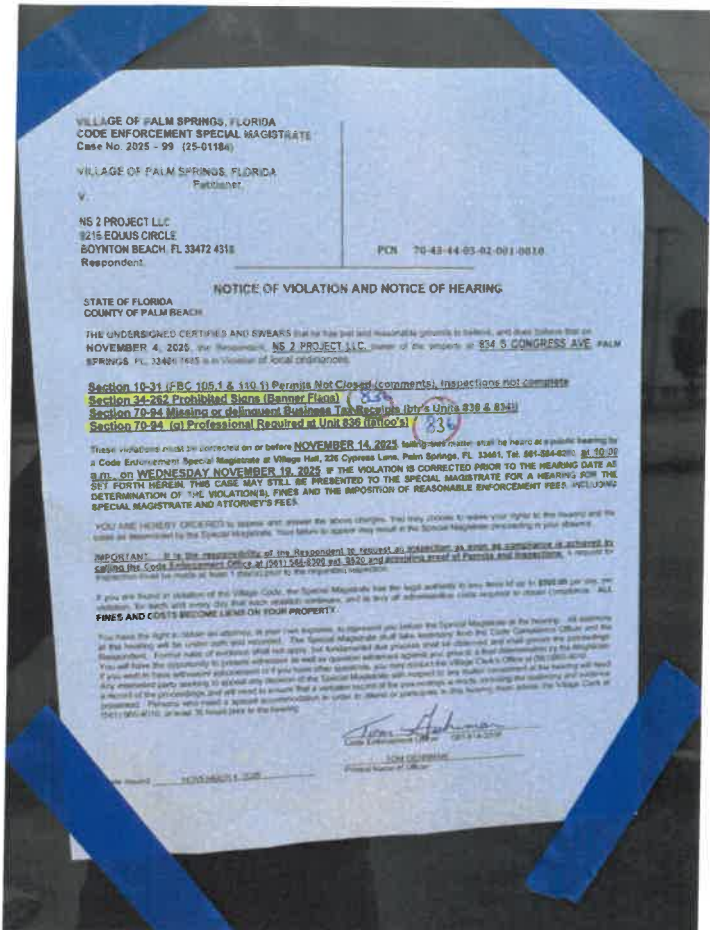
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)

Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida





11/6/2025 11:29:43 AM



11/6/2025 11:29:56 AM

2025-99
834 S. Congress
Banner flag



11/6/2025 10:59:21 AM



11/6/2025 11:01:00 AM



11/6/2025 10:58:25 AM

2025-99
834 S. Congress Ave
Banner flags.



PALM SPRINGS POLICE DEPARTMENT

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

NOVEMBER 5, 2025

NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318

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 **834 S CONGRESS AVENUE in Palm Springs, FL 33406.**

PCN: 70-43-44-05-02-001-0010

CASE 2025 -99 (25-01184)

Violations:

Section 10-31 (FBC 105.1 & 110.1) Permits open (comments), Inspections not complete

Section 34-262 Prohibited Signs (Banner Flags)

Section 70-94 Missing or Delinquent Business Tax Receipts (btr's Units 838 & 834))

Section 70-94 (g) Professional Required at Unit 836 (tattoo's)

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **WEDNESDAY NOVEMBER 19, 2025, AT 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,

Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-583-8300 ext. 8522
(cell) 561-814-3208
tgehrman@vpsfl.org



PALM SPRINGS POLICE DEPARTMENT

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

NOVEMBER 5, 2025

NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318

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

Respectfully,

Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-583-8300 ext. 8522
(cell) 561-814-3208
tgehrman@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



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

UNITED STATES POSTAL SERVICE CERTIFIED MAIL



9489 0178 9820 3046 8362 49

Label 890-GDT, March 2023



quadrant
FIRST-CLASS MAIL
IMb
\$008.86⁰
11/05/2025 ZIP 33480
043M31255277

US POSTAGE

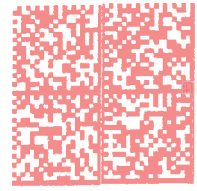
NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318

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



NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318

quadrant
FIRST-CLASS MAIL
IMI
\$000.74⁰
11/05/2025 ZIP 33480
043M31255277



US POSTAGE

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



NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318

quadrant
FIRST-CLASS MAIL
IMI
\$000.74⁰
11/05/2025 ZIP 33480
043M31255277



US POSTAGE

ATTN: MOHAMMED NAYEEM

Property Detail

Location Address : 834 S CONGRESS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-05-02-001-0010
Subdivision : CONGRESS MEADOWS IN
Official Records Book/Page : 34701 / 478
Sale Date : 11/16/2023
Legal Description : CONGRESS MEADOWS LTS 1 & 2 BLK 1

Owner Information

Owner(s)	Mailing Address
NS 2 PROJECT LLC	9216 EQUUS CIR BOYNTON BEACH FL 33472 4318

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
11/16/2023	\$1,400,000	34701 / 00478	WARRANTY DEED	NS 2 PROJECT LLC
05/26/2016	\$1,210,000	28332 / 00047	WARRANTY DEED	834 S CONGRESS LLC
01/24/2013	\$750,000	25755 / 01472	WARRANTY DEED	834 S CONGRESS AVE LLC
01/01/1977	\$223,000	02725 / 00966		SHEFFIELD THOMAS H &

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 12461
Acres : .52
Property Use Code : 1100—STORES
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Year Built	1972	
STRIP SHOPPING CNTR	4961	

Subarea and Square Footage for Building 1	
Code Description	square Footage
MULTIPLE TENANT RETAIL SAL	4961
Total Square Footage	4961

Search Results

Owner Name	Location	Municipality	Account Number	Mail Address	Mail City State Zip	Homesteaded
DJOUNE FELIX LLC	838S CONGRESS AVE	PALM SPRINGS	234251	9216 EQUUS CIR	BOYNTON BEACH FL 33472 4318	N
OBZEN TATTOOS	836S CONGRESS AVE	PALM SPRINGS	106892	9216 EQUUS CIR	BOYNTON BEACH FL 33472 4318	N
TOBACCO WORLD	834S CONGRESS AVE	PALM SPRINGS	204636	9216 EQUUS CIR	BOYNTON BEACH FL 33472 4318	N

BT 24
0067

BT 24
0221

BT 3296
109859

NO
YES
EXPIRED

Florida Building Code (FBC) PERMITS

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

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

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

Sec. 70-94. Application; local business tax receipt required; exemptions.

- (a) An application for a new business tax receipt or the renewal of an existing business tax receipt shall be accompanied by payment of the appropriate application fee. The amount of these fees shall be established and may be periodically revised through a resolution of the village commission. These fees are intended to cover the costs associated with the processing of applications and renewals by village staff. A business tax receipt must be obtained from the village within 30 days of the opening or establishment of the business, profession or occupation in the village. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the village without a business tax receipt or upon a business tax receipt issued upon false statements made by any person or in their behalf.
- (b) It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or occupation, or use in connection therewith, any vehicle, premises, machine or device, in whole or in part, for which a local business tax receipt or permit is required by any law or ordinance of the village without a local business tax receipt or permit being first procured and kept in effect at all times as required by this article or other laws or ordinances of the village. Local business taxes shall be required of the following:
- (1) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any business within its jurisdiction.
 - (2) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any profession or occupation within its jurisdiction.
 - (3) Any person who does not qualify under the provisions of subsections (a)(1) or (a)(2) of this section and who transacts any business or engages in any occupation or profession in interstate commerce if the business tax is not prohibited by Article 1, Section 8 of the United States Constitution.
- (c) Religious, charitable, fraternal, service, youth or civic organizations, disabled veterans, confirmed physically or mentally challenged individuals, persons 65 years of age or older, or otherwise exempt by state statute shall be allowed the same exemptions as such persons are or shall be entitled to by law in connection with state and county licenses. Any person entitled to an exemption by this subsection shall, upon application and furnishing necessary proof, be issued a certificate of registration which shall have the reason for such exemption plainly written or typed across the face thereof.
- (d) The tax provided in the business tax schedule for architects, auditors or accountants, dentists, engineers, lawyers, physicians and surgeons, real estate salesmen, or other professions shall be construed to mean that each individual shall pay the tax, whether practicing individually or in partnership or association with other individuals.
- (e) The person applying for the business tax receipt shall attest and certify in affidavit form on the application, the type and nature of all businesses, professions and/or occupations being conducted at the location for which the receipt is being requested. Any person applying for a receipt based upon stock of merchandise must also attest and certify that full and complete information has been furnished relative to the stock that has been provided with the application. The village's land development director or finance director may require the applicant to disclose such other relevant information as the applicant's full name, address, and the applicant's relationship to the business for which the business tax receipt is requested.
- (f) As a prerequisite to receiving a local business tax receipt or transferring a business license under section 70-98, the applicant or new owner must present to the village either:
- (1) A copy of the applicant's or new owner's current fictitious name registration, issued by the division of corporations of the department of state; or
 - (2) A written statement, signed by the applicant or new owner, which sets forth the reason that the applicant or new owner need not comply with the Fictitious Name Act.

-
- (g) Any person applying for a local business tax receipt to practice any profession regulated by the department of business and professional regulation, or any board or commission thereof, must produce an active state certificate, registration, or license, or proof of copy of the same, before a business tax receipt may be issued. Thereafter, only persons applying for the first time for a receipt must exhibit such certification, registration, or license.
- (h) Any person applying for a business tax receipt to operate a pharmacy must produce a current permit issued by the board of pharmacy; however, no such receipt is required to practice the profession of pharmacy.
- (i) Any person applying for a business tax receipt to operate an assisted living facility pursuant to F.S. ch. 400, pt. III, must produce a current license issued by the agency for health care administration to operate such facility at the specified location or locations.
- (j) Any person applying for a business tax receipt to operate a pest control business regulated under F.S. ch. 482, must produce a current license issued by the department of agriculture and consumer services for each of its business locations in the village.
- (k) Any person applying for a business tax receipt to operate a health studio pursuant to F.S. §§ 501.012—501.019 or ballroom dance studio pursuant to F.S. § 501.143, must produce a current license, registration, or letter of exemption from the department of agriculture and consumer services.
- (l) Any person applying for a business tax receipt to engage in business as a seller of travel pursuant to F.S. ch. 559, pt. XI, must produce a current registration or letter of exemption from the department of agriculture and consumer services.
- (m) Any person applying for a business tax receipt to operate a telemarketing business under F.S. §§ 501.604 and 501.608, must produce a current license or registration from the department of agriculture and consumer services or a current affidavit of exemption.
- (n) A receipt may not be issued unless the federal employer identification number or social security number is obtained from the person to be taxed.
- (o) First time applicants must present, when applicable, a current village-issued zoning confirmation letter that certifies the premises conforms to the appropriate zoning regulations and that the business operator has obtained all necessary permits, approvals, and licenses needed to operate. The confirmation letter shall include but is not limited to, certification by the village that the premises has passed all required fire inspections, building inspections, and zoning reviews, and other village-conducted reviews and inspections, in order to demonstrate that the business, occupation, or profession is operational and actively engaged in the business for which the business tax receipt has been requested and that the premises is in compliance with the Village Code.
- (p) Whenever any occupation, business, profession or privilege shall fall into more than one of the classifications contained in the business tax schedule, such occupation, business, profession or privilege shall comply with the business tax requirements of each such classification or privilege.

(Code 1994, § 58-79; Ord. No. 2007-01, § 6, 1-11-2007)

Sec. 34-262. Prohibited signs.

The following signs are prohibited:

- (1) Animated signs with surface movements, flashing lights, flashing and/or moving messages, bright flashing colors or exposed outdoor neon; or changeable sign copy (except as expressly permitted in this article), extruding figures, translucent fiberglass or composite awnings, illumination (interior or exterior) resulting in an unshielded light source visible from adjacent properties or public right-of-way, waving, fluttering, revolving or any other such device to attract attention. This prohibition includes any form of light treatments used with the intent to draw attention to a business, which is not within an approved sign package (except for seasonal, accent, building lighting, or landscape ornamental lighting), visible beyond the property line on which it is located.
- (2) Statuary of any kind, except that of a distinctly religious nature.
- (3) Signs which produce noise or sounds capable of being heard even though the sounds produced are not understandable.
- (4) Signs which emit visible smoke, vapors, particles or odors.
- (5) Signs or other advertising matter as regulated by this article, erected at the intersection of any street or in any street right-of-way in such a manner as to obstruct free and clear vision, or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device; or which makes use of the words "stop," "look," "drive-in," or any other word, phrase, symbol or character, in such a manner as to interfere with, mislead or confuse vehicular traffic as determined by the village council.
- (6) Signs erected, constructed or maintained so as to obstruct or be attached to any firefighting equipment, window, door or opening used as a means of ingress or egress, or for firefighting purposes, or placed so as to interfere with any opening required for proper light and ventilation as required by the building code of the village.
- (7) Signs with any lighting or control mechanism which causes radio, television or other communication interruption or interference.
- (8) Flags, except those exempted by section 34-291(b)(2), banners, streamers, twirling, A type, sandwich type, sidewalk or curb signs, balloons or other air-filled or gas-filled figures and blank copy signs, as well as vehicular signs.
- (9) Moving or stationary advertising signs on any vessel plying the canals or other waterbodies.
- (10) Outdoor advertising of any kind or character where any live animals or human beings are used as part of the advertising and which is visible from any public street or adjacent property, including use of human directionals.
- (11) Off-premises signs (i.e., signs/billboards offering services or products for sale or rent and not offered or provided on the same lot or premises as the advertising structure).
- (12) Any snipe sign.
- (13) Any banner over any street or sidewalk within any village playground or park, without permission from the village manager.
- (14) Any sign, portable or fixed, placed or erected on or over any part of the ultimate road right-of-way, other than directional signs erected by county, state or village officials.
- (15) Signs erected on public property including public rights-of-way, with the exception of signs erected by a public authority for public purposes and temporary signs as permitted by section 34-324.

-
- (16) Any illuminated sign of an intensity that the vision of the observer becomes momentarily impaired.
 - (17) Any sign which exhibits any lewd, lascivious, indecent, pornographic or immoral material.
 - (18) Any sign attached to a tree, utility pole, trailer, roller casters, trash receptacle and any other unapproved supporting structure, including portable signs and vehicular signs, including those on trailers.
 - (19) Flashing signs, searchlights and beacons not operated by a governmental agency, and signs with chasing borders and twinkling lamps.
 - (20) Any roof sign or projecting sign.
 - (21) Bus bench advertising, except ads permitted per palm tran shelter/bench contracts, or where such bench advertises the bus or transit carrier for whose benefit the bench is installed.
 - (22) Murals require prior approval from the village council as set forth in section 34-295 and are otherwise prohibited.
 - (23) Any type of light banding around signs, windows, or gas canopies.
 - (24) Any flag pole taller than 25 feet.
 - (25) Electronic changeable copy signs; except time and temperature signs at financial institutions and gas/fuel price signs, and public service message signs on governmental/public/educational properties, all of which are subject to the requirements of section 34-267.
 - (26) Pole signs and pylon signs, except as provided in section 34-327(c).

(Code 1994, § 30-177; Ord. No. 2008-10, § 3, 8-28-2008; Ord. No. 2012-29, § 3, 1-10-2013; Ord. No. 2014-27, § 2, 11-13-2014; Ord. No. 2015-04, § 2, 3-12-2015; Ord. No. 2015-13, § 2, 5-14-2015; Ord. No. 2016-02, § 2, 3-10-2016)

Orange

Department of Health in
Orange County
Environmental Health Section
1001 Executive Center Drive
Suite 200
Orlando, FL 32803
(407) 858-1497
CHD48OrangeBodyArt@flhealth.gov

Osceola

Department of Health in
Osceola County
Environmental Health Section
1 Courthouse Square
Suite 1200
Kissimmee, FL 34741
(407) 742-8606
OsceolaEnvironmentalHealth@flhealth.gov

Palm Beach

Department of Health in
Palm Beach County
Environmental Health Section
P.O. Box 29
West Palm Beach, FL 33401
(561) 837-5900
EPost_Tattoo_PalmBeach@flhealth.gov

Pasco

Department of Health in
Pasco County
Environmental Health Section
5640 Main Street
New Port Richey, FL 34652
(352) 521-1450 (Opt. 3)
PascoEH@flhealth.gov

Pinellas

Department of Health in
Pinellas County
Environmental Health Section
8751 Ulmerton Road
Suite 2000
Largo, FL 33771
(727) 538-7277
Pinellas_Environmental@flhealth.gov

Polk

Polk County provides services
for: Hardee County

Department of Health in
Polk County
Environmental Health Section
2090 E. Clower Street
Bartow, FL 33830
(863) 519-8330
Polk.Tattoo@flhealth.gov

Putnam

See Alachua

Santa Rosa

See Escambia

Sarasota

Department of Health in
Sarasota County
Environmental Health Section
4000 S. Tamiami Trail
Room 121
Venice, FL 34293
(941) 861-3310
DOHSarasotaEH@flhealth.gov

St. Johns

Department of Health in
St. Johns County
Environmental Health Section
200 San Sebastian View
St. Augustine, FL 32084
(904) 506-6081
SJCHD.EH@flhealth.gov

St. Lucie

Department of Health in
St. Lucie County
Environmental Health Section
5150 NW Milner Drive
Port St. Lucie, FL 34983
(772) 873- 4931
CHD56_EHInfo@flhealth.gov

Seminole

Department of Health in
Seminole County
Environmental Health Section
400 W. Airport Boulevard
Sanford, FL 32773
(407) 665-4604
SeminoleEVHPermitApplications
@flhealth.gov

Sumter

Department of Health in
Sumter County
Environmental Health Section
415 East Noble Avenue
Bushnell, FL 33513
(352) 569-3131
DLCHD60SumterEH@flhealth.gov

Suwannee

See Alachua

Taylor

Department of Health in
Taylor County
Environmental Health Section
1215 N. Peacock Avenue
Perry, FL 32347
(850) 584-5087
TaylorEH@flhealth.gov

Union

See Alachua

Volusia

Department of Health in
Volusia County
Environmental Health
Section 1845 Holsonback
Drive Daytona Beach, FL
32117 (386) 274-0694
VolusiaHealthFacilities@flhealth.gov

Wakulla

Department of Health in
Wakulla County
Environmental Health Section
48 Oak Street
Crawfordville, FL 32327
(850) 926-0400
WakullaEH@flhealth.gov

Walton

Department of Health in
Walton County
Environmental Health Section
362 State Highway 83 North
DeFuniak Springs, FL 32433
(850) 892-8021
dlchd66ehweb@flhealth.gov

Washington

Washington provides service
for: Holmes County

Department of Health in
Washington County
1338 S. Boulevard
Chipley, FL 32428
(850) 638-6240
CHD67EH@flhealth.gov

Tattoo Establishment Licensure Requirements

All Florida tattoo establishments require a license to operate in the state of Florida. Licensure of a tattoo establishment requires submission of the following items:



Contact the Tattooing Program

850-245-4277 (tel:850-245-4277)

AskEH@flhealth.gov (mailto:AskEH@flhealth.gov)

- Completed [Application for Tattoo Establishment License](#) ([documents/AppTattooEstablishmentLicensedh41516.26.25.pdf](#))
- Pass inspection in compliance with [sections](#) (http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0300-0399/0381/0381ContentsIndex.html&StatuteYear=2011&Title=%3E2011-%3EChapter%20381%381.00771-381.00791.Florida%20Statutes (http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0300-0399/0381/0381ContentsIndex.html&StatuteYear=2011&Title=%3E2011-%3EChapter%20381%381.00771-381.00791.Florida%20Statutes), "The Practice of Tattooing" and [Chapter 64E-28, Florida Administrative Code](#) ([documents/Chapter64E_28.pdf](#))
- Register business name with the [Florida Department of State](#) (<https://dos.myflorida.com/sunbiz/start-business/efile/>)
- Completed [Biomedical Waste Permit](#) ([./biomedical-waste/documents/ApplicationforBiomedicalWasteGeneratorPermit6.26.25.pdf](#))

Submit all forms/fees to the [county health department](#) ([county-contact-information.html](#)) where your business is located.

If additional requirements are needed locally, contact city/county for potential business tax receipt, or other operating needs.

[Guide for Tattoo Establishment Operational Requirements](#) ([documents/OperationalReq.forTattooEst.11.pdf](#)) - Assists in understanding the operational requirements for a tattoo establishment and what is required to pass an inspection.

- **Temporary tattoo establishments** must meet the same operational requirements of a tattoo establishment, including handsinks, as well as the requirements of [Chapter 64E-28, F.A.C.](#) ([documents/Chapter64E_28.pdf](#))
- Temporary establishment licenses are **issued in conjunction with a convention or other similar event** and cannot exceed 14 consecutive days.

[Tattoo Establishment Frequently Asked Questions](#) ([faq-page.html](#))

Last Modified Date: Jul 7, 2025 3:30 PM

Last Reviewed Date: Jul 7, 2025, 3:30 PM

[Connect with DOH](#)

[https://www.flhealth.gov/ask-eh/](#)

FEATURED PROGRAMS

[HealthiestWeight](https://www.healthiestweightflorida.com/)
(<https://www.healthiestweightflorida.com/>)



(<https://www.tobaccofreeflorida.com/>)

Florida Health Across the State

[State Surgeon General](#) ([/about/ssg/index.html](#))
[State Leadership](#) ([/about/ssg/leadership/index.html](#))
[Boards, Councils & Committees](#) ([/provider-and-partner-resources/advisory-councils-stakeholder-groups/index.html](#))

[About Florida Health](#) ([/about/index.html](#))

[Accreditation](#) ([/about/accreditation/index.html](#))
[Careers](#) ([/about/careers/index.html](#))
[Public Meeting Notices](#) ([/about/sunshine-info/public-meeting-notices/index.html](#))
[Public Notices](#) ([/about/sunshine-info/public-notices/index.html](#))
[Public Records Requests](#) ([/about/sunshine-info/public-records-requests/index.html](#))
[State Health Improvement Plan](#)
(https://floridaship.org/?utm_source=flhealth.gov%26utm_medium=text_linkredirect%26utm_campaign=ship_sha%26)

FILE COMPLAINT

Vaccine/Testing/Mask Requirements (<https://www.floridahealth.gov/diseases-and-conditions/respiratory-illness/COVID-19/file-a-complaint.html>)

Find Health Care Screenings and Events (<https://healthcarescreenings.floridahealth.gov>)

- [Programs & Services \(/programs-and-services/index.html\)](#)
- [Licensing & Regulation \(/licensing-and-regulation/index.html\)](#)
- [Statistics & Data \(/statistics-and-data/index.html\)](#)
- [Certificates \(/certificates/index.html\)](#)
- [Diseases & Conditions \(/diseases-and-conditions/index.html\)](#)
- [Environmental Health \(/environmental-health/index.html\)](#)



[Home \(././index.html\)](#) » [Environmental Public Health \(./index.html\)](#) » [Tattooing \(index.html\)](#) » [Tattoo Artist Licensure](#)

[Tattooing \(/environmental-health/tattooing/index.html\)](#)

[Tattoo Artist Renewal \(/environmental-health/tattooing/renewal.html\)](#)

[Things to Know When Getting a Tattoo \(/environmental-health/tattooing/things-to-know-tattoo.html\)](#)

[Tattooing Frequently Asked Questions \(/environmental-health/tattooing/faq-page.html\)](#)

[Tattoo Artist Licensure \(/environmental-health/tattooing/tattoo-artist.html\)](#)

[Tattoo Establishment Licensure Requirements \(/environmental-health/tattooing/tattoo-establishment.html\)](#)

[Bloodborne Pathogens and Communicable Diseases Training \(/environmental-health/tattooing/tattoo-educational-materials.html\)](#)

[Microblading, Permanent Cosmetics, and only Micro-needling Using Pigments, Dye, or Ink \(/environmental-health/tattooing/microblading.html\)](#)

[County Contact Information \(/environmental-health/tattooing/county-contact-information.html\)](#)

[Guest Tattoo Artist Registration \(/environmental-health/tattooing/guest-tattoo-artist-registration.html\)](#)

[Temporary Tattoo Event or Convention Checklist \(/environmental-health/tattooing/temporary-tattoo-event-or-convention-checklist.html\)](#)

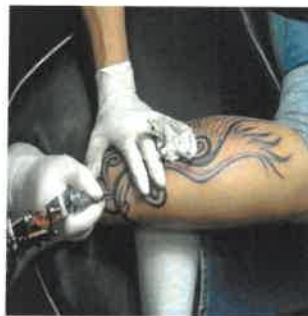
[Black Henna \(/environmental-health/tattooing/black-henna.html\)](#)

[Black Henna Tattoo Form \(/environmental-](#)

Tattoo Artist Licensure

Tattoo Artist Licensure is Required for:

- Persons who tattoo the body of another human.
- Persons who practice cosmetic tattooing, permanent make-up, microblading, or micropigmentation.
- Students/apprentices who tattoo other humans as part of their tattoo training.
- Tattoo or permanent makeup artist licensed outside of Florida.



Contact the Tattooing Program

☎ 850-245-4277 (tel:850-245-4277)

✉ AskEH@flhealth.gov (mailto:AskEH@flhealth.gov)

Tattoo Artist License Requirements

- Completed [Application for Tattoo Artist License \(/documents/AppTattooArtistLicensedh41476.26.25.pdf\)](#)
 - \$60 application fee - local county health department may charge additional fee
- Application must be completed with the name of the licensed tattoo establishment where the tattoo artist will perform tattooing or intends to perform tattooing.
- At least 18 years of age.
- Copy of government-issued photo ID
- Proof of completion of the required bloodborne pathogen and communicable diseases course for tattoo artist (minimum of 70% score required).

Before applying for the Tattoo Artist License, please contact your [local county health department \(county-contact-information.html\)](#) for current information concerning the fee and correct mailing address

Application, Required Documents, and Fee Submission

- Submit your completed application to the [local county health department \(county-contact-information.html\)](#) where you reside. You may pay by personal check, money order or credit card. It is not recommended that you send cash through the mail.
- Contact your local county health department for any further payment information.

Tattoo Artist License Renewals

Submit the following to the [local county health department \(county-contact-information.html\)](#) where you reside:

- Completed [Application for Tattoo Artist License](#) ([documents/AppTattooArtistLicensedh41476.26.25.pdf](#)); be sure to check "Renewal" at the top of the application.
 - Application must be completed with the name of the licensed tattoo establishment where the tattoo artist will perform tattooing or intends to perform tattooing.
- \$60 renewal Fee

Reactivate an Expired Tattoo Artist License

Submit the following to the [local county health department \(county-contact-information.html\)](#) where you reside:

- Completed [Application for Tattoo Artist License](#) ([documents/AppTattooArtistLicensedh41476.26.25.pdf](#)) (\$60 renewal fee and \$25 reactivation fee. Total of \$85) must be issued by the county where artist lives, regardless of area of work.

Guest Tattoo Artist Registration

A guest tattoo artist registration is required for any tattoo artist who plans to tattoo in Florida and who also holds an active tattoo artist license, registration, or certification issued by a jurisdiction outside Florida.



The tattoo artist is required to have completed a Bloodborne Pathogen and Communicable Diseases training that is comparable or exceeding those requirements specified in [Rule 64E-28.006, Florida Administrative Code](#) ([documents/64E-28_006.pdf](#)). (https://www.floridahealth.gov/environmental-health/tattooing/documents/64E-28_006.pdf)

The [Guest Tattoo Artist Registration Guide](#) ([documents/AppGuestTattooArtistReg.dh4150.pdf](#)) is available for tattoo artists from outside Florida. This guide will assist tattoo artist from outside Florida with the Guest Tattoo Artist Registration process.

Guest tattoo registration requires the following:

- Completed [Application for Guest Tattoo Artist Registration](#) ([documents/AppGuestTattooArtistRegistrationdh41506.26.25.pdf](#)) (\$35)
 - The application must contain the name of the licensed tattoo establishment where the tattoo artist will perform tattooing or intends to perform tattooing.
- At least 18 years of age
- Copy of government-issued photo ID
- Proof of active license, registration, or certification outside of Florida
- Documentation of completed tattooing [bloodborne pathogen and communicable diseases course \(county-contact-information.html\)](#) (at least 70% score) unless license is issued by a jurisdiction recognized as having educational requirements which meet or exceeds the requirements of [section 381.00775, Florida Statutes](#) (http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0300-0399/0381/Sections/0381.00775.html).

Guest registration is valid up to 14 consecutive days in Florida.

834 S. Congress Ave

Parcel Records: 70434405020010010

Record #	Status	Type	Location	Case Manager	Description	Created
202501159	Corrections Required	Permit	838 S CONGRESS Ave, Palm Springs, FL 33406		Installation of Illuminated LED Channel Letters and existing electrical.	08/29/2025
AP25-0032	Closed	Planning/Zoning	834 S CONGRESS Ave, Palm Springs, FL 33406		Unity of Title for 834 S Congress Ave and 2953 HOLLY RD	04/29/2025
202500116	Corrections Required	Permit	834 S CONGRESS Ave, Palm Springs, FL 33406 <i>838 S Congress</i>		Bathroom legalization in rear of unit.	01/28/2025
24-01312	Open Case	Code Enf.	834 S CONGRESS Ave, Palm Springs, FL 33406 <i>836 S Congress TATTOO PROFESSIONAL</i>	ncuenot	SEc 70-94(g) Local Business Tax Receipt - Professional Required Unit: 836	12/27/2024
BT24-0221	Approved	Business Tax	836 S CONGRESS AVE, Palm Springs, FL 33461		Tatto Shop	05/15/2024

Parcel Records

24-00035	Closed	Code Enf.	834 S CONGRESS Ave, Palm Springs, FL 33406	ncuenot	30-143 - Nuisance - Trash & Debris 34- 135 Trees obstructing parking lot	01/19/2024
BT-3664-110598	Inactive	Business Tax	834 N SOUTH CONGRESS AVENUE, Palm Springs, FL	1320lbuz	PERSONAL SERVICES	03/25/2014
BT-3246-109859	Expired	Business Tax	834 N SOUTH CONGRESS AVENUE, Palm Springs, FL <i>TOBACCO WORLD</i>	1320cbur	RETAIL	05/04/2013
BT-2165-108788	Inactive	Business Tax	838 N SOUTH CONGRESS AVENUE, Palm Springs, FL	1320cbur	RETAIL	09/30/2011
202100983	Closed	Permit	834 SOUTH CONGRESS AVENUE, Palm Springs, FL 33461	1320agaricadahia	REPLACE PANEL AS PER PLAN WORK BEING PERFORMED AT 838 S CONGRESS	08/13/2021

Legend

CASE PRESENTATION
CASE No. CASE 2025- 99 (25-01184)

1. GOOD MORNING, MY NAME IS TOM GEHRMAN, and I have been sworn in.
2. I AM A CODE ENFORCEMENT OFFICER FOR THE VILLAGE OF PALM SPRINGS, FLORIDA.
3. THIS CASE CONCERNS the Property at 834 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 OF THE PROPERTY IS NS 2 PROJECT LLC.

5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
Section 10-31 (FBC 105.1 & 110.1) Permits Not Closed (comments), Inspections not complete
Section 34-262 Prohibited Signs (Banner Flags)
Section 70-94 Missing or Delinquent Business Tax Receipts (btr's Units 838 & 834)
Section 70-94 (g) Professional Required at Unit 836 (tattoo's)

Courtesy Notices Posted at the property and Mailed to the property owner and in-person meeting with the Property Owner and the Business Proprietors regarding the code violations at the Property. Code Officer Nanciann Cuenot has also been involved with this property issuing written warnings and meetings with the Property Owner and businesses on site.

5. On NOVEMBER 4, 2025, I WROTE Notice of Violation/Notice of Hearing 2025-99 FOR THE VIOLATIONS THE NOTICE was Mailed Certified and Regular to the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.

6. The Violations remain on the property and have resulted in very little if any Code Compliance.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY DECEMBER 17, 2025**. Failure to GAIN COMPLIANCE within the time designated shall result in a \$100.00 per day, per violation fine commencing on DECEMBER 17, 2025.

8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$257.35 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, DECEMBER 17, 2025.

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



The Village of Palm Springs
FLORIDA



Case Administrative / Court Costs

November 19, 2025, 834 Drew Way - NS 2 PROJECT LLC

Case 2025-99

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	1.00	60.00	60.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2025-99				257.35

Courtesy Code Violation Notice

Case# TATTOO STORE
Date: 11-4-2025 Time: 12:00 Noon
Location: 834/836 S CONGRESS

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

Please address the listed code violations:

BANNER FLAGS NOT
ALLOWED
-PLEASE REMOVE

Compliance Date: 11-5-2025
Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions → 561-814-3208

TOM GERMAN

Name I.D. #

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



PERMIT NO.

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

8345 Congress

ADDRESS

BLDG. ELEC. MECH. PLBG. RTR

TARRANT WORLD BUSINESS TAX
RECEIPT IS EXPIRED

Must Be Renewed and Active

- STOP WORK! CALL 561-584-8200 EXT. 8460
BETWEEN 8:30 AM - 3:00 PM**
- VIOLATION! CORRECT AS NOTED**
- 2nd REINSPECTION FEE OF \$100.00 MUST BE PAID.
EACH ADDITIONAL RE-INSPECTION FEE
INCREASES BY \$100.00**
- CALL 561-584-8265 FOR REINSPECTIONS**

Date: 11-6-2025

Inspector: Tom Goodman

(T) 561-814-3208



PALM SPRINGS POLICE DEPARTMENT

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

JANUARY 7, 2025

NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318

Dear Property Owner,

You have been issued A FINAL NOTICE notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 834 S Congress Ave. in Palm Springs, FL

PCN: 70-43-44-05-02-001-0010

Also new Exterior Rear Door

This property is in violation of local ordinances:

Unit #838 - A bathroom was constructed in the rear of the unit without permits or inspections.

SECTION 10-31. FLORIDA BUILDING CODE 105.1 & 110.1 Permits and Inspections required.

You may contact the Building Department at 561-584-8200 Ext 8460 with any questions regarding obtaining permits & inspections for these items.

SECTION 70-94 LOCAL BUSINESS TAX RECEIPT REQUIRED

Unit # 838 has applied for the BTR; however, the Village of Palm Springs will not issue the BTR until the above-mentioned violation requiring permits and inspections complies.

It is your responsibility as the property owner to ensure work is done with necessary permits and inspections and that all tenants have valid Business Tax Receipts with the Village of Palm Springs.

Compliance Date: JANUARY 22, 2025

Failure to comply WILL result in a NOTICE OF VIOLATION/ NOTICE OF HEARING, Court Costs and possible Lien on the property.

Please call me if you have any questions at (561) 584-8200 Ext.8524

Respectfully,

Nanciann Cuenot, CEP
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-584-8200 Ext. 8524
ncuenot@vpsfl.org



PALM SPRINGS POLICE DEPARTMENT

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

*Skylar Bryant 561-570-9118
BRYSKY@yahoo.com*

April 25, 2024

**NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318**

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 834 S CONGRESS AVE, Palm Springs, FL 33467.
PCN: 70434405020010010

This property 834 CONGRESS AVE Unit 836, PALM SPRINGS, FL 33406 is in violation of local ordinances: Section 70-94. Application - Local Business Tax Receipt Required

Compliance Date: May 24, 2024

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

Respectfully,

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



*April 25, 24 - Emailed to tenant.
April 30, 24 Business owner called + will apply for BTR - Has everything.
May 20, 24 In Review*

Professionalism · Respect · Integrity · Duty · Excellence



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

NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318

NEOPOST

FIRST-CLASS MAIL

04/25/2024

US POSTAGE

\$000.64



ZIP 33461
041M11460879

PERMIT NO.

VIOLATION DO NOT REMOVE

CORRECTIONS MUST BE
MADE AS NOTED BELOW

838 S. Congress Ave

ADDRESS

BLDG. ELEC. MECH. PLBG. _____

INTERIOR RENOVATIONS

- NO REQUIRED PERMITS

- INSPECTIONS REQUIRED

Contact Village Building Department
IN Village Hall - 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

3-22-24 *Rouvenor Chenot*

Code

INSPECTOR

561-584-8300 EXT. 8524

Complied Sub.

Lifesafety +

BTR App.

in review

2-12-24

3-7-24

Dieunie Joseph 561-468-1851

Courtesy Code Violation Notice

Case# New Business

Date: 1/29/2024 Time: 4:15 pm

Location: 838 S. Congress Ave

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

Please address the listed code violations:

DJoune Felix LLC.

Sec. 70-94 Application

for Business Tax

Receipt Required

Call Planning Zoning + Bldg

561-584-8200 Ext 8460

Compliance Date: 30 days

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

Nanciann Cuenot 154

Name

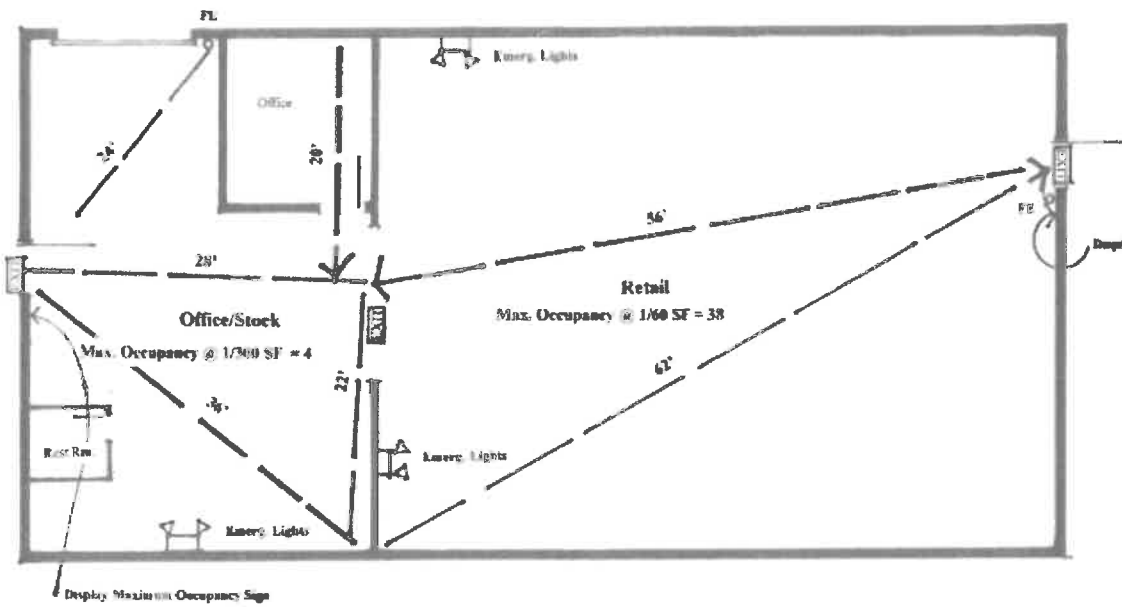
I.D. #

Palm Springs Police Department

(561) 584-8300, ext. 8520

Ext.
8524





Floor Plan 1/8"=1'-0"

002



3/13/2024, 3:47:47 PM
BT24-0067
Chris Melendez

Notes:

1. This Tenancy is not Sprinkled.
2. All Exit signs shall have Battery Backup
3. F.E. means ABC Portable Fire Extinguisher.



Reviewed for Building Compliance
BO Wayne Cameron

3/14/2024, 1:56:09 PM
BT24-0067
Ana M Gari-Cadahia

Florida Registered Architect
A# 0007140

Life Safety Plan for
838 S. Congress Ave.
West Palm Beach, Florida

2/9/24

Stephan A. Yeckes-Architect

712 US Highway 1, Suite 300-10, NP Beach, FL.
561 626 0402 sey44@aol.com

[Handwritten signature] 2/12/24



PALM SPRINGS POLICE DEPARTMENT

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

APRIL 2, 2024

NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318



Syed Tanvir Asan
CEO
(903) 267-0269

Tanvir@TrackOneManagement.com TrackOneManagement.com

501 Industrial Street, Suite C · Lake Worth Beach, FL 33461

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 834 S Congress Ave. in Palm Springs, FL PCN: 70-43-44-05-02-001-0010

This property is in violation of local ordinances:

Unit #838 - A bathroom and office have been constructed in rear of unit without permits or inspections.

SECTION 10-31. FLORIDA BUILDING CODE 105.1 & 110.1 Permits and Inspections required.

You may contact the Building Department at 561-584-8200 Ext 8460 with any questions regarding obtaining permits & inspections for these items.

SECTION 70-94 LOCAL BUSINESS TAX RECEIPT REQUIRED

Unit # 838 has applied for the BTR; however, the Village of Palm Springs will not issue the BTR until the above-mentioned violation requiring permits and inspections is in compliance.

It is your responsibility as the property owner to ensure work is done with necessary permits and inspections and that all tenants have valid Business Tax Receipts with the Village of Palm Springs.

Compliance Date: April 15, 2024

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

Please call me if you have any questions at (561) 584-8200 Ext.8524

Respectfully,

Nanciann Cuenot, CEP
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-584-8200 Ext. 8524
ncuenot@vpsfl.org

Property Detail

Location Address : 834 S CONGRESS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-05-02-001-0010
Subdivision : CONGRESS MEADOWS IN
Official Records Book/Page : 34701 / 478
Sale Date : 11/16/2023
Legal Description : CONGRESS MEADOWS LTS 1 & 2 BLK 1

Owner Information

Owner(s)	Mailing Address
NS 2 PROJECT LLC	9216 EQUUS CIR BOYNTON BEACH FL 33472 4318

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
11/16/2023	\$1,400,000	34701 / 00478	WARRANTY DEED	NS 2 PROJECT LLC
05/26/2016	\$1,210,000	28332 / 00047	WARRANTY DEED	834 S CONGRESS LLC
01/24/2013	\$750,000	25755 / 01472	WARRANTY DEED	834 S CONGRESS AVE LLC
01/01/1977	\$223,000	02725 / 00966		SHEFFIELD THOMAS H &

Exemption Information

No Exemption Information Available.

Property Information

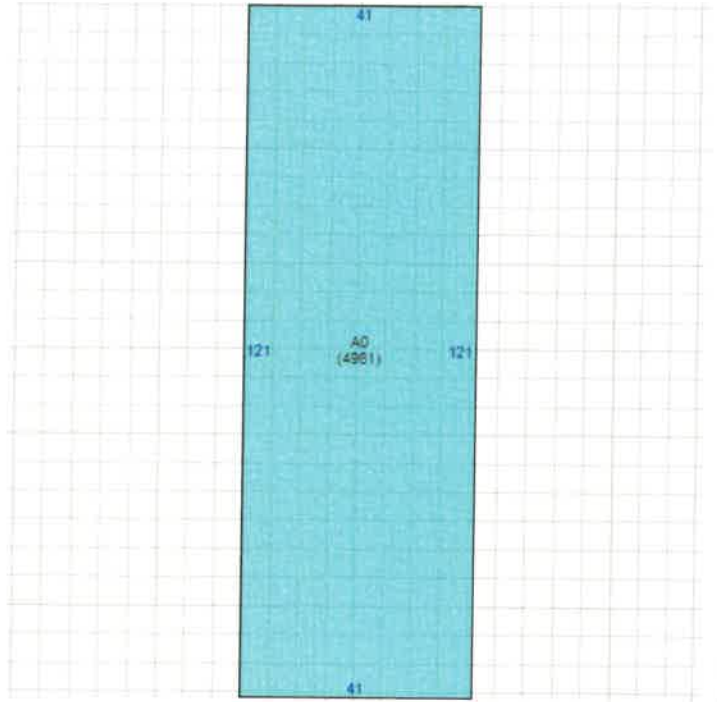
Number of Units : 0
***Total Square Feet :** 12461
Acres : .52
Property Use Code : 1100—STORES
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Year Built	1972	
STRIP SHOPPING CNTR	4961	

Subarea and Square Footage for Building 1	
Code Description	square Footage
MULTIPLE TENANT RETAIL SAL	4961
Total Square Footage	4961



Property Extra Feature

Description	Year Built	Units
Walkway-Concrete	1972	575
Fence- Chain Link 6ft #11 Gaug	1972	210
Fence- Chain Link 6ft #11 Gaug	1964	165
Fence- Chain Link 6ft #11 Gaug	1964	165
Paving- Asphalt	1972	4600

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	CG	0.5189

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$1,250,524	\$815,794	\$853,784	\$824,311	\$684,805
Land Value	\$406,836	\$318,236	\$318,236	\$303,093	\$259,923
Total Market Value	\$1,657,360	\$1,134,030	\$1,172,020	\$1,127,404	\$944,728

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$1,247,433	\$1,134,030	\$1,143,121	\$1,039,201	\$944,728
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,247,433	\$1,134,030	\$1,143,121	\$1,039,201	\$944,728

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$26,802	\$22,034	\$22,582	\$21,384	\$19,448
NON AD VALOREM	\$3,221	\$2,985	\$2,899	\$2,775	\$2,651
TOTAL TAX	\$30,022	\$25,019	\$25,481	\$24,159	\$22,099

Search Results

Owner Name	Location	Municipality	Account Number	Mail Address	Mail City State Zip	Homesteaded
DJOUNE FELIX LLC	838S CONGRESS AVE	PALM SPRINGS	234251	9216 EQUUS CIR	BOYNTON BEACH FL 33472 4318	N
OBZEN TATTOOS	836S CONGRESS AVE	PALM SPRINGS	106892	9216 EQUUS CIR	BOYNTON BEACH FL 33472 4318	N
TOBACCO WORLD	834S CONGRESS AVE	PALM SPRINGS	204636	9216 EQUUS CIR	BOYNTON BEACH FL 33472 4318	N



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

Detail by Entity Name

Florida Limited Liability Company

NS 2 PROJECT LLC

Filing Information

Document Number	L23000477566
FEI/EIN Number	93-4015281
Date Filed	10/18/2023
Effective Date	10/17/2023
State	FL
Status	ACTIVE

Principal Address

834 S CONGRESS AVE
WEST PALM BEACH, FL 33406

Mailing Address

834 S CONGRESS AVE
WEST PALM BEACH, FL 33406

Registered Agent Name & Address

NAYEEM, MOHAMMED
9216 EQUUS CIR
BOYNTON BEACH, FL 33472

Authorized Person(s) Detail

Name & Address

Title AMBR

NAYEEM, MOHAMMED
9216 EQUUS CIR
BOYNTON BEACH, FL 33472

Title AMBR

RAHMAN, SHIEKH
1295 LONGLEA TER
WELLINGTON, 62 33414

Annual Reports

Report Year	Filed Date
-------------	------------

 Account Information

Property Control Number:
70-43-44-05-02-001-0010

Mailing Address:
9216 EQUUS CIR
Boynton Beach, FL 33472-4318

Owner of Record:
NS 2 PROJECT LLC

Property Type:
Real Property

Property Address:
834 S CONGRESS AVE
PALM SPRINGS, FL 33406

Second Owner:

Status: Active

Legal Description:
CONGRESS MEADOWS LTS 1 & 2 BLK 1

Last updated: 11/10/2025 11:51:00 AM

Real Estate Property Taxes become delinquent on April 1 each year.
Delinquent Real Estate 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 on delinquent tax bills. 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: **\$28,821.60** [ADD ALL TO CART](#)

2025 | BILL TYPE: ORIGINAL | BILL NO: 101620296 | ROLL: ANNUAL | DUE \$28,821.60

[ADD TO CART](#)

Date	Total Tax	Paid	Amount Due if Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$28,821.60 Net Tax: \$30,022.49 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$1,200.89	\$0.00	<input type="checkbox"/> \$28,821.60 ▶ 11/10/25 \$28,821.60 11/30/25 \$28,821.60 12/31/25 \$29,121.81 1/31/26 \$29,422.04	● Due	<input type="radio"/> \$28,821.60 Clear all
Total: \$0.00					ADD TO CART

[View Info](#)

[+](#) Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$24,017.87 Net Tax: \$25,018.62 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$1,000.75	11/2/24	-\$24,017.87	● Paid

Account Information

Property Control Number:
 70-43-44-05-02-001-0010
Mailing Address:
 9216 EQUUS CIR
 Boynton Beach, FL 33472-4318
Owner of Record:
 NS 2 PROJECT LLC

Property Type:
 Real Property
Property Address:
 834 S CONGRESS AVE
 PALM SPRINGS, FL 33406
Second Owner:

Status: Active
Legal Description:
 CONGRESS MEADOWS LTS 1 & 2 BLK 1

Last updated: 11/04/2025 02:52:20 PM

Real Estate Property Taxes become delinquent on April 1 each year.
 Delinquent Real Estate 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 on delinquent tax bills. 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: **\$28,821.60** [ADD ALL TO CART](#)

2025 | BILL TYPE: ORIGINAL | BILL NO: 101620296 | ROLL: ANNUAL |
DUE \$28,821.60

[ADD TO CART](#)

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$28,821.60 Net Tax: \$30,022.49 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$1,200.89	\$0.00	<input type="checkbox"/> \$28,821.60 ▶ 11/4/25 \$28,821.60 11/30/25 \$28,821.60 12/31/25 \$29,121.81 1/31/26 \$29,422.04	● Due	<input type="radio"/> \$28,821.60 Clear all
Total: \$0.00					ADD TO CART

[+](#) Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$24,017.87 Net Tax: \$25,018.62 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$1,000.75	11/2/24	-\$24,017.87	● Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-99

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

**NS 2 PROJECT LLC
834 S CONGRESS AVENUE
PALM SPRINGS, FL 33406**

**MAILING ADDRESS:
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318
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) Permits Not Closed (comments), Inspections not complete

Section 34-262 Prohibited Signs (Banner Flags)

Section 70-94 Missing or Delinquent Business Tax Receipts (btr's Units 838 & 834))

Section 70-94 (g) Professional Required at Unit 836 (tattoo's)

Address: 834 S CONGRESS AVENUE
Legal Description: CONGRESS MEADOWS LTS 1 & 2 BLK 1
PCN: 70-43-44-05-02-001-0010

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 **19th** day of **NOVEMBER 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) Permits Not Closed (comments), Inspections not complete

Section 34-262 Prohibited Signs (Banner Flags)

Section 70-94 Missing or Delinquent Business Tax Receipts (btr's Units 838 & 834))

Section 70-94 (g) Professional Required at Unit 836 (tattoo's)

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) Permits Not Closed (comments), Inspections not complete

Section 34-262 Prohibited Signs (Banner Flags)

Section 70-94 Missing or Delinquent Business Tax Receipts (btr's Units 838 & 834))

Section 70-94 (g) Professional Required at Unit 836 (tattoo's)

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 **DECEMBER 18, 2025:**
 - Administrative costs of **\$257.35**
 - 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 has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **DECEMBER 18, 2025.**
 - Administrative costs of **\$257.35**
 - 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 19TH day of NOVEMBER 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:

[834 S CONGRESS AVENUE](#)
[PALM SPRINGS, FL 33406](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-93

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

MN INVESTMENTS PROPERTIES HOLDINGS LLC
1946 S. CONGRESS AVENUE
WEST PALM BEACH, FL 33406

Mailing Address:
700 GREENBRIAR AVENUE
FORT LAUDERDALE, FL 33325

Respondent(s).

PCN 70-43-44-08-04-000-0552

REVISED 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 SEPTEMBER 26, 2024, the Respondent(s), **MN INVESTMENTS PROPERTIES HOLDINGS LLC**, owners of the property at 1946 S. CONGRESS AVENUE, PALM SPRINGS, FL, 33406, is in violation of local ordinances.

SECTION 34-824 – Special Exceptions – Churches/House of Worship - special exception approval is required.
SECTION 70-124 – Use and occupancy certificate and inspection required
SECTION 70-125 - Application for use and occupancy certificate

These violations must be corrected on or before OCTOBER 30, 2025. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, at 10:00 A.M. WEDNESDAY NOVEMBER 19, 2025. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY’S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence. **IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584 - 8300 Ext 8520.** A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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

Code Enforcement Officer 561-584-8300 x 8524

Date Issued: OCTOBER 16, 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

October 16, 2025

MN INVESTMENTS PROPERTIES HOLDINGS LLC
700 GREENBRIAR AVENUE
FORT LAUDERDALE, FL 33325

Dear Property Owners,

A **REVISED 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:

1946 S. CONGRESS AVENUE in Palm Springs, FL. PCN: 70-43-44-08-04-000-0552

VIOLATION / HEARING CASE 2025-93 - 1946 S Congress Avenue Unit #1958

Revision removing the cited Section 34-823 Accessory Uses and adding the following code sections:

SECTION 34-824 – Special Exceptions – Churches/House of Worship - special exception approval is required.

SECTION 70-124 – Use and occupancy certificate and inspection required

SECTION 70-125 - Application for use and occupancy certificate

The options available include coming into voluntary compliance by submitting an application for Special Exception on or before **October 30, 2025, OR** arguing your case at the Special Magistrate Hearing on **Wednesday, November 19, 2025, at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your rights under the judicial system.

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

Contact Planning & Zoning at (561) 584-8200 Ext. 8460 for assistance with a Unified Development Special Exception application.

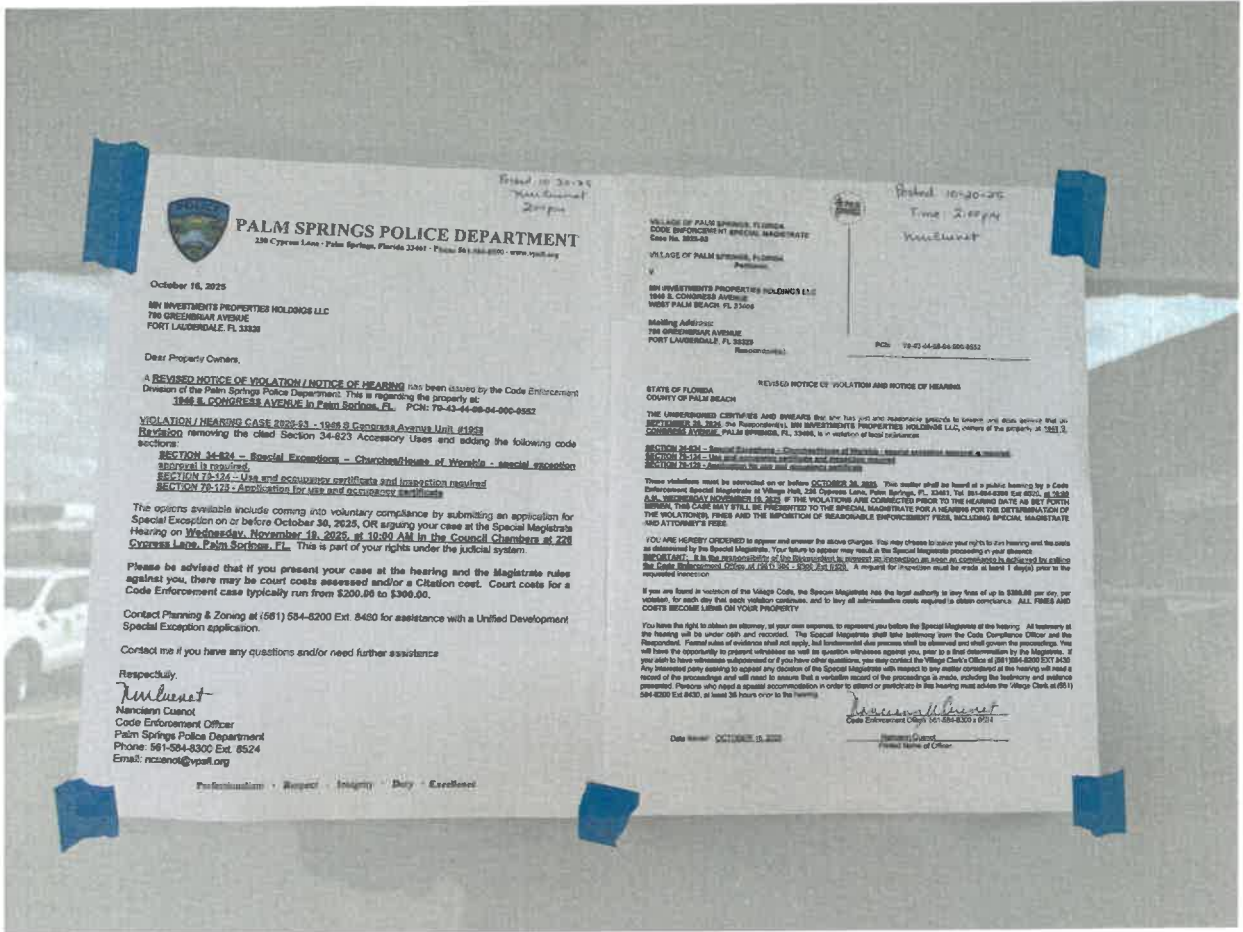
Contact me if you have any questions and/or need further assistance.

Respectfully,

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

9489 0178 9820 3046 8360 96

9489 0178 9820 3046 8361 02



10/20/2025 2:05:55 PM



10/20/2025 2:05:51 PM



10/20/2025 2:03:10 PM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

MN INVESTMENTS PROPERTIES HOLDINGS LLC
1946 S. CONGRESS AVENUE
WEST PALM BEACH, FL 33406

Respondent(s)

Case 2025-93

PCN: 70-43-44-08-04-000-0552

AFFIDAVIT OF SERVICE

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

On the 20th Day of OCTOBER 2025 at 2:05 PM, I served the attached Revised Notice of Violation / Notice of Hearing on the within-named Respondent(s), MN INVESTMENTS PROPERTIES HOLDINGS LLC at 1946 S Congress Avenue, Palm Springs, FL 33461 by:

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

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

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

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

By: NanCIann CuENot
Code Enforcement Officer

Date: November 12, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12th day of NOVEMBER, 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)

Christina Ruiz-Waddell
NOTARY PUBLIC, State of Florida



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Latest Update

Your item was delivered to an individual at the address at 3:27 pm on October 24, 2025 in FORT LAUDERDALE, FL 33324.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

FORT LAUDERDALE, FL 33324

October 24, 2025, 3:27 pm

[See All Tracking History](#)

Feedback

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

[Text & Email Updates](#)



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Tracking Number:

[Remove X](#)

9489017898203046836096

[Copy](#)

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

Latest Update

Your item was delivered to an individual at the address at 4:35 pm on October 24, 2025 in FORT LAUDERDALE, FL 33325.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

FORT LAUDERDALE, FL 33325

October 24, 2025, 4:35 pm

[See All Tracking History](#)

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

[Text & Email Updates](#)



[Return Receipt Electronic](#)



[USPS Tracking Plus®](#)



[Product Information](#)



[See Less ^](#)

Accounts [Village of Palm Springs]

- Print
- Excel
- Word
- Email
- Schedule
- Attach ¹
- Notify
- Map
- Query Name
- Licenses
- History
- Detail History
- Inspections
- Periodic Insps
- Violations
- Property
- App History
- Mass Charges

ge of Palm Springs]

4531

Out of Local Area

Agency: CCRA - CONGRESS AVENUE DISTRICT CRA

1958 Unit

SOUTH CONGRESS AVENUE

33406 WEST PALM BEACH FL

70-43-44-08-04-000-0552

0 Personal Property ID

Munis

DBA

Status: **INACTIVE** Permanent

Municipality: VPS - VILLAGE OF PALM SPRINGS

Area

Type

Square Feet: 6,200

Last maint: 03/13/2023 By: 1320cruiz

Last audit

Assoc business

Contact info	Text/Comments	Other	Facility
490637	2		
NTRO FAMILIAR DE ADORACION INC			
License CIDs			
471055			
LONG FAMILY INVESTMENTS INC			
490637	2		
NTRO FAMILIAR DE ADORACION INC			
0			

C of O

Fiscal Month/Dates * 1 05/09/2016 -

Insurance

Bus Start/Close 05/09/2016

Lease End Lea

Bankruptcy

Last License 10/26/2021

Filing history limit 0

Allow account update in BL Self Service

← Back | ✕ Cancel | ↗ Output | 🖨️ Print | 👁 Display | 📄 PDF | 💾 Save | ⬇️ Excel | 📄 Word

Business Accounts [Village of Palm Springs] > History

↓ Date	Field	Old Value	New Value
03/13/2023	STATUS	A	I
03/13/2023	INACTIVE DATE		03/13/2023
03/13/2023	STATUS	A	I
10/26/2021	EXPIRE DATE	09/30/2020	09/30/2022
04/21/2020	LAST LICENSE DATE	07/08/2016	07/08/2019
04/13/2020	MALL/DEV CODE		CCRA
09/25/2018	REFERENCE NUMBER		112630
09/25/2018	STATUS		A
09/25/2018	REFERENCE/CHARGE		112630/EXEMPT
09/25/2018	STATUS	A	I
09/25/2018	INACTIVE DATE		09/25/2018
09/25/2018	STATUS	I	A
09/25/2018	INACTIVE DATE	07/12/2018	
09/25/2018	STATUS	I	A
07/12/2018	STATUS	A	I
07/12/2018	STATUS	A	I
07/12/2018	INACTIVE DATE		07/12/2018

Search / Filter

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**PALM SPRINGS POLICE DE
CODE ENFORCEMENT DIV
226 CYPRESS LANE
PALM SPRINGS, FL 33461
ATTN: N. CUENOT**

UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL



9489 0178 9820 3046 8361 02

Label 890-ODT, March 2023



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FIRST-CLASS MAIL
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\$008.86

10/20/2025 ZIP 33480
043M31255277

US POSTAGE

**MN INVESTMENTS PROPERTIES HOLDINGS LLC
MUHAMMAD ARIF, REG. AGENT
1703 WHITEHALL DRIVE #101
DAVIE, FL 33324**



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

UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL



9489 0178 9820 3046 8360 96

Label 890-QDT, March 2023



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FIRST-CLASS MAIL
!M!
\$008.86⁰
10/20/2025 ZIP 33480
043M31255277

US POSTAGE

**MN INVESTMENTS PROPERTIES HOLDINGS LLC
700 GREENBRIAR AVENUE
FORT LAUDERDALE, FL 33325 6307**



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



quadiant
FIRST-CLASS MAIL
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\$000.74⁰
10/20/2025 ZIP 33480
043M31255277

US POSTAGE

**MN INVESTMENTS PROPERTIES
HOLDINGS LLC
700 GREENBRIAR AVENUE
FORT LAUDERDALE, FL 33325 6307**

CASE PRESENTATION
CASE No. CASE 2025-102

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. 2025-93**, which concerns the property at **1946 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 **MN Investments Properties Holdings LLC**
5. Pursuant to my own observation, there are violations of local ordinances: **Section 34-824 – Special Exceptions – Churches / House of Worship** – special exception approval is required.
6. Courtesy notices, phone conversations, and emails with the property manager, Jason Young, and the property owner for the past two years. Mr. Young advised that the tenant was moving out this past weekend, November 15th & 16th, 2025, and we met on Monday, November 17, 2025, for an inspection. To date, the property tenant space # 1958 **is/is not** in violation of operating as a Church - Worship Center without Special Exception approval or a Business Tax Receipt. The Village is requesting a Finding of Fact so that if any future Church or Worship Center occupies a space at this property without first obtaining Special Exception approval, it will be a repeat violation.
7. **Notice of Violation/Notice of Hearing 2025-93** was issued on **October 16, 2025**, for the violation. The Notice was delivered by regular and Certified mail to the respondent's address of record and posted at the property and Village Hall. Confirmation of delivery is confirmed through USPS tracking.
8. Photos of the Posting and interior assembly are in the file.
9. I REQUEST THAT THE RESPONDENT BE ORDERED TO COME INTO COMPLIANCE with **Section 34-824 by December 11, 2025**, and if not in compliance, a **\$250.00 per day fine** shall commence.
10. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$291.55** IN CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN **December 11, 2025**.
11. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

PAPA Banner

Location Address 1946 S CONGRESS AVE
Municipality PALM SPRINGS
Parcel Control Number 70-43-44-08-04-000-0552
Subdivision CONGRESS HGHTS IN
Official Records Book 29780 **Page**120
Sale Date FEB-2018
Legal Description CONGRESS HEIGHTS TRACT B /LESS N 132 FT OF W 125 FT/

Owners
 MN INVESTMENTS
 PROPERTIES HOLDINGS LLC

Mailing address
 700 GREENBRIAR AVE
 FORT LAUDERDALE FL 33325 6307

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2018	\$2,200,000	29780 / 00120	WARRANTY DEED	MN INVESTMENTS PROPERTIES HOLDINGS LLC
AUG-2008	\$2,500,000	22833 / 01255	WARRANTY DEED	CHONG FAMILY INVESTMENT INC

No Exemption Information Available.

Number of Units 0 ***Total Square Feet** 22862 **Acres** 1.6824
Use Code 1100 - STORES **Zoning** CG - Commercial General (70-PALM SPRINGS)

Tax Year	2022	2021	2020
Improvement Value	\$1,613,661	\$1,338,523	\$1,363,283
Land Value	\$726,244	\$622,914	\$622,914
Total Market Value	\$2,339,905	\$1,961,437	\$1,986,197

All values are as of January 1st each year

Tax Year	2022	2021	2020
Assessed Value	\$2,157,581	\$1,961,437	\$1,986,197
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$2,157,581	\$1,961,437	\$1,986,197

Tax Year	2022	2021	2020
Ad Valorem	\$44,392	\$40,378	\$41,246
Non Ad Valorem	\$5,853	\$5,569	\$5,452
Total tax	\$50,245	\$45,947	\$46,698



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

Detail by Entity Name

Florida Limited Liability Company
MN INVESTMENTS PROPERTIES HOLDINGS LLC

Filing Information

Document Number	L18000040114
FEI/EIN Number	82-4912508
Date Filed	02/13/2018
Effective Date	02/09/2018
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/24/2018
Event Effective Date	NONE

Principal Address

1946-1980 S CONGRESS AVE
WEST PALM BEACH, FL 33406

Mailing Address

700 GRENNBRIAR AVE
DAVIE, FL 33325

Changed: 03/18/2019

Registered Agent Name & Address

ARIF, MUHAMMAD
1703 WHITEHALL DRIVE
101
DAVIE, FL 33324

Name Changed: 03/18/2019

Address Changed: 03/18/2019

Authorized Person(s) Detail

Name & Address

Title MGR

Account Information

Property Control Number:

70-43-44-08-04-000-0552

Mailing Address:

700 GREENBRIAR AVE

Fort Lauderdale, FL 33325-6307

Owner of Record:

MN INVESTMENTS PROPERTIES HOLDINGS LLC

Property Type:

Real Property

Property Address:

1946 CONGRESS

PALM SPRINGS, FL 33406

Second Owner:

Status: Active

Legal Description:

CONGRESS HEIGHTS TRACT B /LESS N 132 FT OF W 125 FT/

Last updated: 9/25/2024 03:27:03 PM

2023 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 2, 2024.

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
4/1/24	<input type="checkbox"/> \$50,841.93 Net Tax: \$52,960.34 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$2,118.41	11/24/23	-\$50,841.93	● Paid
3/31/23	<input type="checkbox"/> \$48,235.19 Net Tax: \$50,244.99 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$2,009.80	11/21/22	-\$48,235.19	● Paid
3/31/22	<input type="checkbox"/> \$44,109.50 Net Tax: \$45,947.40 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$1,837.90	11/22/21	-\$44,109.50	● Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-93

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

**Mn Investments Properties Holdings LLC
1946 South Congress Avenue
West Pam Beach, FI 33406**

MAILING ADDRESS:

**700 Greenbriar Avenue
Fort Lauderdale, FI 33325**

Respondent(s).

ORDER FINDING VIOLATION

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

**Section : 34-824 – Special Exceptions – Churches/ House of Worship – approval
required**

Address: 1946 S CONGRESS AVENUE
Legal Description: CONGRESS HEIGHTS TRACT B /LESS N 132 FT OF W 125
FT/
PCN: 70-43-44-08-04-000-0552

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **19th** day of **November 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 34-824 – Special Exceptions – Churches / House of Worship –
Special Exception approval is required.**

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

- SECTION 34-34-824 – Special Exceptions – Churches / House of Worship – Special Exception approval is 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 **December 11, 2025**:
- Administrative costs of **\$291.55**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**
- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **December 11, 2025**. If the Respondent fails to comply within the time given, a fine of **\$250.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **December 11, 2025**.
- Administrative costs of **\$291.55**
 - 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 19th day of November 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:

[700 Greenbriar Avenue](#)
[Fort Lauderdale, FL 33325](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-100

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

KENNEDY EVANS & MARY NICHOLS
2935 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Respondent(s)

PCN: 70-43-44-20-02-000-0161

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on **AUGUST 4, 2025**, the Respondent(s), **KENNEDY EVANS & MARY NICHOLS**, owner(s) of the property at **2935 LAKE WORTH ROAD, PALM SPRINGS, FL, 33461**, is in violation of local ordinances.

SECTION 34-878.8 Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts, is prohibited.

SECTION 70-93. - Prohibited occupation and business classifications.

The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village:

(6) Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers, and every other occupation of a similar nature.

These violations must be corrected on or before NOVEMBER 14, 2025. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, at 10:00 A.M., WEDNESDAY, NOVEMBER 19, 2025. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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


Code Enforcement Officer 561-584-8300 x 8524

Date Issued: NOVEMBER 5, 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

9489 0178 9820 3046 8362 56

NOVEMBER 6, 2025

KENNEDY EVANS & MARY NICHOLS
2935 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Dear Property Owners,

A **NOTICE OF VIOLATION / NOTICE OF HEARING** has been issued by the Code Enforcement Division of the Palm Springs Police Department. This is regarding the property at:
2935 LAKE WORTH ROAD in Palm Springs, FL. PCN: 70-43-44-20-02-000-0161

VIOLATION / HEARING CASE 2025-100

SECTION 34-878.8 Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts, is prohibited.

SECTION 70-93. - Prohibited occupation and business classifications.

The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village:

(6) Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers, and every other occupation of a similar nature.

The options available include coming into voluntary compliance on or before **November 14, 2025**, **OR** arguing your case at the Special Magistrate Hearing on **Wednesday, November 19, 2025 at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your right under the judicial system.

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

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

Respectfully,

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

Posted: 11.6.2025
Time: 11:40am
Inclusion

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-100

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner:

KENNEDY EVANS & MARY NICHOLS
2835 LAKE WORTH ROAD
PALM SPRINGS, FL 33461
Respondent(s)

PCN: 70-43-44-02-000-0161

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she and that reasonable grounds to believe, and does believe that on AUGUST 4, 2025, the Respondent(s), KENNEDY EVANS & MARY NICHOLS, owner(s) of the property at 2835 LAKE WORTH ROAD, PALM SPRINGS, FL, 33461, is in violation of local ordinance.

SECTION 34-878.8 Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts, is prohibited.

SECTION 70-93 - Prohibited occupation and business classifications
The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village:
(b) Fortune-tellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, astral treatment readers, mental healers, and every other occupation of a similar nature.

These violations must be corrected on or before **NOVEMBER 14, 2025**. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 228 Cypress Lane, Palm Springs, FL, 33461. Tel: 954-844-3300 Ext 1020, at 10:00 AM, **WEDNESDAY, NOVEMBER 19, 2025**. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE 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 case as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence. **IMPORTANT: It is the responsibility of the Respondent to request an inspection at 2835 LAKE WORTH ROAD by calling the Code Enforcement Office at (954) 844-3300 Ext. 1024. A request for inspection must be made at least 72 hours prior to the requested date.**

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to \$200.00 per day per violation, for each day that each violation continues, and to levy all administrative costs incurred to obtain compliance. **ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.**

You have the right to retain 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 Enforcement Officer and the Respondent. Formal rules of evidence shall not apply. Due to the limited time available, all questions shall be answered and all questions shall be answered. You will have the opportunity to present evidence as well as all questions answered. You, prior to a final determination by the Magistrate, if you wish to have your case reviewed, you may contact the Village Code Office at (954) 844-3300 Ext. 1024. Any interested party wishing to appeal any decision of the Special Magistrate will request to any matter occurring at the hearing and need a report of the proceedings, and ask to ensure that a written record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodations in order to attend or participate in the hearing must advise the Village Clerk at (954) 844-3300 Ext. 1024, at least 30 hours prior to the hearing.

Narcisuh Cuervo
Code Enforcement Officer (954) 844-3300 x. 1024

Date Issued: NOVEMBER 6, 2025
Narcisuh Cuervo
Printed Name of Officer



PALM SPRINGS POLICE DEPARTMENT
238 Cypress Lane - Palm Springs, Florida 33461 - Phone: 954-844-3300 - www.psdfl.org

NOVEMBER 6, 2025

KENNEDY EVANS & MARY NICHOLS
2835 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Dear Property Owners

A **NOTICE OF VIOLATION / NOTICE OF HEARING** has been issued by the Code Enforcement Division of the Palm Springs Police Department. This is regarding the property at **2835 LAKE WORTH ROAD in Palm Springs, FL. PCN: 70-43-44-02-000-0161**

VIOLATION / HEARING CASE 2025-100

SECTION 34-878.8 Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts, is prohibited.

SECTION 70-93 - Prohibited occupation and business classifications
The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village:
(b) Fortune-tellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, astral treatment readers, mental healers, and every other occupation of a similar nature.

The options available include coming into voluntary compliance on or before **November 14, 2025**, OR arguing your case at the Special Magistrate Hearing on **Wednesday, November 19, 2025 at 10:00 AM in the Council Chambers at 228 Cypress Lane, Palm Springs, FL.** This is part of your right under the judicial system.

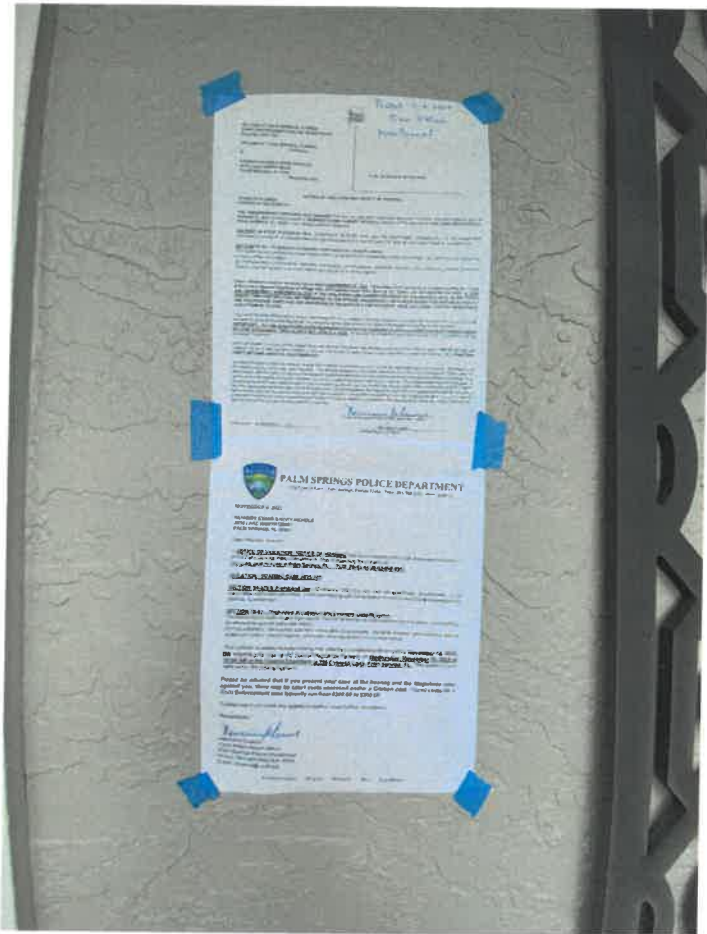
Please be advised that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed and/or a Citation cost. Court costs for a Code Enforcement case typically run from \$200.00 to \$300.00.

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

Respectfully,
Narcisuh Cuervo
Narcisuh Cuervo
Code Enforcement Officer
Palm Springs Police Department
Phone: 954-844-3300 Ext. 1024
Email: narcisuh@psdfl.org

Professionalism - Respect - Integrity - Duty - Excellence

11/6/2025 11:40



11/6/2025 11:40:39 AM



11/6/2025 11:40:50 AM



11/6/2025 11:41:07 AM



11/6/2025 11:41:56 AM



11/6/2025 11:42:34 AM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

KENNEDY EVANS & MARY NICHOLS
2935 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Respondent(s)

Case 2025-100

PCN: 70-43-44-20-02-000-0161

AFFIDAVIT OF SERVICE

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

On the 6th Day of NOVEMBER 2025 at 11:40 AM, I served the attached Notice of Violation / Notice of Hearing on the within-named Respondent(s), KENNEDY EVANS & MARY NICHOLS at 2935 LAKE WORTH ROAD Palm Springs, FL 33461 by:

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

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

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

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

By: Nanciann Cuenot
Code Enforcement Officer

Date: November 12, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12th day of NOVEMBER, 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)

CR Waddell
NOTARY PUBLIC, State of Florida



Exhibit A
Property Sold after Annexation Agreement

CFN 20150230521
OR BK 27619 PG 1335
RECORDED 06/22/2015 12:18:37
Palm Beach County, Florida
ART 425,000.00
Doc Stamp 2,975.00
Sharon R. Book, CLERK & COMPTROLLER
Pgs 1335 - 1336; (2pgs)

Prepared by and return to:
Jay E. Auerbach, Esq.

Khani & Auerbach
2338 Hollywood Boulevard
Hollywood, FL 33020
954-921-1517
File Number: 15-125
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of June, 2015 between Kennedy Evans, a married man whose post office address is 2935 Lake Worth Road, Lake Worth, FL 33461, grantor, and SFD Holdings, LLC, a Florida Limited Liability Company whose post office address is 16065 BRIER CREEK DRIVE, Delray Beach, FL 33446, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

That portion of Tract 104, MODEL LAND COMPANY SUBDIVISION, of Section 20, Township 44 South, Range 43 East, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 5, Page 79, and being more particularly described as follows:

Beginning at the Northwest corner of said Tract, running thence East on North line of said Tract, 165 feet to a point; thence South parallel to the West line of said Tract 390 feet to a point which is the beginning point of the lands conveyed hereby; thence continue South parallel with the West line of said Tract to the South line of said Tract 104; thence North along the East line of said Tract to a point being 390 feet South of the Northeast corner of Tract 104; thence West parallel with the North line of Tract 104, to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land being a portion of Lot 104, MODEL LAND COMPANY, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, lying in the Southwest Quarter (SW 1/4) of Section 20, Township 44 South, Range 43 East, Palm Beach County, Florida, and being more particularly described as follows:

Commence at a Palm Beach Count Brass Disk at the Southwest corner of said Section 20; thence North 01 degrees 36 minutes 11 seconds East, along the West line of said Section 20, a distance of 40.00 feet to a point on a line 40.00 feet North of and parallel with the South line of said Section 20; thence South 88 degrees 03 minutes 55 seconds East, along said parallel line, a distance of 180.00 feet to the Southwest corner of lands described in Official Records Book 7492, Page 334, of the Public Records of Palm Beach County, Florida and the Point of Beginning; thence run North 01 degrees 36 minutes 11 seconds East, along the West line of said described lands, a distance of 17.00 feet to a point that is 17.00 feet North of, by right angle measure the North right-of-way line of Lake Worth Road; thence run South 88 degrees 03 minutes 55 seconds East parallel with and 17.00 feet North of said North right-of-way line, a distance of 165.00 feet to the East line of Lot 104, Model Land Company, being also the West line of Lot 105, of said Model Land Company; thence run South

DoubleTime

01 degrees 36 minutes 11 seconds West along said East line of Lot 104, a distance of 17.00 feet to the North right-of-way line of Lake Worth Road; thence North 88 degrees 03 minutes 55 seconds West along said North right of way line, a distance of 165.00 feet to the POINT OF BEGINNING.

Parcel Identification Number: 70-43-44-20-01-104-0070

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 2935 Lake Worth Road, Lake Worth, FL 33461.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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, except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Matthew F. Yon
Witness Name: Matthew F. Yon

Cecilia H. Swift
Witness Name: Cecilia H. Swift

Kennedy Evans (Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 15th day of June, 2015 by Kennedy Evans, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Matthew F. Yon
Notary Public

Printed Name: Matthew F. Yon

My Commission Expires: _____



MAY-09-1995 2:43pm 95-145592
OR8 8739 Pg 721
Con 85,000.00 Doc 595.00

wc35 ✓

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this 5th day of May, 1995 BETWEEN PEPPER REAL ESTATE, INC., A FLORIDA CORPORATION, as Sellers of 7918 S. FLAGLER DRIVE, WEST PALM BEACH, FL 33405, GRANTOR*, and KENNEDY EVANS, A MARRIED MAN, as GRANTEE*, of 2935 LAKE WORTH ROAD, LAKE WORTH, FL 33460

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of PALM BEACH, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR A COMPLETE DESCRIPTION OF A PORTION OF BELLE VUE PARK.

BEING THE SAME PROPERTY CONVEYED BY WAY OF THAT CERTAIN PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED FROM RONALD H. PEPPER AND RUSSELL E. PEPPER TO GRANTORS HEREIN AND RECORDED IN O.R. BOOK 6198, PAGE 375, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GRANTOR HEREIN WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY NOR DOES IT ABUT THE GRANTORS HOMESTEAD.

SUBJECT TO TAXES ACCRUING SUBSEQUENT TO DECEMBER 31, 1994; COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY, AND ANY APPLICABLE ZONING ORDINANCES.

TAX FOLIO NO. 00-43-44-20-02-000-0161
GRANTEE'S SOCIAL SECURITY NO. [REDACTED]

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Francis R. McAlonan Jr.

Francis R. McAlonan Jr.

PEPPER REAL ESTATE, INC.

Genevieve Pepper

BY: GENEVIEVE PEPPER, PRESIDENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this 5th day of May, 1995, before me, an officer duly qualified to take acknowledgements, personally appeared: GENEVIEVE PEPPER, PRESIDENT of PEPPER REAL ESTATE, INC., to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same. He is personally known to me or provided _____ as identification and did not take an oath.

Prepared by:
SUN TITLE & ABSTRACT CO.
4010 57th AVENUE SOUTH SUITE 104
LAKE WORTH, FL 33463

NOTARY PUBLIC
COMMISSION EXPIRATION:

OFFICIAL NOTARY SEAL
FRANCIS R MCALONAN JR
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC417494
COMMISSION EXP. NOV. 20, 1998

EXHIBIT "A"

ORB 8739 Pg 722
DOROTHY H. WILKEN, CLERK PB COUNTY, FL**LEGAL DESCRIPTION:**

All that part of Lot One Hundred Five (105) of the Model Land Company's subdivision of the West Half (W 1/2) of Section 20, Township 44 South, Range 43 East, according to the Plat thereof recorded in Plat Book 5, page 79, Palm Beach County, Florida, Public Records, described as follows: Beginning at the Southwest corner of said Lot 105; which is 346.54 feet East of the West line of said Section 20 and 35.88 feet North of the South line of said Section 20, and running thence East along the South line of said Lot 105, a distance of 86.30 feet; thence running North a distance of 150 feet; and thence running West a distance of 84.34 feet to the West line of said Lot 105; and thence running South along the West line of said Lot 105, to the POINT OF BEGINNING. (Said description including South 15 feet of West 45 feet of Lot 15; the West 45 feet of Lot 16 and all of Lot 17, Belle Vue Park, as recorded in Plat Book 13 at page 67 in the public records of Palm Beach County, Florida, and other lands.)

Record # Location Received
 Status Follo Approved
 Type Property Owner Expires
 Bus. Type Type of Business Closed
 Applicant CRA
 Homestead

Company Receipt Year to Print
 DBA Business Start
 Nature of Business Business Closed
 # Employees
 if appl. FEIN Drivers License / ID # Notes
 State Issued Reason For
 PBC License

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

Tax Information

Tax	Status	Renewal Year	Status	Renewal Year
Tax 1	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Tax 2	<input type="text"/>	<input type="text"/>	Active	2025
Tax 3	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Tax 4	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Tax 5	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Tax 6	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Tax 7	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Tax 8	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Details Section

[Business Permit](#) [Business Tax 2](#) [Business Tax 3](#) [Business Tax 4](#) [Business Tax 5](#) [Business Tax 6](#) [Business Tax 7](#) [Business Tax 8](#)

b. The CR development shall be developed in accordance with the master site plan approved by the Village, and sufficient guarantees shall be provided for adequate operation and maintenance of common facilities. The developer shall provide agreements, covenants, contracts, deed restrictions or sureties acceptable to the Village prior to issuance of certificate of occupancy.

(2) Maintenance of common areas and facilities. A program for maintenance of all common areas, including open space, parking areas, utility sites, etc., shall be submitted to the Village prior to issuance of a certificate of occupancy. The submission shall include formation of associations, agreements, contracts, deed restrictions, sureties or other legal instruments to guarantee the installation and continued maintenance of such common areas and facilities.

Sec. 34-878.8. Prohibited uses.

The following uses shall be specifically prohibited in the CR Commercial Renewal land development district:

- (1) Any use not specifically, provisionally or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts.
- (2) Time share uses.
- (3) Theaters, outdoor.
- (4) Flea markets and swap shops.
- (5) Bottle clubs.
- (6) Adult entertainment.
- (7) Heavy industrial uses.
- (8) Dumps/recycling centers.
- (9) Junk/salvage yards.
- (10) Pawn shops.
- (11) Car washes.
- (12) Automotive repairs, minor and major.

Sec. 70-93. - Prohibited occupation and business classifications.

The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village:

- (1) Carnivals.
- (2) Circuses.
- (3) Sideshows.
- (4) Automobile competitions.
- (5) Motorcycle races.
- (6) Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers and every other occupation of a similar nature.

(Code 1994, § 58-78)

CASE PRESENTATION
CASE No. CASE 2025-100

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. 2025-100, which concerns the property at 2935 Lake Worth Road in the Village of Palm Springs, FL.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records, the current owner of the property is Kennedy Evans & Mary Nichols
5. The Village of Palm Springs, on June 22, 2010, signed an Annexation Agreement with Kennedy Evans, who was the fee simple owner of two parcels of land located at 2935 and 2961 Lake Worth Road. Psychic Readings by Mrs. Nichols, a family business, operates at 2935 Lake Worth Road. According to the Annexation Agreement, Resolution No. 2010-39, Paragraph 5(a), the continued use of the business Psychic Reading shall be permitted to continue in the existing residence. According to Paragraph 8, Agreement to Not Run With The Land, "If the Property is conveyed, transferred, assigned or sold in part or in total to any party other than the Petitioner, Kennedy Evans, the allowances provided in Section 5 subsections a and b of the Agreement for the Property shall thereafter without further action by the Village, become null, void, and of no further effect." Mr. Kennedy Evans sold one parcel, 2961 Lake Worth Road, to SFD Holding, LLC on June 15, 2015. Therefore, the Property shall be governed by the Village Code of Ordinances and all applicable laws and regulations in effect.
6. Code would like to present to the Special Magistrate a copy of the Annexation Agreement and Warranty Deed of sale for your reference. Copies of these documents are in the case file.
7. The business, Mary Nichols Psychic, has not renewed the Local Business Tax receipt, and the license has been inactive since September 30, 2024.
8. Therefore, pursuant to my own observation, there are violations of local ordinances:
Section 34-878.8 Prohibited Uses, Ordinance 2025-03: Any use not specifically, provisionally, or by reasonable implication permitted or not permitted by special exception in the CN and CG land development districts. AND
Section 70-93(6) Prohibited occupation and business classifications. The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the Village: Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers, and every other occupation of a similar nature.
9. I have sent Courtesy notices and had phone conversations with the owner, Mr. Evans. To date, the property remains in violation.
10. Notice of Violation / Notice of Hearing 2025-100 was issued on November 5, 2025, for the violation. The Notice was delivered by regular and Certified mail to the

CASE No. _____

respondent's address of record and posted at the property and Village Hall. Certified delivery was attempted through USPS tracking. Mr. Evans called and confirmed that he received the posting.

11. I REQUEST THAT THE RESPONDENT BE ORDERED TO COME INTO COMPLIANCE with **Sections 34-878.8 Prohibited Uses and 70-93 Prohibited Occupation and business classification by discontinuing business operations and removing all signage at the property by February 9, 2026**, and if not in compliance, a **\$250.00 per day fine** shall commence.

12. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$257.35** IN CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN **February 9, 2026.**

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



The Village of Palm Springs
FLORIDA



Case Administrative / Court Costs

November 19, 2025, 2935 Lake Worth Road - Kennedy Evans & Mary Nichols Case 2025-100

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	4.00	20.00	80.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2025-100				257.35



PALM SPRINGS POLICE DEPARTMENT

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

October 8, 2025

**KENNEDY EVANS &
MARY NICHOLS
2935 LAKE WORTH ROAD.
PALM SPRINGS, FL 33461 4125**

Dear Property Owner,

You have been issued a FINAL COURTESY NOTICE for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **2935 LAKE WORTH ROAD**, Palm Springs, FL 33461. **PCN:70-43-44-20-02-000-0161**

Compliance with Code Violations requires the property owner to comply with Resolution No. 2010-39, the Annexation Agreement between the property owner, Kennedy Evans, and the Village of Palm Springs. The property was annexed into the Village of Palm Springs under an annexation agreement, which allowed the Property to maintain its then-current uses as a single-family residence as a non-conforming use and the family business of psychic reading, palm reading, and tarot card reading. The annexation agreement has expired by its terms, outlined in Section 8 – ANNEXATION TO NOT RUN WITH THE LAND, which states:

If the property is conveyed, transferred, assigned, or sold in part or in total to any party other than the Petitioner, Kennedy Evans, the allowances provided in Section 5 of the Agreement for the Property shall thereafter, without further action by the Village, become null, void, and of no further legal effect.

Parcel Identification Number: 70-43-44-20-01-104-0070 was conveyed to SFD Holdings LLC on June 15, 2015.

This property is in violation of local ordinances:

Sec. 34-878.3 Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts, is prohibited.

Sec. 70-93. - Prohibited occupation and business classifications.

The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village:

(6) Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers and every other occupation of a similar nature.

Compliance Date: November 6, 2025

Please contact Planning & Zoning Department (561) 584-8200 ext. 8460 to request a meeting with Director, Iramis Cabrera.

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

Respectfully,

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



PALM SPRINGS POLICE DEPARTMENT

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

August 04, 2025

**KENNEDY EVANS &
MARY NICHOLS
2935 LAKE WORTH ROAD.
PALM SPRINGS, FL 33461 4125**

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **2935 LAKE WORTH ROAD**, Palm Springs, FL 33461.

PCN:70-43-44-20-02-000-0161

This property is in violation of local ordinances:

Sec. 34-878.8 Prohibited uses. (1) Any use not specifically, provisionally, or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts.

(Ord 2025-03)

Sec. 70-93. - Prohibited occupation and business classifications.

The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village:

(6) Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers and every other occupation of a similar nature.

Compliance Date: October 3, 2025

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

Respectfully,

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

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



**PALM SPRINGS POLICE DE
 CODE ENFORCEMENT DIV
 226 CYPRESS LANE
 PALM SPRINGS, FL 33461
 ATTN: N. CUENOT**



9489 0178 9820 3046 8362 56

Label 890-CDT, March 2023



quodient
 FIRST-CLASS MAIL
 IMBI
\$008.86⁰
 11/06/2025 ZIP 33480
 043M31255277

US POSTAGE

UNITED STATES
 POSTAL SERVICE
CERTIFIED MAIL

**KENNEDY EVANS & MARY NICHOLS
 2935 LAKE WORTH ROAD.
 PALM SPRINGS, FL 33461 4125**



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

**KENNEDY EVANS & MARY NICHOLS
 2935 LAKE WORTH ROAD
 PALM SPRINGS, FL 33461**



quodient
 FIRST-CLASS MAIL
 IMBI
\$000.74⁰
 11/06/2025 ZIP 33480
 043M31255277

US POSTAGE

Tracking Number:

Remove X

9489017898203046836256

Copy

Schedule a Redelivery (<https://tools.usps.com/redelivery.htm>)

Latest Update

This is a reminder to arrange for redelivery of your item before November 22, 2025 or your item will be returned on November 23, 2025. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Feedback

Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before November 22, 2025

November 13, 2025

Available for Pickup

LAKE WORTH
4151 LAKE WORTH RD
LAKE WORTH FL 33461-9998
M-F 0830-1700
November 8, 2025, 5:50 pm

See All Tracking History

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

Text & Email Updates



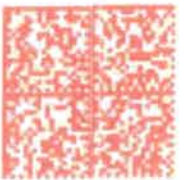
Schedule Redelivery





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

**KENNEDY EVANS & MARY NICHOLS
2935 LAKE WORTH ROAD.
PALM SPRINGS, FL 33461 4125**



quadjent
FIRST-CLASS MAIL
IM1
\$000.74⁹
10/09/2025 ZIP 33480
043M31255277

US POSTAGE



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

**KENNEDY EVANS &
MARY NICHOLS
2935 LAKE WORTH ROAD.
PALM SPRINGS, FL 33461 4125**



quadrant
FIRST-CLASS MAIL
IMI
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08/04/2025 ZIP 33480
043M31255277

US POSTAGE

Property Detail

Location Address : 2935 LAKE WORTH RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-20-02-000-0161
Subdivision : BELLE VUE PARK ADD
Official Records Book/Page : 35111 / 869
Sale Date : 05/17/2024
Legal Description : BELLEVUE PARK, S 15 FT OF W 45 FT OF LT 15, W 45 FT OF LT 16 & LT 17 LYG N OF & ADJ TO SR 802 R/W & MODEL LAND CO SUB, PT OF TR 105 IN DB791P566 LYG W OF & ADJ TO LTS 15 THRU 17 & PT OF 5 FT ALLEY LYG WITHIN

Owner Information

Owner(s)	Mailing Address
EVANS KENNEDY & NICHOLAS MARY	2935 LAKE WORTH RD PALM SPRINGS FL 33461 4125

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/17/2024	\$10	35111 / 00869	WARRANTY DEED	EVANS KENNEDY &
05/01/1995	\$85,000	08739 / 00721	WARRANTY DEED	EVANS KENNEDY
05/01/1995	\$100	08739 / 00717	QUIT CLAIM	
09/01/1989	\$100	06198 / 00375	REP DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
EVANS KENNEDY &	2025	ADDITIONAL HOMESTEAD
EVANS KENNEDY &	2025	HOMESTEAD

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$126,622	\$105,572	\$99,562	\$82,752	\$81,957
Land Value	\$133,761	\$133,761	\$127,334	\$109,143	\$109,143
Total Market Value	\$260,383	\$239,333	\$226,896	\$191,895	\$191,100

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$143,705	\$138,573	\$133,676	\$129,000	\$127,330
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$93,705	\$88,573	\$83,676	\$79,000	\$77,330

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$1,980	\$1,899	\$1,845	\$1,798	\$1,781
NON AD VALOREM	\$581	\$576	\$547	\$490	\$485
TOTAL TAX	\$2,562	\$2,475	\$2,392	\$2,288	\$2,266

 Account Information

Property Control Number:
 70-43-44-20-02-000-0161
Mailing Address:
 2935 LAKE WORTH RD
 Palm Springs, FL 33461-4125
Owner of Record:
 EVANS KENNEDY &

Property Type:
 Real Property
Property Address:
 2935 LAKE WORTH RD
 PALM SPRINGS, FL 33461
Second Owner:
 NICHOLAS MARY

Status: Active
Legal Description:
 BELLEVUE PARK, S 15 FT OF W 45 FT OF LT 15, W 45 FT OF LT 16 & LT 17 LYG N OF & ADJ TO SR 802 R/W & MODEL LAND CO SUB, PT OF TR 105 IN DB791P566 LYG W OF & ADJ TO LTS 15 THRU 17 & PT OF 5 FT ALLEY LYG WITHIN

Last updated: 11/12/2025 01:50:06 PM

Real Estate Property Taxes become delinquent on April 1 each year.
 Delinquent Real Estate 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 on delinquent tax bills. 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: \$2,539.55 Total Due: \$5,477.28 [ADD ALL TO CART](#)

2025 | BILL TYPE: ORIGINAL | BILL NO: 101624391 | ROLL: ANNUAL |
DUE \$2,539.55

[ADD TO CART](#)

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$2,539.55	\$0.00	<input type="checkbox"/> \$2,539.55	● Due	<input type="radio"/> \$2,539.55 Clear all
	Net Tax: \$2,645.37		▶ 11/12/25 \$2,539.55		
	Interest: \$0.00		11/30/25 \$2,539.55		
	Penalty: \$0.00		12/31/25 \$2,566.01		
	Fees: \$0.00		1/31/26 \$2,592.46		
	Discount: -\$105.82				
Total: \$0.00					ADD TO CART

 Delinquent Year Bills

2024 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2025) 2025:20058 | ANNUAL |
PAST DUE \$2,937.73

NOT PAYABLE 

[View Info](#)

Installment	Date	Total Tax	Paid	Amount Due If Paid By Date	Status
1	3/31/25	☐ \$2,937.73		\$0.00 ☐ \$2,937.73	● Past Due
		Net Tax: \$2,791.89		▶ 11/12/25 \$2,937.73	
		Interest: \$139.59		11/30/25 \$2,937.73	
		Penalty: \$0.00		12/31/25 \$2,937.73	
		Fees: \$6.25		1/31/26 \$2,937.73	
		Discount: \$0.00			

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	☐ \$2,560.95	4/25/24	-\$2,560.95	● Paid
	Net Tax: \$2,475.19			
	Interest: \$74.26			
	Penalty: \$0.00			
	Fees: \$11.50			
	Discount: \$0.00			
Due Date	Net Tax	Last Paid	Amount Paid	Status
	☐ \$8,481.40	5/20/24	-\$8,481.40	● Paid
	Net Tax: \$7,895.46			
	Interest: \$125.34			
	Penalty: \$0.00			
	Fees: \$460.60			
	Discount: \$0.00			
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$2,597.51	5/31/23	-\$2,597.51	● Paid
	Net Tax: \$2,391.59			
	Interest: \$71.75			
	Penalty: \$0.00			
	Fees: \$134.17			
	Discount: \$0.00			
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	☐ \$2,949.82	5/20/24	-\$2,949.82	● Paid
	Net Tax: \$2,288.46			
	Interest: \$68.65			
	Penalty: \$0.00			
	Fees: \$592.71			
	Discount: \$0.00			
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/21	☐ \$2,341.98	4/17/21	-\$2,341.98	● Paid
	Net Tax: \$2,266.00			
	Interest: \$67.98			
	Penalty: \$0.00			
	Fees: \$8.00			
	Discount: \$0.00			
Due Date	Net Tax	Last Paid	Amount Paid	Status
	☐ \$7,723.41	4/30/21	-\$7,723.41	● Paid
	Net Tax: \$7,262.81			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$460.60			
	Discount: \$0.00			
Due Date	Net Tax	Last Paid	Amount Paid	Status
4/15/20	☐ \$2,420.28	4/17/21	-\$2,420.28	● Paid
	Net Tax: \$2,224.72			
	Interest: \$66.74			
	Penalty: \$0.00			
	Fees: \$128.82			
	Discount: \$0.00			

CFN 20240223521
OR BK 35111 PG 869
RECORDED 6/28/2024 9:06 AM
AMT: \$10.00
DEED DOC \$0.70
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 869 - 870; (2pgs)

Prepared by and return to:
Richard J. Monescalchi
400 Binks Forest Dr, #120
Wellington, FL 33414

Property Appraisers Parcel ID #: 70-43-44-20-02-000-0161

WARRANTY DEED

THIS INDENTURE, made this 17th day of May, 2024, between **Kennedy Evans, a married man joined by his spouse, Mary Nicholas**, whose post office address is 2935 Lake Worth Road, Lake Worth Beach, FL 33461, hereinafter referred to as "Grantor", and **Kennedy Evans and Mary Nicholas, husband and wife, tenants by the entirety**, hereinafter referred to as "Grantees", whose post office address is 2935 Lake Worth Road, Lake Worth Beach, FL 33460.

(Whenever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and 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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the "Grantee" all that certain land, situate in Palm Beach County, State of Florida, to-wit:

SEE "EXHIBIT A"

SUBJECT to all restrictions, reservations and easements of record, if any; zoning, restrictions and prohibitions imposed by governmental authority, and taxes for the year 2024 not yet due and payable, none of which are intended to be reimposed hereby.


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

TO HAVE AND TO HOLD, the same in simple fee forever.


AND THE SAID GRANTOR does hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first written above.

Signed, sealed and delivered
in the presence of:


Vanessa Dawson
400 Binks Forest Drive, #120, Wellington, FL 33414


Kennedy Evans


Witness: Kristie L. Rea
Witness Address: 7404 Oakmont Dr
Lake Worth FL 33460


Mary Nicholas

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17th day of May, 2024, by **Kennedy Evans and Mary Nicholas** who are personally known to me or who have X produced FL DL as identification.


Notary Public



EXHIBIT A

All that part of Lot One Hundred Five (105) of the Model Land Company's subdivision of the West Half (W ½) of Section 20, Township 44 South, Range 43 East, according to the Plat thereof recorded in Plat Book 5, page 79, Palm Beach County, Florida, Public Records, described as follows: Beginning at the Southwest corner of said Lot 105; which is 346.54 feet East of the West line of said Section 20 and 35.88 feet North of the South line of said Section 20, and running thence East along the South line of said Lot 105, a distance of 86.30 feet; thence running North a distance of 150 feet; and thence running West a distance of 84.34 feet to the West line of said Lot 105; and thence running South along the West line of said Lot 105; to the POINT OF BEGINNING. (Said description including South 15 feet of West 45 feet of Lot 15; the West 45 feet of Lot 16 and all of Lot 17, Belle Vue Park, as recorded in Plat Book 13 at page 67 in the Public Records of Palm Beach County, Florida, and other lands.)

FOR A CERTIFIED COPY



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-100

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

**KENNEDY EVANS & MARY NICHOLS
2935 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461**

Respondent(s).

ORDER FINDING VIOLATION

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

Section :

Address: 2935 LAKE WORTH RD
Legal Description: BELLEVUE PARK, S 15 FT OF W 45 FT OF LT 15, W 45 FT OF LT 16 & LT 17 LYG N OF & ADJ TO SR 802 R/W & MODEL LAND CO SUB, PT OF TR 105 IN DB791P566 LYG W OF & ADJ TO LTS 15 THRU 17 & PT OF 5 FT ALLEY LYG WITHIN
PCN: 70-43-44-20-02-000-0161

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **19th** day of **NOVEMBER 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 34-878.8 Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts, is prohibited.**

SECTION 70-93. - Prohibited occupation and business classifications.
The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village:
(6) Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers, and every other occupation of a similar nature.

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

SECTION 34-878.8 Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts, is prohibited.

SECTION 70-93. - Prohibited occupation and business classifications.
The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village:
(6) Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers, and every other occupation of a similar nature

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 **February 9th, 2026:**

- Administrative costs of **\$257.35**
- 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 **February 9th, 2026.** If Respondent fails to comply within the time given, a fine of **\$250.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **February 9th, 2026.**

- Administrative costs of **\$257.35**
- Citation fine of **\$ N/A**
- Re-inspection fee of **\$ N/A**

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

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

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 19th day of November 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:

[2935 Lake Worth Road](#)
[Lake Worth Beach, FL 33461](#)



CFN 20150230521
 OR BK 27619 PG 1335
 RECORDED 06/22/2015 12:18:37
 Palm Beach County, Florida
 AMT 425,000.00
 Doc Stamp 2,975.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 1335 - 1336; (2pgs)

Prepared by and return to:
 Jay E. Auerbach, Esq.

Khani & Auerbach
 2338 Hollywood Boulevard
 Hollywood, FL 33020
 954-921-1517
 File Number: 15-125
 Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of **June, 2015** between **Kennedy Evans, a married man** whose post office address is **2935 Lake Worth Road, Lake Worth, FL 33461**, grantor, and **SFD Holdings, LLC, a Florida Limited Liability Company** whose post office address is **16065 BRIER CREEK DRIVE, Delray Beach, FL 33446**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida** to-wit:

That portion of Tract 104, MODEL LAND COMPANY SUBDIVISION, of Section 20, Township 44 South, Range 43 East, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 5, Page 79, and being more particularly described as follows:

Beginning at the Northwest corner of said Tract, running thence East on North line of said Tract, 165 feet to a point; thence South parallel to the West line of said Tract 390 feet to a point which is the beginning point of the lands conveyed hereby; thence continue South parallel with the West line of said Tract to the South line of said Tract 104; thence North along the East line of said Tract to a point being 390 feet South of the Northeast corner of Tract 104; thence West parallel with the North line of Tract 104, to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land being a portion of Lot 104, MODEL LAND COMPANY, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, lying in the Southwest Quarter (SW 1/4) of Section 20, Township 44 South, Range 43 East, Palm Beach County, Florida, and being more particularly described as follows:

Commence at a Palm Beach Count Brass Disk at the Southwest corner of said Section 20; thence North 01 degrees 36 minutes 11 second East, along the West line of said Section 20, a distance of 40.00 feet to a point on a line 40.00 feet North of and parallel with the South line of said Section 20; thence South 88 degrees 03 minutes 55 seconds East, along said parallel line, a distance of 180.00 feet to the Southwest corner of lands described in Official Records Book 7492, Page 334, of the Public Records of Palm Beach County, Florida and the Point of Beginning; thence run North 01 degrees 36 minutes 11 seconds East, along the West line of said described lands, a distance of 17.00 feet to a point that is 17.00 feet North of, by right angle measure the North right-of-way line of Lake Worth Road; thence run South 88 degrees 03 minutes 55 seconds East parallel with and 17.00 feet North of said North right-of-way line, a distance of 165.00 feet to the East line of Lot 104, Model Land Company, being also the West line of Lot 105, of said Model Land Company; thence run South

DoubleTimes

01 degrees 36 minutes 11 seconds West along said East line of Lot 104, a distance of 17.00 feet to the North right-of-way line of Lake Worth Road; thence North 88 degrees 03 minutes 55 seconds West along said North right of way line, a distance of 165.00 feet to the POINT OF BEGINNING.

Parcel Identification Number: 70-43-44-20-01-104-0070

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 2935 Lake Worth Road, Lake Worth, FL 33461.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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, except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Matthew F. Yon
Witness Name: Matthew F. Yon

Kennedy Evans (Seal)
Kennedy Evans

Cecilia W. Swift
Witness Name: Cecilia W. Swift

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 15th day of June, 2015 by Kennedy Evans, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Matthew F. Yon
Notary Public

Printed Name: Matthew F. Yon

My Commission Expires: _____



MATTHEW F. YON
MY COMMISSION # EE 202596
EXPIRES: July 20, 2016
Bonded Thru Budget Notary Services

RESOLUTION NO. 2010-39

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH KENNEDY EVANS; OWNER OF TWO PARCELS OF LAND, TOTALING 1.1138 ACRES, LOCATED AT 2935 AND 2961 LAKE WORTH ROAD, FOR VOLUNTARY ANNEXATION INTO THE VILLAGE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Council deems it in the best interest of the Village to enter into an agreement with Kennedy Evans, owner of two parcels of land, totaling 1.1138 acres, located at 2935 and 2961 Lake Worth Road, for the purpose of voluntary annexation into the Village of Palm Springs.

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

Section 1. The Village Council of the Village of Palm Springs, Florida hereby agrees to the terms and conditions of that certain Agreement with Kennedy Evans, , owner of two parcels of land, totaling 1.1138 acres, located at 2935 and 2961 Lake Worth Road, which is attached hereto as **Exhibit "A"**, and which is incorporated herein by reference; and further authorizes the Mayor and Village Clerk to execute and deliver said Agreement to Mr. Kennedy Evans, 2935 Lake Worth Road, Lake Worth, FL 33461, along with a certified copy of this Resolution.

Section 2. This Resolution shall take effect immediately upon its passage.

Council Member Brinkman offered the foregoing resolution. Council Member Heather seconded the motion, and upon being put to a vote, the vote was as follows:

Resolution No. 2010-39

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
JOHN M. DAVIS, MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BEV SMITH, VICE MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOUG GUNTHER, MAYOR PRO TEM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JONI BRINKMAN, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PATTI WALLER, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Mayor thereupon declared the Resolution duly passed and adopted this 22ND day of JULY 2010.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: *John M. Davis*
JOHN M. "MIKE" DAVIS, MAYOR

ATTEST:

BY: *Virginia M. Walton*
VIRGINIA M. WALTON, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: *Glen J. Torcivia* *for*
GLEN J. TORCIVIA, VILLAGE ATTORNEY



Prepared by and return to:
Glen Torcivia, Village Attorney
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT is made by and between the **VILLAGE OF PALM SPRINGS, FLORIDA**, a municipal corporation, (hereinafter referred to as the "Village"), 226 Cypress Lane, Palm Springs, FL. 33461; and **KENNEDY EVANS**, a **married man**, (hereinafter referred to as the "Petitioner, "), with a mailing address of 2935 Lake Worth Road, Lake Worth, Florida 33461.

WHEREAS, Petitioner is the fee simple owner of parcels of land located at 2935 and 2961 Lake Worth Road, Lake Worth, Palm Beach County, Florida 33461 (PCN: 00-43-44-20-02-000-0161 and 00-43-44-20-01-104-0070) (hereinafter referred to as the "Property"); and

WHEREAS, the Property is currently within unincorporated Palm Beach County, Florida, and is reasonably compact and contiguous to the Village's municipal boundaries; and

WHEREAS, the Property meets all the requirements for voluntary annexation set forth in Chapter 171, Florida Statutes, and Petitioner hereby voluntarily petitions the Village to have the Property annexed into the Village; and

WHEREAS, the Village and Petitioner acknowledge that the Property could remain in unincorporated Palm Beach County and continue to be subject to the uses and building intensities permitted by the Palm Beach County Comprehensive Plan and the Unified Land Development Code; and

WHEREAS, the Village and Petitioner recognize the mutual value and benefit of the Property being located within the Village's municipal boundaries; and

WHEREAS, in consideration for such voluntary annexation, the Village is willing to make certain representations regarding the the appropriate land use designation and zoning district category for the Property and the continued operation of the Property pursuant to the Village's Comprehensive Plan and Land Development Code.

NOW THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable considerations, the sufficiency of which is hereby acknowledged, the parties agree to the above recitals and to the following terms and conditions:

1. REAL PROPERTY. The Property, subject to this Annexation Agreement is legally described in **EXHIBIT "A"**; which Exhibit is attached hereto and incorporated herein by reference.

2. PETITION FOR VOLUNTARY ANNEXATION AND LANDS COVERED BY AGREEMENT. Subject to the terms of this Annexation Agreement, and the provisions of Section 171.044, Florida Statutes, the Petitioner, constituting each and every person having the fee simple interest in the Property, hereby freely and voluntarily petitions the Village for annexation into the Village of Palm Springs, Florida, without the requirement for an election, but subject to the statutory public notice, and ordinance adoption procedures of the Village. The Petitioner agrees not to challenge the status or ability of the Village to annex, or the annexation of the Property or any adjacent lands. The Village agrees to allow development of the property as elsewhere provided in this Annexation Agreement.

3. FUTURE LAND USE PLAN DESIGNATIONS AND ZONING DISTRICT. The Property is presently designated on the Palm Beach County Future Land Use Map, and Official Palm Beach County Zoning Map, as follows:

LAND USE	UI- Urban Infill
ZONING	CN – COMMERCIAL NEIGHBORHOOD (2961) CS – COMMERCIAL SPECIALIZED (2935)

Once annexed, the Village and Petitioner contemplate that the Property will be designated on the Village’s Future Land Use Map and Land Development District (zoningZoning) Map, as follows:

LAND USE	COMMERCIAL
ZONING	CG – COMMERCIAL GENERAL

Said designation of the Property in the Village’s Future Land Use Map and Land Development District (Zoning) Map is subject to the Village’s Code of Ordinances and all applicable statutes, policies and procedures required in order to so designate the Property.

4. CHANGE IN LAND USE DESIGNATION AND ZONING OF THE PROPERTY. The Village agrees to assign an appropriate future land use and to zone the Property pursuant to its Comprehensive Plan so that it is consistent with and implements the future land use designation assigned to the property and so that the property’s land development district (zoning) is compatible with the properties surrounding the Property. Subject to filing the necessary applications and satisfying all Village Comprehensive

Plan and Code requirements, Petitioner agrees to initiate, and the Village agrees to process, a small-scale future land use map amendment and rezoning application for the Property consistent with the land use category and zoning designation set forth in Section 3 above. The Village agrees to waive all fees for all advertising requirements in connection with the Comprehensive Plan amendment and zoning assignment of a Village land use category and land development district (zoning) designation.

5. USE AND DEVELOPMENT REQUIREMENTS AND ALLOWANCES. So long as the Property is assigned the future land use category and land development district (zoning) designation contemplated in Section 3 above, the use and development of the Property shall be conducted in accordance with the following to ensure compliance with the Village Comprehensive Plan and maintain compatibility with, and protect against adverse impacts to, the surrounding properties:

a. Use. The continued use of the parcel located at 2935 Lake Worth Road shall be permitted to remain as a single family residence as a non-conforming use. The family business of psychic reading, palm reading, and tarot card reading shall be permitted to continue in the existing residence. The storage building/shed located on the 2961 Lake Worth Road parcel shall continue to be used for storage by the property owner.

b. Redevelopment. The eastern parcel located at 2935 Lake Worth Road shall be permitted a one thousand (1000) sq. ft. expansion to the single family residence. The expansion shall be connected on the south side of the existing residence with a 19.5 ft. west side setback and a 20.59 east side setback. This allowance for redevelopment is contingent upon the Petitioner

obtaining building permits before September 1, 2013 failing which this allowance for redevelopment becomes null and void without any further action by the Village.

c. Site plan review. Except as otherwise stated herein, all expansions, and development shall obtain site plan approval and the proposed site plan shall be evaluated based upon the Village's codes, ordinances, and regulations, which are in effect at the time of application.

d. All other codes and requirements. All other requirements of the Village's codes and ordinances, and applicable law shall remain in full force and effect.

6. STATUS OF AGREEMENT. The parties agree and acknowledge that this Annexation Agreement is not a "development agreement" as contemplated by Sections 163.3220-163.3243, Florida Statutes, and that the provisions of said sections are not applicable to this Annexation Agreement. The parties acknowledge and agree that no infirmity or defect in the Village's actions described herein shall nullify or otherwise affect the Annexation of the Property into the Village.

7. OTHER CODE AND REQUIREMENTS. All other requirements of the Village's Code of Ordinances, regulations and applicable law shall remain in full force and effect.

8. AGREEMENT TO NOT RUN WITH THE LAND. The terms contained herein shall inure to the parties hereto. If the Property is conveyed, transferred, assigned, or sold in part or in total to any party other than the Petitioner, Kennedy Evans, the allowances provided in Section 5, subsections a and b, of this Agreement for the

Property shall thereafter without further action by the Village become null, void and of no further legal effect. Thereafter, any further expansion or development of the Property shall be governed by the Village Code of Ordinances and all applicable laws and regulations then in effect.

9. TERMINOLOGY. In this Agreement, the use of the singular shall include the plural, the use of the masculine shall include the neuter, and the use of "officials" shall include appointed and elected officials of the Village and their successors.

10. ENTIRE AGREEMENT. This Annexation Agreement embodies the whole agreement of the parties and there are no promises, terms, conditions or obligations other than those herein contained, and this Annexation Agreement supersedes all previous communications, representations, proposals or agreements, if any. The provisions of this Annexation Agreement fully set forth the Petitioner's obligations and there are no other costs, charges, fees, or expenses for the annexation, land use amendment, or rezoning of the Property. There are no other oral or written promises, conditions, representations, understandings or terms of any kind as conditions of inducement to the execution hereof. Any subsequent conditions, representations, warranties, or agreements shall not be valid or binding upon the parties, unless they are in writing and signed by both parties and executed in the same manner as this Annexation Agreement.

11. SEVERABILITY. In the event that any part, term or provision of this Annexation Agreement is found to be illegal or inoperative by a court of competent jurisdiction, the validity of the remaining portions and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this

Annexation Agreement did not contain the particular part, term or provision held to be so invalid.

12. CAPTIONS. Captions in this Agreement are included for convenience only and shall be given no legal effect whatsoever.

13. EFFECTIVE DATE: This Annexation Agreement shall become effective upon its execution by the last party to execute the same.

14. ATTORNEY'S FEES:. In the event any party must enforce this Annexation Agreement through legal proceedings, the prevailing party shall be entitled to reasonable attorney's fees and costs incurred, including those at the appellate level.

15. WAIVER. Failure of a party to enforce or exercise any of its right(s) under this Agreement shall not be deemed a waiver of that parties' right to enforce or exercise said right(s) at any time.

16. PREPARATION. This Agreement shall not be construed more strongly against either party regardless of who was more responsible for its preparation.

17. TIME. Time is of the essence in all respects under this Agreement.

18. EFFECTIVE DATE. This Agreement shall become effective upon final approval by the Village Council.

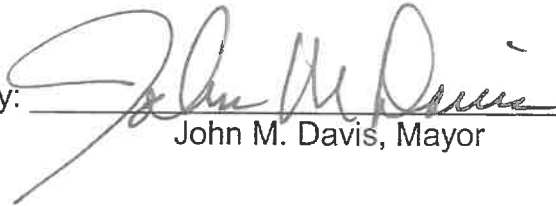
SIGNATURE PAGES TO FOLLOW

Kennedy Evans
2935 & 2961 Lake Worth Road

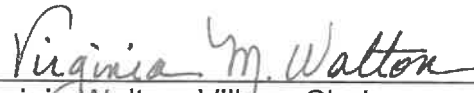
IN WITNESS WHEREOF the parties have hereunto set their hands and seals in lawful execution of this Annexation Agreement on the date opposite their names.

Date: July 22, 2010

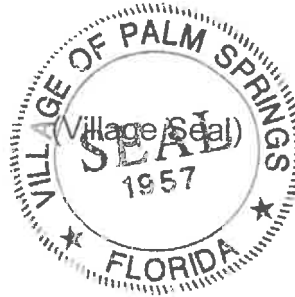
VILLAGE OF PALM SPRINGS, FLORIDA

By: 
John M. Davis, Mayor

ATTEST:

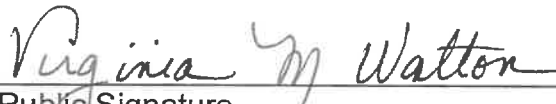

Virginia Walton, Village Clerk


Witness



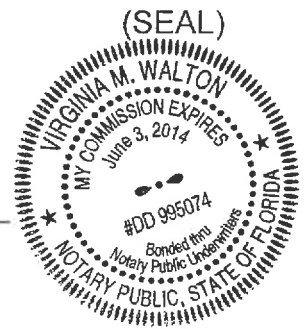
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22ND day of JULY 20 10 by JOHN M. DAVIS, who is personally known to me ~~or who has produced~~ _____ as identification.


Notary Public Signature

Print Notary Name VIRGINIA M WALTON

Commission No./Expiration June 3, 2014



APPROVED AS TO FORM. AND LEGAL SUFFICIENCY


Glen J. Torcivia, Village Attorney

Kennedy Evans
2935 & 2961 Lake Worth Road

Date: JUNE 22, 2010

PETITIONER:
Kennedy Evans

By: *Kennedy Evans*
Kennedy Evans

Witnesses as to Petitioner:

Laura M. Buzzetta
Witness

[Signature]
Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of June, 20 10 by Kennedy Evans who is personally known to me or who has produced _____ as identification.

Laura M. Buzzetta
Notary Public Signature

(SEAL)

Print Notary Name _____

Commission No./Expiration _____



Kennedy Evans
2935 & 2961 Lake Worth Road

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

**EXHIBIT A
LEGAL DESCRIPTION**

That portion of Tract 104, of Section 20, Township 44 South, Range 43 East, as shown on Plat Book 5, page 79, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, State of Florida, described as follows, to wit:

Beginning at the Northwest corner of said Tract, running thence East on North line of said Tract, 165 feet to a point; thence South parallel to the West line of said Tract 390 feet to a point which is the beginning point of the lands conveyed hereby; thence continue South parallel with the West line of said Tract to the South line of said Tract; thence East on the south line of said Tract to the Southeast corner of said Tract 104; thence North along the East line of said Tract to a point being 390 feet South of the Northeast corner of Tract 104; thence West parallel with the North line of Tract 104, to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land being a portion of Lot 104, MODEL LAND COMPANY, as recorded in Plat Book 5, page 79, of the Public Records of Palm Beach County, Florida, lying in the Southwest Quarter (SW1/4) of Section 20, Township 44 South, Range 43 East, Palm Beach County, Florida, and being more particularly described as follows:

Commence at a Palm Beach County Brass Disk at the Southwest corner of said Section 20; thence North 01 degrees 36 minutes 11 seconds East, along the West line of said Section 20, a distance of 40.00 feet to a point on a line 40.00 feet North of and parallel with the South line of said Section 20; thence South 88 degrees 03 minutes 55 seconds East, along said parallel line, a distance of 180.00 feet to the Southwest corner of lands described in Official Records Book 7492, page 334, of the Public Records of Palm Beach County, Florida and the Point of Beginning; thence run North 01 degrees 36 minutes 11 seconds East, along the West line of said described lands, a distance of 17.00 feet to a point that is 17.00 feet North of, by right angle measure the North right-of-way line of Lake Worth Road; thence run South 88 degrees 03 minutes 55 seconds East, parallel with and 17.00 feet North of said North right-of-way, a distance of 165.00 feet to the East line of Lot 104, Model Land Company being also the West line of Lot 105, of said Model Land Company; thence run south 01 degrees 36 minutes 11 seconds West along said East line of Lot 104, a distance of 17.00 feet to the North right-of-way line of Lake Worth Road; thence North 88 degrees 03 minutes 55 seconds West along said North right-of-way line, a distance of 165.00 feet to the POINT OF BEGINNING.

00-43-44-20-01-104-0070

AND

Being the same property conveyed by way of that certain personal representatives distributive deed from Ronald H Pepper and Russell E Pepper to grantors herein and recorded in OR Book 6198, Page 375, Public Records of Palm Beach County, Florida.

Grantor herein warrants that this is not homestead property nor does it abut the grantors homestead.

Subject to taxes accruing subsequent to December 31, 1994; covenants, restrictions and easements of record, if any, and any applicable zoning ordinances

00-43-44-20-02-000-0161

RESOLUTION NO. 2010-39

1.11.38

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH KENNEDY EVANS; OWNER OF ~~.2784~~ ACRE PARCELS OF LAND LOCATED AT 2935 LAKE WORTH ROAD, FOR VOLUNTARY ANNEXATION INTO THE VILLAGE; AND PROVIDING FOR AN EFFECTIVE DATE.

2935 & 2941

WHEREAS, the Village Council deems it in the best interest of the Village to enter into an agreement with Kennedy Evans, owner of a ~~.2784~~ acre parcel of land located at 2935 Lake Worth Road, for the purpose of voluntary annexation into the Village of Palm Springs.

~~1.11.38~~ 1.11.38 S

& 2961

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

Section 1. The Village Council of the Village of Palm Springs, Florida hereby agrees to the terms and conditions of that certain Agreement with Kennedy Evans, owner of a .2784 acre parcel of land located at 2935 Lake Worth Road, which is attached hereto as Exhibit "A", and which is incorporated herein by reference; and further authorizes the Mayor and Village Clerk to execute and deliver said Agreement to Mr. Kennedy Evans, 2935 Lake Worth Road, Lake Worth, FL 33461, along with a certified copy of this Resolution.

and a .8354 acre parcel located at 2961 LW Rd

Section 2. This Resolution shall take effect immediately upon its passage.

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:



Council Agenda

Date: July 22, 2010

Subject: Resolution No. 2010-39, Annexation Agreement for a parcel located at 2935 and 2961 Lake Worth Road.

Honorable Mayor
and
Members of the Village Council

As an item for the consent agenda for the Council Meeting of July 22, 2010 is Resolution No. 2010-39, approving an Annexation Agreement for 2935 and 2961 Lake Worth Road. Kennedy Evans, owner of the property, has submitted the request.

The Agreement memorializes items agreed upon to insure the voluntary annexation of the property. One property is currently a single family home with a psychic reading business and the second property is a landscaping nursery. The Agreement allows the continued non-conforming use of the property and a 1000 square feet expansion of the building.

The Land Development Board will hear the request at the July 20, 2010 Land Development Board Meeting and their recommendation will be provided at the July 22, 2010 Village Council Meeting.

It is requested that the Council approve Resolution No. 2010-39.

Respectfully submitted,

Karl E. Umberger
Village Manager

Attachment



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-102

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

GRAND LAKE PROPERTIES LLC
3514 LAKE WORTH ROAD
LAKE WORTH RD, FL 33461
Respondent(s)

PCN: 70-43-44-30-01-009-0011

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on **JANUARY 7, 2025**, the Respondent(s), **GRAND LAKE PROPERTIES LLC**, owner(s) of the property at **3514 LAKE WORTH ROAD, PALM SPRINGS, FL, 33461**, is in violation of local ordinances.

SECTION 34-1366 – Building design guidelines for dumpsters AND waste containers.

These violations must be corrected on or before **NOVEMBER 14, 2025**. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, **at 10:00 A.M., WEDNESDAY, NOVEMBER 19, 2025**. **IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY’S FEES.**

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

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

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

Code Enforcement Officer 561-584-8300 x 8524

Date Issued: NOVEMBER 5, 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

9489 0178 9820 3046 8362 70

9489 0178 9820 3046 8362 87

NOVEMBER 7, 2025

GRAND LAKE PROPERTIES LLC
3514 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461

Dear Property Owners,

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

3514 Lake Worth Rd in Palm Springs, FL. PCN: 70-43-44-30-01-009-0011

VIOLATION / HEARING CASE 2025-102

Section 34-1366 – Building design guidelines for dumpsters.

All refuse and **waste containers**, recycling or compacting containers, dumpsters, oil tanks, bottled gas tanks, service yard, storage yards, and loading docks shall be located in the rear or side yard. **All such service equipment and service areas shall be screened from view from any street or adjoining property by means of a wall and landscaping, or other methods approved by an Administrative Site Plan Amendment before issuance of a permit.**

Dumpsters are required in commercial properties. You must apply for an Administrative Variance to use garbage bins.

An Administrative Site Plan Amendment shall be submitted with the Unified Development application. The site Plan shall mention Waste Container location, enclosure details, etc..

The options available include coming into voluntary compliance by submitting an application for Special Exception on or before **October 30, 2025, OR** arguing your case at the Special Magistrate Hearing on **Wednesday, November 19, 2025, at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your rights under the judicial system.

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

Contact Planning & Zoning at (561) 584-8200 Ext. 8460 for assistance with a Unified Development Special Exception application.

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

Respectfully,

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



Posted: 11-7-2025
Time: 3:55 pm
Nanciann Cuenot

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-102

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
v.

GRAND LAKE PROPERTIES LLC
3514 LAKE WORTH ROAD
LAKE WORTH RD, FL 33461
Respondent(s)

PCN: 70-43-44-30-01-009-0011

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on JANUARY 7, 2025, the Respondent(s), GRAND LAKE PROPERTIES LLC, owner(s) of the property at 3514 LAKE WORTH ROAD, PALM SPRINGS, FL. 33461, is in violation of local ordinances.

SECTION 34-1366 – Building design guidelines for dumpsters AND waste containers.

These violations must be corrected on or before **NOVEMBER 14, 2025**. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, at 10:00 A.M. **WEDNESDAY, NOVEMBER 19, 2025**. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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

Nanciann Cuenot
Printed Name of Officer

Date issued: NOVEMBER 5, 2025

11/7/2025 3:57

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

GRAND LAKE PROPERTIES LLC
3514 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461
Respondent(s)

Case 2025-102

PCN: 70-43-44-30-01-009-0011

AFFIDAVIT OF SERVICE

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

On the 7th Day of NOVEMBER 2025 at 3:55 PM, I served the attached Notice of Violation / Notice of Hearing on the within-named Respondent(s), GRAND LAKE PROPERTIES LLC, at 2935 LAKE WORTH ROAD, Palm Springs, FL 33461 by:

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

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

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

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

By: NanCIann CuENot
Code Enforcement Officer

Date: November 7, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12th day of NOVEMBER, 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)

CRWaddell
NOTARY PUBLIC, State of Florida



Tracking Number:

[Remove X](#)

9489017898203046836270

[Copy](#)

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

Latest Update

Your item was delivered to an individual at the address at 2:28 pm on November 10, 2025 in BOYNTON BEACH, FL 33472.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

BOYNTON BEACH, FL 33472
November 10, 2025, 2:28 pm

[See All Tracking History](#)

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

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus[®]



Product Information



[See Less ^](#)

Feedback

GARBAGE CANS



7/22/2025 1:36



6/10/2024 10:11

Dumpster Removed



6/10/2024 10:11



11/17/2025 12:38:15 PM



11/17/2025 12:38:35 PM



11/17/2025 12:39:05 PM



11/17/2025 12:38:25 PM

DUMPSTERS

Sec. 34-1330. - Off-street loading.

(g) All buildings or uses requiring the pickup of large quantities of garbage or trash shall provide an easily accessible area for the pickup and delivery of a dumpster or other trash receptacle. All such areas shall be designated so that garbage and trash pickup can be accomplished without excessive maneuvering, such as turning around and backing up.

Sec. 34-162. - Required buffers.

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

(1) Category 1. Five-foot wide buffer area with a wall or fence and hedge not less than six feet in height. The hedge shall be a minimum of three feet in height at time of planting.

Sec. 34-1366. - Building design guidelines.

These guidelines are intended to help secure a high quality of environment, regarding livability, visual interest, identity and sense of place in Palm Springs' commercial and multifamily districts by providing guidance for the design of new buildings. These guidelines are intended to focus on the characteristics of architectural compatibility and leave individual property owners and developers the maximum flexibility to build to meet their own needs and objectives.

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

CASE PRESENTATION
CASE No. CASE 2025-102

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. 2025-102**, which concerns the property at **3514 Lake Worth Road** in the Village of Palm Springs, FL.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records, the current owner of the property is **Grand Lake Properties LLC**
5. Pursuant to my own observation, there are violations of local ordinances: **Section 34-1366 Building Design guidelines for dumpsters and waste containers.** All such equipment and service areas shall be screened from view from any street or adjoining property by means of a wall and landscaping. Dumpsters are required in the Commercial General Zoning District. To legally come into compliance using garbage bins, an Administrative Variance and a site plan are required.
6. Courtesy notices, phone conversations, and meetings with the owner and representatives, attorney, and general contractor throughout the past year and a half. To date, the property remains in violation.
7. **Notice of Violation/Notice of Hearing 2025-102** was issued on **November 5, 2025**, for the violation. The Notice was delivered by regular and Certified mail to the respondent's address of record, the home address, registered agent, and posted at the property and Village Hall. Confirmation of delivery is confirmed through USPS tracking.
8. Photos of the violations are included in the file.
9. I REQUEST THAT THE RESPONDENT BE ORDERED TO COME INTO COMPLIANCE with **Section 34-1366 by January 5, 2026**, and if not in compliance, a **\$100.00 per day fine** shall commence.
10. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$235.81** IN CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN **January 5, 2026.**
11. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



The Village of Palm Springs
FLORIDA



Case Administrative / Court Costs

November 19, 2025, 3514 Lake Worth Road - Grand Lake Properties LLC		Case 2025-102		
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	1.00	5.00	5.00
5	Additional photos re-inspections - 5 for 20.00	0.00	20.00	0.00
6	Additional certified copies for hearing	3.00	8.86	26.58
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	0.74	1.48
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2025-102				235.81



PALM SPRINGS POLICE DEPARTMENT

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

JULY 28, 2025

GRAND LAKE PROPERTIES LLC
3514 LAKE WORTH RD
LAKE WORTH, FL 33461 4060

Dear Property Owner,

You have been issued a **SECOND FINAL** courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **3514 LAKE WORTH RD in Palm Springs, FL**

PCN: 70-43-44-30-01-009-0011

The violation that exists at your property is:

Section 34-1366 – Building design guidelines for dumpsters.

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

Dumpsters are required in commercial properties. You must apply for an Administrative Variance to use garbage bins.

An Administrative Site Plan Amendment shall be submitted with the Unified Development application. The site Plan shall mention Waste Container location, enclosure details, etc... and please be aware that dumpsters shall be at least 25 feet away from any residential area. If you have questions regarding permits, contact Planning, Zoning & Building at (561) 584-8200 Ext. 8460

Compliance Date: August 7, 2025

Failure to comply WILL result in a Notice of Violation/ Notice of Hearing, Court Costs, and possible Lien on the property.

Please call me if you have any questions at (561) 584-8300 Ext. 8524.

Respectfully,

Nanciann Cuenot, CEP
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-584-8300 Ext. 8524
ncuenot@vpsfl.org

Courtesy Code Violation Notice

Case# _____
Date: 7-22-2025 Time: 1:40pm
Location: 3514 Lake Worth Rd

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

Please address the listed code violations:

Garbage Cans must be stored out of view -

34-143 Trash + Debris -
at Road @ 7/23/25

Compliance Date: 1 WK -

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.

Nauciana Cuenot 154
Name I.D. #

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



X 8524



PALM SPRINGS POLICE DEPARTMENT

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

JANUARY 7, 2025

GRAND LAKE PROPERTIES LLC
3514 LAKE WORTH RD
LAKE WORTH FL 33461 4060

Dear Property Owner,

You have been issued a FINAL courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 3514 LAKE WORTH RD in Palm Springs, FL

PCN: 70-43-44-30-01-009-0011

Section 10-9 Exterior of Building or Structure.

*Complied
1-30-25*

- One address sign required on premises showing the numerical address. The address shall be posted in a color contrasting that of the building A **MINIMUM OF 6 INCHES** for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.

Section 34-1366 – Building design guidelines for dumpsters.

*Removed
Dumpster*

- Dumpsters shall be located in the rear or side yard. All such service equipment and service areas shall be screened from view from any street or adjoining property by means of a wall and landscaping.

THERE ARE COMMENTS ON YOUR PERMIT APPLICATION 202401193:

An Administrative Site Plan Amendment shall be submitted with the Unified Development application. The site Plan shall mention dumpster location, enclosure details, etc... and please be aware that dumpsters shall be at least 25 feet away from any residential area. The Administrative Site Plan Amendment shall be approved prior to any building permit submittal. If you have questions regarding permits contact Planning, Zoning & Building at (561) 584-8200 Ext. 8460

Compliance Date: JANUARY 22, 2025

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

Please call me if you have any questions at (561) 584-8300 Ext. 8524.

Respectfully,

N. Cuenot

Nanciann Cuenot, CEP
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-584-8300 Ext. 8524
ncuenot@vpsfl.org



PALM SPRINGS POLICE DEPARTMENT

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

April 19, 2024

GRAND LAKE PROPERTIES LLC
3514 LAKE WORTH RD
LAKE WORTH FL 33461 4060

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 3514 LAKE WORTH RD in Palm Springs, FL

PCN: 70-43-44-30-01-009-0011

Section 34-898 Mobile food dispensing vehicles and mobile vendors.

Food trucks are not allowed to be open past 9:00PM. Repeat violation.

Section 10-9 Exterior of Building or Structure.

- One address sign required on premises showing the numerical address The address shall be posted in a color contrasting that of the building a minimum of six inches for commercial structure, and of sufficient size to be plainly visible and legible from the roadway.
- Roof shingles are not maintained in a color to match the existing shingles. The exterior of structure shall be maintained in good repair.

Painted Roof Shingles - ok per Peter Ringle

Compliance Date for Food Truck and Address Numerals : April 26, 2024

Section 34-1366 – Building design guidelines for dumpsters.

- Dumpsters shall be located in the rear or side yard. All such service equipment and service areas shall be screened from view from any street or adjoining property by means of a wall and landscaping.

Applied 9/19/24 202401193 Needs admin. site plan agreement

Dumpster enclosures and re-roofing require permits. If you have questions regarding permits contact Planning, Zoning & Building at (561) 584-8200 Ext. 8460

Compliance Date for re-roof and dumpster enclosure: May 24, 2024

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

Please call me if you have any questions at (561) 584-8300 Ext. 8524.

Respectfully,

Nanciann Cuenot, CEP
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-584-8300 Ext. 8524
ncuenot@vpsfl.org



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.74⁰

07/28/2025 ZIP 33480
043M31255277

US POSTAGE

MOHAMMED NAYEEM
9216 EQUUS CIR
BOYNTON BEACH, FL 33472



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



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

US POSTAGE

GRAND LAKE PROPERTIES LLC
3514 LAKE WORTH ROAD
LAKE WORTH, FL 33461



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



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

US POSTAGE

MOHAMMED NAYEEM
9216 EQUUS CIR
BOYNTON BEACH, FL 33472



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

NEOPOST

FIRST-CLASS MAIL

04/19/2024

US POSTAGE \$000.88⁰



ZIP 33461
041M11460879

MOHAMMED NAYEEM
9216 EQUUS CIR
BOYNTON BEACH, FL 33472



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

NEOPOST

FIRST-CLASS MAIL

04/19/2024

US POSTAGE \$000.88⁰



ZIP 33461
041M11460879

GRAND LAKE PROPERTIES LLC
3514 LAKE WORTH RD
LAKE WORTH FL 33461 4060

Property Detail

Parcel Control Number : 70-43-44-30-01-009-0011

Owners : GRAND LAKE PROPERTIES LLC

Mailing Address : 3514 LAKE WORTH RD
LAKE WORTH BEACH FL 33461 4060

Location Address : 3514 LAKE WORTH RD

Book/Page : 30910 / 385

Sale Date : 09/16/2019

Legal Description : PALM BEACH FARMS CO PL 7 E 95 FT OF LT A (LESS N 35 FT LAKE WORTH RD, E 15 FT DAVIS RD & TRGLR PAR R/WS) BLK 9

Property Use Code : 1100—STORES

Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Total Square Feet : 1375

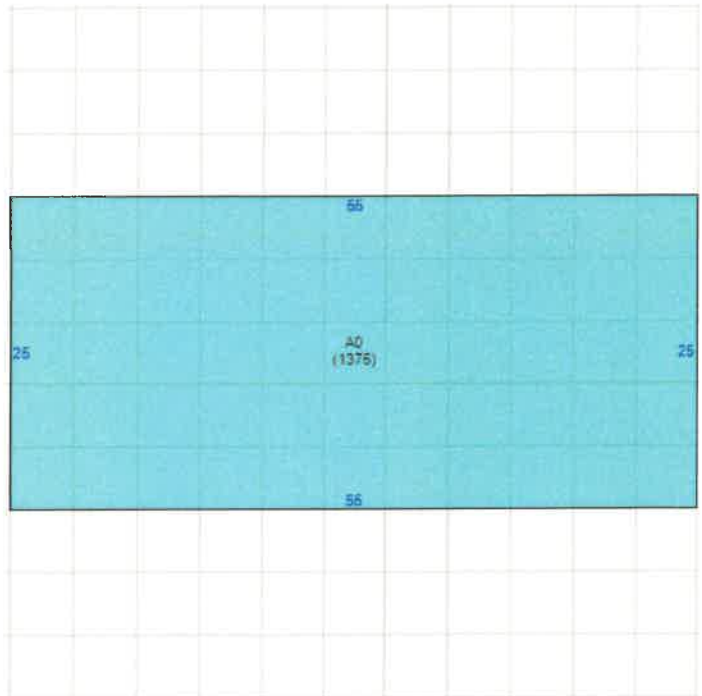
Acres : .17

Building Details

Subarea and Square Footage for Building 1

Description	square Footage
RETAIL STORE	1375
Total Square Footage	1375

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	1979	4128

Structural Element for Building 1

Year Built	1979
RETAIL SINGLE OCCUP	1375

Tax Year		2025	
Improvement Value	\$175,711		
Land Value	\$200,009	AD VALOREM	\$6,386
Total Market Value	\$375,720	NON AD VALOREM	\$476
Assessed Value	\$306,502	TOTAL TAX	\$6,862
Exemption Amount	\$0		
Taxable Value	\$306,502		

Account Information

Property Control Number:

70-43-44-30-01-009-0011

Mailing Address:

3514 LAKE WORTH RD
Lake Worth Beach, FL 33461-4060

Owner of Record:

GRAND LAKE PROPERTIES LLC

Property Type:

Real Property

Property Address:

3514 LAKE WORTH RD
PALM SPRINGS, FL 33461

Second Owner:

Status: Active

Legal Description:

PALM BEACH FARMS CO PL 7 E 95 FT OF LT A
(LESS N 35 FT LAKE WORTH RD, E 15 FT
DAVIS RD & TRGLR PAR R/WS) BLK 9

Last updated: 11/12/2025 01:52:36 PM

Real Estate Property Taxes become delinquent on April 1 each year.
Delinquent Real Estate 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 on delinquent tax bills. 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: **\$6,587.62** [ADD ALL TO CART](#)

2025 | BILL TYPE: ORIGINAL | BILL NO: 101543803 | ROLL: ANNUAL |
DUE \$6,587.62

[ADD TO CART](#)

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$6,587.62 Net Tax: \$6,862.10 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$274.48	\$0.00	<input type="checkbox"/> \$6,587.62 ▶ 11/12/25 \$6,587.62 11/30/25 \$6,587.62 12/31/25 \$6,656.24 1/31/26 \$6,724.86	● Due	<input type="radio"/> \$6,587.62 Clear all
Total: \$0.00					ADD TO CART

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$6,143.98 Net Tax: \$6,399.98 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$256.00	11/2/24	-\$6,143.98	● Paid



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

Detail by Entity Name

Florida Limited Liability Company
GRAND LAKE PROPERTIES LLC

Filing Information

Document Number	L19000226684
FEI/EIN Number	84-3052083
Date Filed	09/09/2019
Effective Date	09/06/2019
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/12/2021

Principal Address

3514 LAKE WORTH RD
PALM SPRINGS, FL 33461

Mailing Address

3514 LAKE WORTH RD
PALM SPRINGS, FL 33461

Registered Agent Name & Address

RAHMAN, SHIEKH
1295 LONGLEA TERRACE
WELLINGTON, FL 33414

Name Changed: 04/12/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

RAHMAN, SHIEKH
1295 LONGLEA TER
WELLINGTON, FL 33414

Title AMBR

NAYEEM, MOHAMMED
9216 EQUUS CIR
BOYNTON BEACH, FL 33472

Annual Reports

Report Year	Filed Date
2023	04/27/2023
2024	04/25/2024
2025	04/25/2025

Document Images

04/25/2025 – ANNUAL REPORT	View image in PDF format
04/25/2024 – ANNUAL REPORT	View image in PDF format
04/27/2023 – ANNUAL REPORT	View image in PDF format
04/26/2022 – ANNUAL REPORT	View image in PDF format
04/12/2021 – REINSTATEMENT	View image in PDF format
09/09/2019 – Florida Limited Liability	View image in PDF format

3514 Lake Worth Road



9/23/24

01/01/2024

Need to apply for an Administrative Site Plan Amendment w the Unified Development app. Site Plan shall have dumpster location, enclosure details and please be aware the dumpsters shall be at least 25' feet away from any residential areas.



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-102

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

**Grand Lake Properties LLLC
3514 Lake Worth Road
Lake Worth Beach, FL 33461**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-1366: Building design guidelines for dumpsters AND waste containers.

Address: 3514 LAKE WORTH ROAD
Legal Description: PALM BEACH FARMS CO PL 7 E 95 FT OF LT A (LESS N 35
FT LAKE WORTH RD, E 15 FT DAVIS RD & TRGLR PAR R/WS)
BLK 9
PCN: 70-43-44-30-01-009-0011

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **19th** day of **November 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 34-1366 – Building design guidelines for dumpsters AND waste containers.**
- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:

SECTION 34-1366 – Building design guidelines for dumpsters AND waste containers.

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 **January 5th, 2025:**
- Administrative costs of **\$235.81**
 - 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 **January 5, 2025.** If the Respondent fails to comply within the time given, a fine of **\$100.00 per day** will continue to accrue until the Respondent contacts the Code 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 **January 5th, 2025.**
- Administrative costs of **\$235.81**
 - 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 19th day of November 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:

[9216 Equus Circle](#)
[Boynton Beach, FL 33472](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-97

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Palm Beach County Housing Auth
3432 W 45th Street
West Palm Beach, FL 33407

Respondent(s).

70-42-44-24-00-000-6010

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 **November 1st, 2025**, the Respondent(s), **Palm Beach County Housing Auth** owner(s) of the property at **3618 Almar RD** **PALM SPRINGS, FL, 33461** is in violation of local ordinances.

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

These violations must be corrected on or before **November 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 November 19th, 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: November 1st, 2025

Printed Name of Officer

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2025-97

RETURN OF SERVICE

**PALM BEACH COUNTY HOUSING AUTH
3432 W 45TH STREET
WEST PALM BEACH, FL 33407 1844**

Respondent

On the 1st Day of November 2025 at 5:53PM, I served the attached NOV/NOH on the within named Respondent, Palm Beach County Housing Auth at 3618 Almar 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.

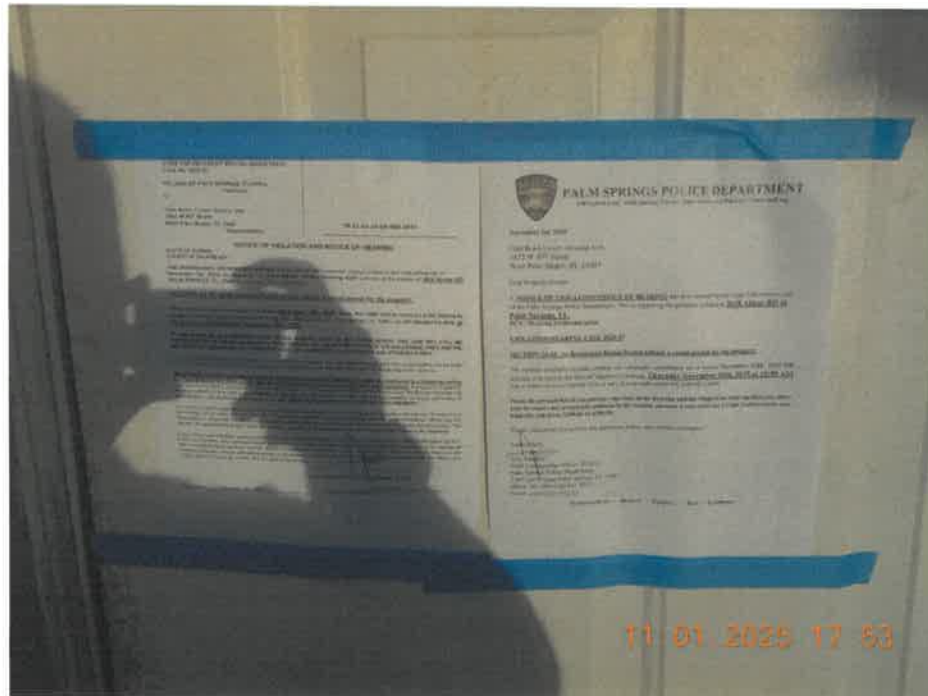
 XX POSTED BY: Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders #221
Code Enforcement Officer



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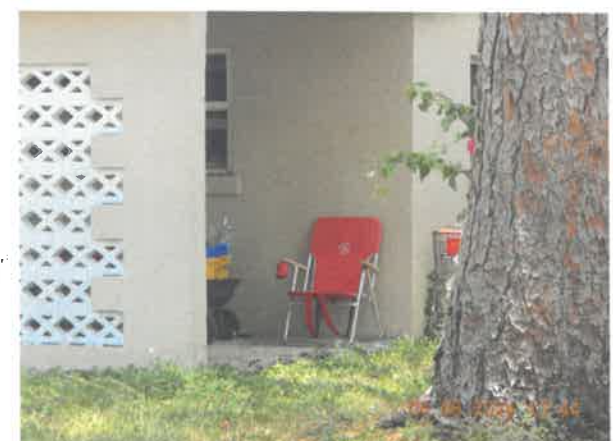
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PALM SPRINGS POLICE DEPARTMENT

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

November 1st, 2025

Palm Beach County Housing Auth
3432 W 45th Street
West Palm Beach, FL 33407

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 **3618 Almar RD in Palm Springs, FL.**

PCN: 70-42-44-24-00-000-6010

VIOLATION/HEARING CASE 2025-97

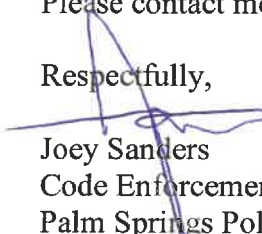
SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for the property.

The options available include coming into voluntary compliance on or before **November 13th, 2025 OR** arguing your case at the Special Magistrate Hearing, **Thursday November 19th, 2025 at 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,


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

Professionalism · Respect · Integrity · Duty · Excellence



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

UNITED STATES POSTAL SERVICE **CERTIFIED MAIL®**



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US POSTAGE

Palm Beach County Housing Auth
3432 W 45th Street
West Palm Beach, FL 33407



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



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11/01/2025 ZIP 33480
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US POSTAGE

Palm Beach County Housing Auth
3432 W 45th Street
West Palm Beach, FL 33407

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Sec. 14-32. Regulatory fee; application.

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

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

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

CASE PRESENTATION
CASE No. CASE 2025-97

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 #2025-97** is concerning the property located at **3618 Almar 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 **Palm Beach County Housing Auth.**
4. Pursuant to observation there are violations of the following local ordinances:
SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for the property.
Photos are included in the file.
5. On November 13th, 2025, it was determined that the property owner obtained a residential rental permit/business license (#25-0532) and brought the property into compliance. Therefore, Special Magistrate Case #2025-97 was closed and will not be presented at the November 19th, 2025 Special Magistrate Hearing. Property Manager Jessica Canedo was notified via telephone and email.
6. On **November 1st, 2025**, Notice of Violation/ Notice of Hearing **2025-97** 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 **December 1st, 2025**. If not in compliance by **December 1st, 2025**, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.
8. The Village has also incurred costs in the amount of **\$277.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **December 1st, 2025**.
9. Subject to any questions you might have, this concludes the Village's testimony.



PALM SPRINGS POLICE DEPARTMENT

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

January 26th, 2025

PALM BEACH COUNTY HOUSING AUTH
3432 W 45th Street
West Palm Beach, FL 33407

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 **3618 Almar RD Palm Springs, FL 33461**
PCN: 70-42-44-24-00-000-6010

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

SECTION 14-32

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

SECTION 10-8

Weeds/Driveways: Remove all weeds attached to the chain-link fence (left side) and pressure wash the driveway.

SECTION 30-141

Overgrowth: Trim all overgrown trees/vegetation (left side and right side).

SECTION 105.1 & 110.1

Work w/o Permits: Windows installed without a permit and inspection. Contact the same number listed above.

SECTION 30-143 & 34-1381

Trash/Debris/Materials/Open Storage: Remove all trash, debris, materials and misc. items stored inside the carport and on the left side of the property (reference attached photos).

SECTION 10-9

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

- Pressure wash and remove all black/green discoloration off the exterior wall and door (left side).
- Repair damaged exterior wall (left side) and soffit (front).
- Label mailbox with "3618" house ID numbers.
- Fascia needs to be painted (front/left side).

Compliance Date: February 5th, 2025

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

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

Respectfully,

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

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PALM SPRINGS POLICE DEPARTMENT

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

July 29th, 2024

PALM BEACH COUNTY HOUSING AUTH
3432 W 45th ST
West Palm Beach, FL 33404

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 **3618 Almar RD Palm Springs, FL 33461**
PCN: 70-42-44-24-00-000-6010

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

SECTION 30-141 & 30-142

Overgrowth/Landscape Maintenance: Trim all overgrown vegetation/trees (left side and right side).

SECTION 105.1, 110.1 & 14-32

Work w/o Permits/No Residential Rental Permit: Windows installed without a permit and inspection. Also, no residential rental permit on file with the Village of Palm Springs. Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

SECTION 10-9

Exterior Property Maintenance/Street Numbers/Mailbox/Fascia:

-Fascia needs to be painted (front).

-Post "3618" house ID numbers on the mailbox. Also, post new or make existing "3618" house ID numbers on the front of the property more visible from the roadway.

SECTION 10-8

Driveways: Driveway needs to be pressure washed.

Compliance Date: August 12th, 2024

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

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

Respectfully,


Joey Sanders

Code Enforcement Officer ID #211

Palm Springs Police Department

Phone: 561-584-8300 Ext: 8525

Email: jsanders@vpsfl.org

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PALM SPRINGS POLICE DEPARTMENT

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

May 19th, 2024

PALM BEACH COUNTY HOUSING AUTH
3432 W 45th Street
West Palm Beach, FL 33407

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 **3618 Almar RD Palm Springs, FL 33461**

PCN: 70-42-44-24-00-000-6010

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

SECTION 10-8 & 10-9

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

- Driveway needs to be pressure washed.
- Fascia needs to be painted.
- Remove all wood boards used in the windows and repair all broken windows.
- Post "3618" house ID numbers on the mailbox. Also, post new or make existing "3618" house ID numbers on the front of the property more visible from the roadway.

SECTION 105.1, 110.1 & 14-32

No Residential Rental Permit/Work w/o Permits: No residential rental permit on file with the Village of Palm Springs. Obtain a rental permit by contacting the PZB Department at 561-584-8200 Ext: 8460 for further assistance. Windows installed without a permit and inspection. Contact the same listed number for the rental permit.

SECTION 30-143 & 34-1381

Trash/Debris/Materials/Open Storage: Remove all trash, debris, materials and open storage stored in the front of the property (reference attached photos).

SECTION 30-141 & 30-142

Overgrowth/Landscape Maintenance: Trim all overgrown trees/bushes/vegetation located throughout the property. This includes all vegetation obstructing the front window's ingress/egress.

Compliance Date: June 2nd, 2024

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

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

Respectfully,

Joey Sanders

Code Enforcement Officer ID #211

Palm Springs Police Department

Phone: 561-584-8300 Ext: 8525

Email: jsanders@vpsfl.org

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Courtesy Code Violation Notice

Case# _____
Date: 05/19/2024 Time: _____
Location: 3618 Almar 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:

10-7 - Drive ways / Exterior Property Maintenance /
Shutters / Windows / Street Numbers / Fascia / Mailboxes
105.1 / 112.1 / 14.32 - Work w/o Permits / No rental Permits
30-143 / 34-1351 Trash / Debris / Materials / Open Storage
30-141 / 30-142 - Overgrowth / Landscape Maintenance

Reference Attached letter

Compliance Date: 06/02/2024
Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions.

Code officer J. Sanders #211

Name I.D. #

Palm Springs Police Department

(561) 584-8300, ext. 8520

Ext: #8505



Property Detail

Location Address : 3618 ALMAR RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-00-000-6010
Subdivision :
Official Records Book/Page : 05803 / 1323
Sale Date : 09/01/1988
Legal Description : 24-44-42, S 60 FT OF E 130 FT OF W 260 FT OF E 1/2 OF NE 1/4 OF NW 1/4 OF SE 1/4 (LESS W 20 FT RD R/W)

Owner Information

Owner(s)

PALM BEACH COUNTY HOUSING AUTHORITY

Mailing Address

3432 W 45TH ST
 WEST PALM BEACH FL 33407 1844

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/01/1988	\$34,500	05803 / 01323	STATE DEED	PALM BEACH COUNTY HOUSING AUTHORITY
09/01/1986	\$100	05043 / 01939	WARRANTY DEED	
08/01/1986	\$100	04981 / 01351	CERT OF TITLE	

Exemption Information

Applicant/Owner(s)

Year
2025

Detail

Property Information

Number of Units : 1
***Total Square Feet :** 1360
Acres : .15
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	1961	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	PLASTER	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Floor Type 2	N/A	
Stories	1	



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



\$0.00
CHECK OUT

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

Account Information

Property Control Number: 70-42-44-24-00-000-6010	Property Type: Real Property	Status: Active
Mailing Address: 3432 W 45TH ST West Palm Beach, FL 33407-1844	Property Address: 3618 ALMAR RD LAKE WORTH, FL 33461	Legal Description: 24-44-42, S 60 FT OF E 130 FT OF W 260 FT OF E 1/2 OF NE 1/4 OF NW 1/4 OF SE 1/4 (LESS W 20 FT RD R/W)
Owner of Record: PALM BEACH COUNTY HOUSING AUTHORITY	Second Owner:	

Last updated: 11/14/2025 12:20:42 PM

Real Estate Property Taxes become delinquent on April 1 each year.
Delinquent Real Estate 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 on delinquent tax bills. 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: **\$46.08** Total Due: **\$162.24** [ADD ALL TO CART](#)

2025 | Bill Type: Original | Bill No: 101633778 | Roll: Annual |
Due \$46.08 [ADD TO CART](#)

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	\$46.08		\$0.00 \$46.08	Due	<input type="radio"/> \$46.08 Clear all
	Net Tax: \$48.00		11/14/25 \$46.08		
	Interest: \$0.00		11/30/25 \$46.08		
	Penalty: \$0.00		12/31/25 \$46.56		
	Fees: \$0.00		1/31/26 \$47.04		
	Discount: -\$1.92				

Total: \$0.00 [ADD TO CART](#)

Re: Request for Removal from Magistrate Docket-3618 Almar Rd

From Joey Sanders <joey.sanders@vpsfl.org>
Date Fri 11/14/2025 12:16 PM
To Jessica Canedo <jcanedo@pbchaf1.org>
Cc Claude Delenda <cdelenda@pbchaf1.org>

Good afternoon Jessica,

Thank you for following up with me. Yes, I was able to verify that the property located at 3618 Almar RD now has an active residential rental permit/business license on file with the Village of Palm Springs. Therefore, the property is now in compliance and Special Magistrate Hearing Case #2025-97 is now closed. No further action is required and the Magistrate will be notified that this case has already been resolved.

It was a pleasure working with you and please don't hesitate to contact me in the future if you have any questions an/or need further assistance,

Have a good weekend.

Respectfully,

Joey



Joey Sanders
Code Enforcement Officer
Village of Palm Springs
Phone: (561) 584-8300, 8525



PLEASE NOTE: Florida has a very broad public records law. E-mail communications to or from the Village of Palm Springs officials and employees are public records and are available upon request. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the [FBI CJIS Policy](#)) via email is prohibited. If this message is unexpected or appears suspicious, please notify us immediately by replying to the message.

** Please consider the negative environmental impacts associated with printing email **

VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA

www.vpsfl.org

From: Jessica Canedo <jcanedo@pbchaf1.org>
Sent: Thursday, November 13, 2025 1:52 PM
To: Joey Sanders <jsanders@vpsfl.org>
Cc: Claude Delenda <cdelenda@pbchaf1.org>
Subject: Request for Removal from Magistrate Docket-3618 Almar Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Good afternoon Mr. Sanders,

Please find attached the approved business license for 3618 Almar Rd. Based on your violation notice, we agreed to voluntarily comply by November 13th. Since we have now met that requirement, I kindly request that our case be removed from the magistrate docket.

Thank You for your time and assistance.

Best regards,
Jessica Canedo
Asset Manager



3333 Forest Hill Blvd.
West Palm Beach, FL 33406
jcanedo@pbchaf1.org
www.pbchaf1.org



Rental Permit & Inspection Photos

From Joey Sanders <joey.sanders@vpsfl.org>
Date Fri 9/12/2025 3:41 PM
To jcanedo@pbchafll.org <jcanedo@pbchafll.org>

2 attachments (1 MB)
VPS Rental License Application and Portal Instructions.pdf; SKM_C300i25091215300.pdf;

Good afternoon Jessica,

Per our conversation, please see the attached application and instructions for the rental permit as well as the photos from my inspection on 09/06/2025. Thank you for the updates and all of your assistance thus far.

Have a good weekend.

Respectfully,

Joey



Joey Sanders
Code Enforcement Officer
Village of Palm Springs
Phone: (561) 584-8300, 8525



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VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA

www.vpsfl.org

Re: 3618 Almar Road

From Joey Sanders <joey.sanders@vpsfl.org>

Date Fri 7/18/2025 9:00 AM

To Claude Delenda <cdelenda@pbchafll.org>

Cc Diane Wilson <DWilson@pbchafll.org>; Tammy McDonald <TMcDonald@pbchafll.org>; Jessica Canedo <jcanedo@pbchafll.org>; Carol Jones-Gilbert <CJones-Gilbert@PBCHAFL.org>

Good morning Claude,

Thank you for the information that you provided. You should be able to update your official mailing address by contacting the United States Postal Service and the Palm Beach County Property Appraiser's Office. Also, I know it's listed on the letters but I don't recall if Jessica and I discussed that PBCHA must obtain a rental permit for the property. This can be done online on the Village of Palm Springs' website or you can request assistance by contacting the Planning/Zoning/Building Department at 561-584-8200 Ext: 8460 or permits@vpsfl.org for further assistance.

Have a great weekend.

Respectfully,

Joey



Joey Sanders

Code Enforcement Officer

Village of Palm Springs

Phone: (561) 584-8300, 8525



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VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA

www.vpsfl.org

From: Claude Delenda <cdelenda@pbchafll.org>

Sent: Monday, July 14, 2025 9:00 AM

To: Joey Sanders <jsanders@vpsfl.org>

Cc: Diane Wilson <DWilson@pbchafll.org>; Tammy McDonald <TMcDonald@pbchafll.org>; Jessica Canedo <jcanedo@pbchafll.org>; Carol Jones-Gilbert <CJones-Gilbert@PBCHAFL.org>

Subject: RE: 3618 Almar Road

You don't often get email from cdelenda@pbchafll.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Good morning, Mr. Sanders,

Please accept my sincere apologies for the delayed response from PBCHA regarding your concerns. I have been employed with PBCHA since March 2024, and had I been more diligent in identifying the appropriate jurisdiction earlier, we could have prevented the current situation. Thank you very much for your patience and professionalism throughout this process. Much of the delay stemmed from uncertainty over which jurisdictional agency had authority. PBCHA has undergone substantial changes in recent years, and institutional knowledge about our Almar Road property was not fully transferred. I have now mapped every property to its correct jurisdictional entity and communicated that information across our team to prevent future confusion.

Additionally, I would greatly appreciate your guidance on updating our official mailing address from 3432 45th Street to our current location at 3333 Forest Hill Blvd. Despite multiple attempts, we have been unsuccessful in making this change.

Regarding the central air-conditioning project I referenced earlier, it is funded through a competitive Healthy Homes and Lead Hazard Control grant awarded by HUD in 2024. Since HUD opened this program in 2022, housing authorities nationwide have been able to request additional funds to address lead-based paint and other health-related hazards. PBCHA is only the second authority in Florida to be selected—and we received the state's largest award. The grant covers inspection of 194 homes, remediation of any fungal growth, and installation of correctly sized central air-conditioning systems and bathroom exhaust fans. Many residents currently rely on window or portable units that are improperly installed or incorrectly sized, which has resulted in damage to our properties. I have reviewed the contractor's proposed schedule and instructed the general contractor to place this unit into the next rotation of upgrades.

Moving forward, I will coordinate closely with Jessica and our internal team to promptly resolve all outstanding matters. For your awareness, I have included PBCHA's Director of Asset Management, Chief Development Officer, and Chief Executive Officer on both my previous correspondence and this email.

I will provide you with firm dates as soon as available. Should any further issues arise, please feel free to reach out directly via email or by phone at 561-975-0273.

Thank you again for your understanding and assistance.

Best regards,
Claude Delenda

Capital Improvement Manager

Automatic reply: 3618 Almar Road

From Tammy McDonald <TMcDonald@pbchaf1.org>

Date Fri 7/11/2025 3:05 PM

To Joey Sanders <jsanders@vpsfl.org>

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Hello,

Please note that PBCHA is normally open for business Monday to Thursday from 7:30am to 6:30pm, closed on Fridays.

I will respond upon returning to the office.

Thank You for your patience.

Tammy A. McDonald
Chief Development Officer
Palm Beach County Housing Authority
3333 Forest Hill Blvd
West Palm Beach, FL 33406

Under Florida law, e-mail addresses, and all communications, including e-mail communications, made or received in connection with the transaction of Palm Beach County Housing Authority business are public records, which must be retained as required by law and must be disclosed upon receipt of a public records request, except as may be excluded by federal or state laws. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CONFIDENTIALITY NOTICE: This communication is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§2510-2521. It is legally privileged (including attachments) and is intended only for the use of the individual(s) or entity (ies) to which it is addressed. It may contain information that is confidential, proprietary, privileged, and/or exempt from disclosure under applicable law. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this communication in error, please notify us at mgayle@pbchaf1.org so that we may take the appropriate action and avoid troubling you further. If you are not the intended recipient(s), please destroy this message, any attachments, and notify the sender by return e-mail. Thank you for your cooperation.

Re: 3618 Almar Road

From Joey Sanders <joey.sanders@vpsfl.org>

Date Fri 7/11/2025 3:04 PM

To Claude Delenda <cdelenda@pbchafll.org>

Cc Diane Wilson <DWilson@pbchafll.org>; Tammy McDonald <TMcDonald@pbchafll.org>; Jessica Canedo <jcanedo@pbchafll.org>; Carol Jones-Gilbert <CJones-Gilbert@PBCHAFL.org>

Good afternoon Claude,

I apologize for the delayed response as I've been out of the office. The Palm Beach County Building Division documents that you provided are sufficient and have been attached to the case file. On 05/19/2024, I initially cited this property and received no response from PBCHA for over a year until Jessica first contacted me on 06/25/2025. Jessica was an absolute pleasure to deal with and I was impressed with her high level of professionalism. Based on the timeline, this property should already have running fines and a lien. I patiently held off presenting the case before the Special Magistrate Hearing because I respect what you do and I was hoping that I would be able to reach a representative from your company in order to avoid proceeding in that direction.

I'm willing to provide a new compliance date of August 18th, 2025. Please have all of the code violations cured by no later than 08/18/2025 or I will be left with no choice but to add the case to the September 2025 Special Magistrate Docket.

Thank you for your attention to this matter and have a good weekend.

Respectfully,

Joey



Joey Sanders

Code Enforcement Officer

Village of Palm Springs

Phone: (561) 584-8300, 8525



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by replying to the message.

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VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA

www.vpsfl.org

From: Claude Delenda <cdelenda@pbchaf1.org>

Sent: Tuesday, July 8, 2025 10:43 AM

To: Joey Sanders <jsanders@vpsfl.org>

Cc: Diane Wilson <DWilson@pbchaf1.org>; Tammy McDonald <TMcDonald@pbchaf1.org>; Jessica Canedo <jcanedo@pbchaf1.org>; Carol Jones-Gilbert <CJones-Gilbert@PBCHAFL.org>

Subject: 3618 Almar Road

You don't often get email from cdelenda@pbchaf1.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Good morning Mr. Sanders;

I received the list of deficiencies that you kindly reviewed with Ms. Canedo on Wednesday, July 2, 2025. Below is PBCHA's anticipated corrective actions.

1. Documentation for window replacement permits, including installation date and contractor details.
 - o The Windows and Doors were replaced in 2011. It appears the incorrect Property Control Number was recorded on the permit. I have included the County Building Permit, as well as the Waiver of Lien, and Acceptance Letters. I hope these documents satisfy your request.
2. Missing house numbers on the mailbox.
 - o PBCHA will comply and install the house numbers on the mailbox.
3. Overgrown trees.
 - o A request for proposals will be distributed to several contractors. I will provide you with an update once we have secured a contractor to perform the work.
4. Vegetation along the chain link fence.
 - o This will be addressed simultaneously with the overgrown tree matter.
5. Driveway in need of pressure washing.
 - o Work will be done internally.
6. Exterior house painting needed and pressure cleaning.
 - o A contract has been awarded to pressure wash and paint the exterior of PBCHA's single family homes. This work will commence following the installation of central air conditioning in all our single-family homes, anticipated to be completed by the end of this year.
7. Fascia and soffit repairs required.
 - o The fascia and soffit repairs are part of the exterior painting project. The contractor will be responsible for addressing these matters.
8. Cracks visible around the exterior of the house.
 - o All cracks will be addressed as part of the exterior painting project.
9. Repair chain link fence.
 - o This will be addressed in conjunction with the vegetation and overgrown tree issue.

INSPECTIONS
 (561) 355-2222 Automated Schedule
 (888) 236-3807 Toll Free
 (561) 233-5170 During Business Hours



PALM BEACH COUNTY BUILDING DIVISION
 PLANNING, ZONING & BUILDING DEPARTMENT

Visit us at www.pbcgov.com/PZB/Building to view Application Tracking, Inspection History and Contractor Information.

BUILDING DIVISION

BUILDING/SITE REVIEW PERMIT

PERMIT	VIOLATION	STATE SURCHARGE	FIRE REVIEW	ROADS	PARKS			
100.00	0	4.00	0.00	0.00	0.00			
LIBRARIES	SCHOOLS	FIRE	PUBLIC BLDGS	LAW ENFORCEMENT	ERM			
0.00	0.00	0.00	0.00	0.00	0.00			
HEALTH	OUTSIDE AGENCY	MISC. FEES	ZONING DEV ORDER #	UNITS	PROJECT#	CONTROL #	COMM. DIST	G.P.S.
0.00	0.00					0-0	33	26.62, -80.11
PRIMARY PERMIT	APPL DATE	FLOOD ZONE	FIN. FLR.	CONT CERTIFICATION #	PERMIT DESCRIPTION			
B-2011-017873-0000	10/13/2011	X500		CGG-131150098	Window & Door Replacement w/out Glazing Protection			
SUB PERMIT NO	MASTER NO.	PROPERTY CONTROL NUMBER		INSP AREA	Install Impact - 13 Windows, 2 Doors and 1 SGD			
		00-42-44-24-00-000-6010		004				
DATE OF ISSUE	SITE PLAN SQUARE FOOTAGE	GROSS SQUARE FOOTAGE		VALUE				
10/14/2011	160	160		8041.54				

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (Fl. St. 713.135)

NO REFUNDS ON PERMIT FEES \$100.00 OR LESS OR AFTER FIRST INSPECTION IS MADE. NO REFUNDS AFTER 180 DAYS.

*** THE BUILDING DIVISION MAIN OFFICE IS NOW OPEN MONDAY THRU FRIDAY 8:00 AM TO 5:00 PM (Last Sign-in for Permit Application at 4:30 PM) ***

Construction lien information and notarization is required of Owner/Agent and Contractor signature is required when the aggregate value (total cost of all improvements and not just work authorized by the individual permit) is over \$2,499.99 or over \$7499.99 on mechanical work.

**** THE BUILDING DEPARTMENT WILL BE OPEN MONDAY THROUGH FRIDAY 8:00 AM TO 5:00 PM ****

*** Did you know you are now able to schedule inspections, make credit card payments & view required sub-permits online. You can also track progress, and get essential details on permits & inspections when you visit us at www.pbcgov.com/pzb/building ***

In addition to the laws of Palm Beach County and the conditions of this permit, there may be other restrictions on the use of the property filed in the Public Records, such as the requirement for Home or Property Owners Association approvals. There may be additional permits required from other Government entities such as Water Management Districts, State Agencies, or Federal Agencies.

OWNER: Palm Beach County Housing Auth

CONTRACTOR/COMPANY NAME: Gulfstream Windows & Sliding Doors LLC
 CONTRACTORS' PHONE NUMBER: 954-421-0390

PROPERTY ADDRESS: 3618 Almar Rd, Lake Worth, 33461

SUBDIVISION NAME:

BAY/SUITE#:

Demarzo, Jacqueline A
 ISSUING CLERK

Rebecca D Caldwell
 BUILDING OFFICIAL

NOTICE: This permit and any permitted plans must be available to the inspector at the time of inspection to receive a passed inspection.



PALM BEACH COUNTY BUILDING DIVISION
 Planning, Zoning & Building Department

BUILDING/SITE REVIEW PERMIT

BUILDING								
FOOTING	SLAB	BEAM / COL.	ROOF FRAMING SHEATHING		ROOF METAL	FRAME	INSULATION	
Date	Date	Date	Date	Date	Date	Date	Date	
DRYWALL	LATH	D/WS/W	POOL STEEL	POOL DECK	WALL SHEATHING	WALL ANCHORS	FINAL	
Date	Date	Date	Date	Date	Date	Date	Date	
Date	Date	Date	Date	Date	Date	Date	Date	
ELECTRICAL		PLUMBING			MECHANICAL		FIRE	SITE
TEMP POLE	UNDERGROUND	UNDERGROUND	ROUGH	UNDERGROUND	ROUGH	FRAME	LANDSCAPE	
Date	Date	Date	Date	Date	Date	Date	Date	
ROUGH	FINAL	SEWER	FINAL	FINAL		FINAL	PARKING	
Date	Date	Date	Date	Date	Date	Date	Date	
							SPECIAL COND.	
Date	Date	Date	Date	Date	Date	Date	Date	

CONDITIONS OF PERMIT

As evidenced by the permittee's signature on the Permit Application, and in consideration for granting this permit, it is agreed that in all respects the work will be performed in accordance with the permitted plans and the applicable codes for Palm Beach County, Florida. This permit may be Revoked at any time upon the violation of any of the provisions of said Laws, Ordinances, Rules, Regulations, Policies and Procedures.

TIME LIMITATION

This Permit becomes inactive if the work authorized is not inspected within 6 months from the date it was issued, or if at any time there is more than a 6-month lapse between inspections. No work may occur without an active Permit. Inactive permits may be renewed upon application and payment of required fees (including any increases in fees that have occurred since original issuance), and may be required to meet updated codes.

RESTRICTIONS

In addition to the Laws of Palm Beach County and the conditions of this permit, there may be other restrictions on the use of the property filed in the Public Records. There may be additional permits required from other Governmental entities such as Water Management Districts, State Agencies, or Federal Agencies. (F.S. 553.79(10))

INSPECTIONS

(561) 355-2222 AUTOMATED
 (888) 236-3807 TOLLFREE
 (561) 233-5170 DURING BUSINESS HOURS
 NEXT BUSINESS DAY SERVICE

WWW.PBCGOV.COM/PZB/BUILDING

SEE FRONT OF FORM FOR PERMIT INFORMATION

WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

In consideration of payments to date and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, effective upon the Owner making payment on the Application for Payment dated 11-21-11, for the progress payment in the amount of \$ 8,951.85, the undersigned hereby waives and releases its lien and right to claim of lien for labor, services or materials furnished and paid thru 11-19-11 to the Contractor, Randolph & Dewdney Construction, Inc. for the following described property:

**Palm Beach County Housing Authority
Window & Door Replacement Scattered Sites**

3618 Almar Road

Lake Worth, FL

This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified above:

Dated On: 11-21-11

Lienor's name: Randolph & Dewdney Construction, Inc.

Address: 1191 N. Federal Highway

Delray Beach, FL 33483

By: [Signature]

Name: Angela Randolph

Title: President

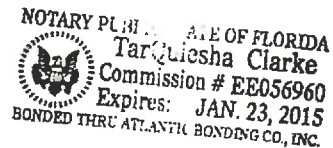
The forgoing instrument was acknowledged before me this 21st day of Nov., 2011, by Angela Randolph individually and as President of Randolph & Dewdney Construction, Inc. He/She is personally known to me or who produced _____ as identification.

[Signature]

Notary Public – State of Florida

Print Name: Tarquiesha Clarke

Seal:



#13

COPY

RANDOLPH & DEWDNEY CONSTRUCTION, INC.

Subcontractor's Affidavit and PARTIAL Waiver of Lien

PROJECT NAME: 2005 Disaster Recover Initiative Program
Scattered Sites Impact Windows-Doors

The undersigned Carol Foster who is Owner
(Print Name) (Print Title)

Of Gulfstream Windows & Sliding Doors, having furnished labor, material or services under direct contract with RANDOLPH & DEWDNEY CONSTRUCTION, INC. for and in consideration of the payment in the sum of \$1000 the receipt of which is hereby acknowledged, hereby releases and waives to the extent of this payment any lien or right to lien the undersigned now has or will acquire against the property owned by Palm Beach County Housing Authority, (Owner) and situate in Palm Beach County, Florida, legally described as follows:

3618 Alvar Road

The undersigned further certifies that all laborers employed by the undersigned on the project have been paid in full for work performed through the date of 11/17/11.

The undersigned further certifies that all suppliers and subcontractors who have furnished labor, material/and or services for work on the property for which they have or may acquire any lien rights against the property legally described herein, have been paid in full for labor, material or services furnish through the date for which this payment has been made.

The undersigned acknowledges that under the Florida Statutes, RANDOLPH & DEWDNEY CONSTRUCTION, INC. has the right to rely on this Partial Waiver of Lien and that making any false statement shall constitute perjury. Accordingly, the undersigned certifies that he has the right and authority to execute this Partial Waiver of Lien.

IN WITNESS WHEREOF, have set my hand and seal unto this instrument this 21st day of Nov., 20 11.

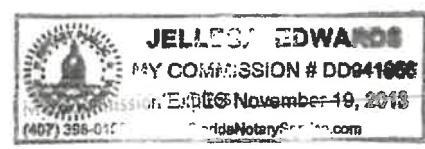
Company: Gulfstream Windows & Sliding Doors
BY: Carol Foster
Title: Owner

Address: 831 SE 1st Way
Deerfield Beach, FL 33441

STATE OF FL COUNTY OF Palm Beach
Sworn to and ascribed before me this 21st day of Nov, 20 11

Personally known OR Produced Identification

NOTARY SIGNATURE AND SEAL
By: [Signature]
Signature
Print Name



#13
RECEIVED DEC 02 AM

Randolph & Dewdney Construction Inc.

Licensed & Insured • Residential - Commercial

CGC 1517938
BUS: (561) 276-2889
FAX: (561) 276-4885

Project Closure Acceptance

Project Name: 2008 Disaster Recover Initiative Program
Scattered Sites Impact Windows-Doors

Address: 3618 ALMAE RD
Owner: Palm Beach County Housing Authority
Contractor: Randolph & Dewdney Construction Inc.

Date: 12 / 01 / 11

Statement of Formal Acceptance:

The undersigned formally accepts as completed the above-identified project, and do hereby state that this project, project phase, or major deliverable meets or exceeds agreed-upon performance standards for scope, quality, schedule, and cost, and state that we have seen documentation that all relevant security, legal and regulatory requirements have been met or exceeded.

Additional Remarks:

NOTICE OF COMPLETION (MINOR PUNCH)

Walter F. O'Neill 12/1/11
(Owner or authorized personnel) Date

WALTER F. O'NEILL
(Printed name)

[Signature] 12/01/11
(RDC, Inc authorized personnel) Date

TAWAN BUNPUNYA
(Printed name)

Re: Online Form Submittal: Joseph Sanders-3618 Almar RD

From Joey Sanders <joey.sanders@vpsfl.org>
Date Fri 6/27/2025 3:34 PM
To jcanedo@pbchafll.org <jcanedo@pbchafll.org>

Good afternoon Jessica,

It was a pleasure speaking with you today. I look forward to meeting with you at the property on 07/02/2025 at 2PM.

Have a good weekend!

Respectfully,

Joey



Joey Sanders
Code Enforcement Officer
Village of Palm Springs
Phone: (561) 584-8300, 8525



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www.vpsfl.org

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, June 25, 2025 9:45 AM
To: Joey Sanders <jsanders@vpsfl.org>
Subject: Online Form Submittal: Joseph Sanders

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Joseph Sanders

First Name	Jessica
Last Name	Canedo
Email Address	jcanedo@pbchaf1.org
Phone Number	5617182872
Message:	Hello Mr. Sanders, I am reaching out on behalf of the Palm Beach County Housing Authority regarding a reported violation at the property located at 3618 Almar Rd Palm Springs Fl. 33461 we are currently reviewing the matter and require additional information.

Email not displaying correctly? [View it in your browser.](#)

Record: BT25-0532 Business Tax

NOTICE ALERT: Address Violation

ADDRESS: 3618 ALMAR RD, PALM SPRINGS, FL 33461

x

Record #	BT25-0532	<input type="checkbox"/> Within City Limits	Location	3618 Almar Rd, Palm Springs, FL 33461	Received	11/4/2025		
Status	Approved	<input type="checkbox"/> Out of Area	Folio	70424424000006010	Approved	11/13/2025		
Type	Rental Permit				Expires	09/30/2026		
Bus. Type	Corporation	Property Owner	PALM BEACH COUNTY HOUSING AUTH			Closed		
Applicant	Palm Beach County Housing Authority						CRA	
Type of Business	Rental Housing					Homestead	No	

Company	Palm Beach County Housing Authority		Receipt Year to Print	
DBA				
If appl. FEIN	59-1296315	Drivers License / ID #	J244-17608200-0	
State Issued	Florida			
Notes				

Details Section

[Business Permit](#) [Business Tax 2](#) [Business Tax 3](#) [Business Tax 4](#) [Business Tax 5](#) [Business Tax 6](#) [Business Tax 7](#) [Business Tax 8](#)

- Contacts (3)



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-97

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

**PALM BEACH COUNTY HOUSING AUTHORITY
3432 W 45TH STREET
WEST PALM BEACH, FL 33407 1844**

Respondent(s).

ORDER FINDING VIOLATION

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

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

Address: 3618 ALMAR RD
Legal Description: 24-44-42, S 60 FT OF E 130 FT OF W 260 FT OF E ½ OF NE ¼ OF NW ¼ OF SE ¼ (LESS W 20 FT RD R/W)
PCN: 70-42-44-24-00-000-6010

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 19th day of November 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent _____ was / _____ was not present at the hearing. There was a finding of proper notice.
 2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.
- Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:
 SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for the property.
- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
 SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for the property.

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **December 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 **December 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 **December 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 19th day of November 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:

[3432 W 45TH STREET](#)
[WEST PALM BEACH, FL 33407 1844](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-103

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Genesis Apartments LLC
800 Jeffery ST Apt. #407
Boca Raton, FL 33487

Respondent(s).

70-43-44-19-11-004-0140

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 **November 8th, 2025**, the Respondent(s), **Genesis Apartments LLC** owner(s) of the property at **3915 Canal RD PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 62-42: Commercial Containers

SECTION 62-73: Multi-Family Storage Areas-Remove green "WASTE PRO" commercial container or obtain a permit for a dumpster enclosure.

These violations must be corrected on or before **November 16th, 2025**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8430, **at 10:00 A.M., on THURSDAY November 19th, 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: November 8th, 2025

Printed Name of Officer

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2025-103

RETURN OF SERVICE

**GENESIS APARTMENTS LLC
800 JEFFERY ST APT. #407
BOCA RATON, FL 33487 4166**
_____ /

Respondent

On the 8th Day of November 2025 at 6:14PM, I served the attached NOV/NOH on the within named Respondent, **Genesis Apartments LLC** at **3915 Canal 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.

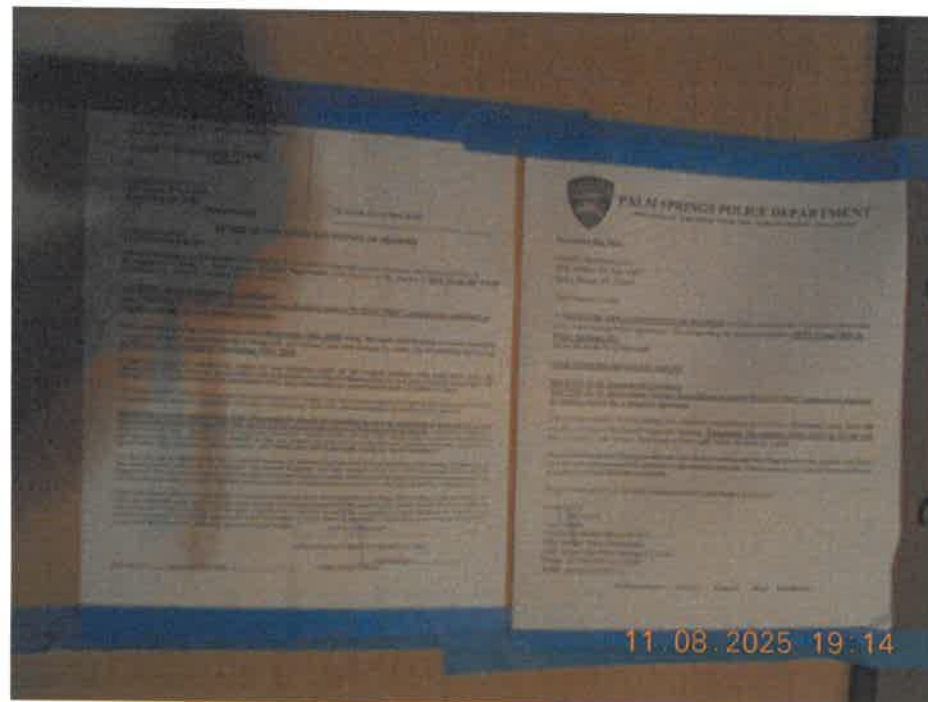
XX POSTED BY: Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders #211
Code Enforcement Officer



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DSCN3973 (3).JPG



11.08.2025 15:18



10.25.2025 09:27



WASTE PRO
Caring For Our Communities™
561-688-8912
NO PARKING
www.wasteprousa.com

4yd

10.10.2025 09:02



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PALM SPRINGS POLICE DEPARTMENT

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

November 8th, 2025

Genesis Apartments LLC
800 Jeffery ST Apt. #407
Boca Raton, FL 33487

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 **3915 Canal RD in Palm Springs, FL.**

PCN: 70-43-44-19-11-004-0140

VIOLATION/HEARING CASE 2025-103

SECTION 62-42: Commercial Containers

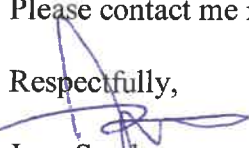
SECTION 62-73: Multi-Family Storage Areas-Remove green "WASTE PRO" commercial container or obtain a permit for a dumpster enclosure.

The options available include coming into voluntary compliance on or before **November 16th, 2025 OR** arguing your case at the Special Magistrate Hearing, **Thursday November 19th, 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

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

UNITED STATES
 POSTAL SERVICE

CERTIFIED MAIL

Label 890-QDT, March 2023



9489 0178 9820 3046 8362 94

GENESIS APARTMENTS LLC
 800 Jeffery ST Apt. #407
 Boca Raton, FL 33487



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

GENESIS APARTMENTS LLC
 800 Jeffery ST Apt. #407
 Boca Raton, FL 33487

9489 0178 9820 3046 8362 94

US POSTAGE

quadrant

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 IMI

\$008.86

11/08/2025 ZIP 33480
 043M31255277



US POSTAGE

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Sec. 62-42. Location and screening of commercial containers.

- (a) The regulations provided by this section shall apply to all zoning districts within the village having or using commercial containers for residential or commercial collection recycling service. Temporary commercial containers, such as those placed on job sites during construction activity, are not subject to the provisions of this section.
- (b) All commercial containers in the village shall be located on the property serviced so as to be reasonably accessible for collection by the collector, and shall not be located within the right-of-way of a public street or alley.
- (c) All commercial containers shall be screened on at least three sides, allowing access on the fourth side by an approved opening. The fourth side, if not screened, must not be visible to public view. If visible to public view, the fourth side must be accessible by gate and kept in good repair, at the expense of the owner. Sufficiency of the access to the commercial container shall meet the reasonable dimension requirements established by the village manager.
- (d) Screening shall be accomplished using landscape or a block and stucco or decorative block wall and landscape, and shall be constructed in conformity with the standard building code. The land development director may authorize, in his or her sole discretion, existing establishments and existing multifamily dwellings to utilize opaque fencing and landscape in lieu of block and stucco or decorative block wall for screening purposes. Chain link with slats, fabric mesh windscreen or rolled wood fencing is not a preferred alternative, and will only be permitted where a hardship exists. A permit must be obtained from the land development department prior to the commencement of construction of such screening.
- (e) All screening must be a minimum of six feet high upon installation.
- (f) All commercial containers must be placed on a concrete pad, the minimum dimensions of which shall be sized for the commercial container located on such pad. It shall be the responsibility of the property owner to repair or replace any part or all of the landscape, wall, gate or pad, as required, to maintain neat, clean and sanitary conditions, and appearance.
- (g) Appeals from an administrative order of the land development director shall be made to the land development board pursuant to subsection 34-602(f)(3).

(Code 1994, § 50-12; Ord. No. 2008-04, § 2, 2-28-2008; Ord. No. 2015-42, § 4, 12-10-2015)

Sec. 62-73. Multifamily storage areas.

Recyclable material collection and storage areas shall be provided on the site of all multifamily developments that include ten or more dwelling units in accordance with the following standards, except that multifamily developments that receive curbside recyclable materials collection service on at least a weekly basis shall be exempt from the standards of this section:

- (1) *Location.* Recyclable material collection and storage areas shall be located within the building containing the multifamily dwelling units or within an accessory building, such as a parking structure, or within or adjacent to the disposable material dumpster area used by residents of the multifamily development.
- (2) *Access.* Access to such recyclable material collection and storage areas shall be designed so as not to require unnecessary turning or backing movements by pickup and removal vehicles.
- (3) *Setback.* The minimum setback for recyclable material collection and storage areas that are located on the exterior of buildings shall be 25 feet from residential districts or properties.

(4) *Screenings.* All recyclable material collection and storage areas that are located on the exterior of buildings shall be screened on at least three sides by a solid opaque enclosure constructed of landscape or a block and stucco or decorative block wall consistent with the architectural character of the principal buildings. All block and stucco, and decorative block walls shall be landscaped with a hedge of shrubs spaced a maximum of 24 inches apart and 24 inches high immediately upon planting. The fourth side, if not screened, must not be visible to public view. If visible to public view, the fourth side must be accessible by an opaque gate. Sufficiency of access shall meet the reasonable dimension requirements established by the village and the collection firm. All screening shall be a minimum of six feet high upon installation. All construction shall be in conformity with the current edition of the Standard Building Code and a permit must be obtained from the building department prior to such construction.

(5) *Standards.* The following minimum recyclable material storage area standards shall apply to multifamily developments:

Number of Dwelling Units	Minimum Storage (Floor) Area (square feet)
10—30	40
31—99	100
100—159	160
160—240	240
Over 240	240, plus one square foot per dwelling unit for each dwelling unit over 240 units

(6) *Alternative plans.* Applicants shall be entitled to demonstrate that recyclable material storage space needs can be more effectively met through an alternative recyclable materials collection and storage plan. An alternative recyclable materials collection and storage plan shall be reviewed by the village and the solid waste authority, and, if approved, shall be substituted for a recyclable materials storage and collection plan meeting the express storage area standards of this section.

(7) *Plan review and approval.* Recyclable material storage and collection area plans shall be reviewed by the village. Information necessary to evaluate proposed plans for compliance with the standards of this section shall be shown on and submitted with the site plan.

(Code 1994, § 50-22)

CASE PRESENTATION
CASE No. CASE 2025-103

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 #2025-103 is concerning the property located at 3915 Canal 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 Genesis Apartments LLC.
4. Pursuant to observation there are violations of the following local ordinances:
SECTION 62-42: Commercial Containers
SECTION 62-73: Multi-Family Storage Areas-Remove green "WASTE PRO" commercial container or obtain a permit for a dumpster enclosure.
Photos are included in the file.
5. On 05/10/2025, I inspected the property and observed multiple code violations to include various property maintenance issues and a commercial container located in the front of the property without a dumpster enclosure. I issued a code courtesy violation notice and posted it on the north side of the property. 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 09/05/2025 with a compliance date of 09/19/2025.

Additionally, the property owner and I maintained contact via telephone, text message and onsite visits throughout the past (6) months. My last documented communication with the property owner was a phone call on 11/14/2025. The property owner advised that he obtained an architectural drawing for the commercial container and that he was attempting to schedule a meeting with our Planner and Director of Planning/Zoning/Building in order to seek assistance with filling out all of the required documentation. As of this writing, the commercial container has not been removed from the property and Village records show that the property owner has not applied for any permits.
6. On November 8th, 2025, Notice of Violation/ Notice of Hearing 2025-103 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 December 1st, 2025. If not in compliance by December 1st, 2025, a \$100.00 **PER DAY PER VIOLATION** fine shall commence.
8. The Village has also incurred costs in the amount of \$257.35 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than December 1st, 2025.
9. Subject to any questions you might have, this concludes the Village's testimony.



PALM SPRINGS POLICE DEPARTMENT

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

September 5th, 2025

GENESIS APARTMENTS LLC
Mark A Shader-Registered Agent
800 Jeffery ST Apt. #407
Boca Raton, FL 33487

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 **3915 Canal RD Palm Springs, FL 33461**

PCN: 70-43-44-19-11-004-0140

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

SECTION 34-914

Vehicles: Remove all inoperative and/or unregistered vehicles off the property (black Nissan SUV).

SECTION 62-73:

Multifamily Storage Areas: All dumpsters located on the property must be enclosed/concealed inside a dumpster enclosure on all (4) sides (Per our prior discussions).

Compliance Date: September 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

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PALM SPRINGS POLICE DEPARTMENT

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

May 10th, 2025

GENESIS APARTMENTS LLC
Mark A Shader-Registered Agent
800 Jeffery ST Apt. #407
Boca Raton, FL 33487

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 **3915 Canal RD Palm Springs, FL 33461**

PCN: 70-43-44-19-11-004-0140

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

SECTION 34-914

Vehicles/Parking:

- Remove all trailers and RV/Campers off the property.
- Remove all inoperative and/or unregistered vehicles.
- Remove all vehicles parked on the grass as all vehicles must be parked on an impervious surface.

SECTION 30-141

Overgrowth: Remove overgrown bush/vegetation attached to the fence (front/left side).

SECTION 34-225

Fence Maintenance: Repair or remove all broken fences.

SECTION 34-893

Canopies: Remove blue canopy off the property (rear).

SECTION 62-73

Dumpster Enclosures: All dumpsters located on the property must be enclosed/concealed inside a dumpster enclosure on all (4) sides.

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/Walkways/Holiday Lights/Fascia/Painting/Electrical/Artificial Turf:

- Remove all black/green discoloration off the exterior walls and walkways.
- Remove all holiday lights off the property.
- Paint all raw sections of fascia and the wood building located in the middle of the property.
- Replace all missing light bulbs.

Note: A tenant escorted me over to the rear of the middle unpainted building and showed me a large amount of bees/wasps swarming around the property. This is considered a life safety matter and needs to be rectified immediately.

Compliance Date: May 24th, 2025

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

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

Respectfully,

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

Professionalism · Respect · Integrity · Duty · Excellence

Courtesy Code Violation Notice

Case# _____
Date: 05/20/2025 Time: _____
Location: 3915 Carol 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:

- 31-914-vehicles/Parking
- 30-141-Overgrowth
- 34-225-Fence Maintenance
- 34-893-Canopies
- 62-73-Dumpster Enclosures
- 30-143/34-1381-Trash/Debris/Materials/Open Storage
- 10-9-Exterior Property Maintenance/Walkways/Holiday Lights/Fascia/Painting/Electrical/Artificial Turf
- * Reference Attached Letter *

Compliance Date: 05/24/2025

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

Code officer J. Sanders #211

Name I.D. #

Palm Springs Police Department
(561) 584-8300, ext. 8520
Ext. 8525



Property Detail

Location Address : 3915 CANAL RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-004-0140
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 26338 / 559
Sale Date : 09/20/2013
Legal Description : LAKEWOOD GARDENS PLAT 1 TR 14 (LESS N 30 FT CANAL RD R/W) BLK 4

Owner Information

Owner(s)

GENESIS APARTMENTS LLC

Mailing Address

800 JEFFERY ST APT 407
 BOCA RATON FL 33487 4166

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/20/2013	\$650,000	26338 / 00559	WARRANTY DEED	GENESIS APARTMENTS LLC
03/01/1983	\$100	03905 / 00860	WARRANTY DEED	BARBER JOHN C &
01/01/1978	\$24,500	02848 / 01177		
01/01/1976	\$14,000	02567 / 01434	EXECUTOR'S DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 10
***Total Square Feet :** 8841
Acres : 1.08
Property Use Code : 0300—MULTIFAMILY 10 UNITS OR MORE
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Year Built	1956	
APARTMENTS LOW RISE	1513	

Subarea and Square Footage for Building 1	
Code Description	square Footage
APARTMENT	858
APARTMENT	180
APARTMENT	475
Total Square Footage	1513



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



\$0.00
CHECK OUT

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

Account Information

Property Control Number:

70-43-44-19-11-004-0140

Mailing Address:

800 JEFFERY ST APT 407
Boca Raton, FL 33487-4166

Owner of Record:

GENESIS APARTMENTS LLC

Property Type:

Real Property

Property Address:

3915 CANAL RD
PALM SPRINGS, FL 33461

Second Owner:

Status: Active

Legal Description:

LAKEWOOD GARDENS PLAT 1 TR 14
(LESS N 30 FT CANAL RD R/W) BLK 4

Last updated: 11/14/2025 03:37:47 PM

Real Estate Property Taxes become delinquent on April 1 each year.
Delinquent Real Estate 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 on delinquent tax bills. 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



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

Detail by Entity Name

Florida Limited Liability Company
GENESIS APARTMENTS LLC

Filing Information

Document Number	L13000123303
FEI/EIN Number	46-3552601
Date Filed	08/30/2013
Effective Date	09/01/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/09/2019
Event Effective Date	NONE

Principal Address

800 JEFFERY ST.
APT. 407
BOCA RATON, FL 33487

Mailing Address

800 JEFFERY ST.
APT. 407
BOCA RATON, FL 33487

Registered Agent Name & Address

SHADER, MARK A
800 JEFFERY STREET
Apt. 407
BOCA RATON, FL 33487

Name Changed: 10/20/2016

Address Changed: 01/09/2014

Authorized Person(s) Detail

Name & Address

Title MGRM



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-103

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

**GENESIS APARTMENTS LLC
800 JEFFERY ST APT #407
BOCA RATON, FL 33487 4166**

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 62-42: Commercial Containers.

**SECTION 62-73: Multi-Family Storage Areas-Remove green "WASTE PRO"
commercial container or obtain a permit for a dumpster enclosure.**

Address: 3915 CANAL ROAD
Legal Description: LAKEWOOD GARDENS PLAT 1 TR 14 (LESS N 30 FT CANAL RD
R/W) BLK 4
PCN: 70-43-44-19-11-004-0140

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **19th** day of **November 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 62-42: Commercial Containers
 **SECTION 62-73: Multi-Family Storage Areas-Remove green "WASTE PRO"
commercial container or obtain a permit for a dumpster enclosure.**
- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:

□ SECTION 62-42: Commercial Containers

□ SECTION 62-73: Multi-Family Storage Areas-Remove green "WASTE PRO" commercial container or obtain a permit for a dumpster enclosure.

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 **December 1st, 2025:**
- Administrative costs of **\$257.35**
 - 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 **December 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 **December 1st, 2025.**
- Administrative costs of **\$257.35**
 - 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 19th day of November 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:

[800 JEFFERY ST APT #407](#)
[BOCA RATON, FL 33487 4166](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-98

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

Manuel E & Isabel Colop
3666 Lakewood RD
Palm Springs, FL 33461

Respondent(s).

70-43-44-19-11-002-0112

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 **November 1st, 2025**, the Respondent(s), **Manuel E & Isabel Colop** owner(s) of the property at **3666 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 façade, structures and additions.

These violations must be corrected on or before **November 16th, 2025**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8430, **at 10:00 A.M., on THURSDAY November 19th, 2025.**

IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate.

If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561)584-8200 EXT 8430. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 584-8200 Ext 8430, at least 36 hours prior to the hearing.

Code Enforcement Officer 561-584-8300 ext. 8525

Joey Sanders

Printed Name of Officer

Date Issued: November 1st, 2025

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2025-98

RETURN OF SERVICE

**MANUEL E & ISABEL COLOP
3666 LAKEWOOD RD
PALM SPRINGS, FL 33461 3541**

Respondent

On the 1st Day of November 2025 at 6:05PM, I served the attached NOV/NOH on the within named Respondent, Manuel E & Isabel Colop at 3666 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.

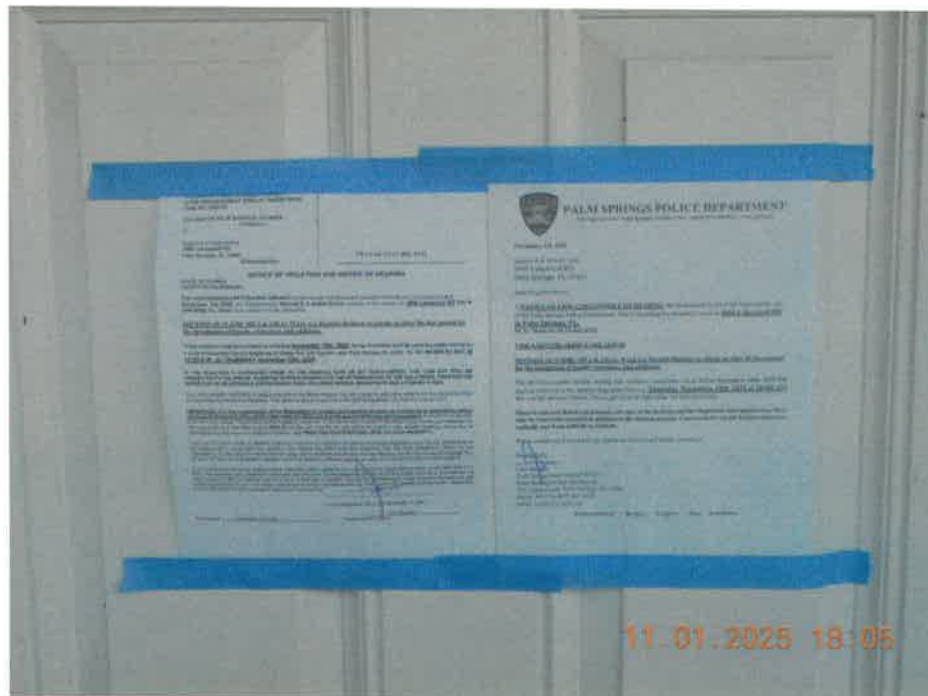
XX POSTED BY: Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders ^{10/21/25}
Code Enforcement Officer

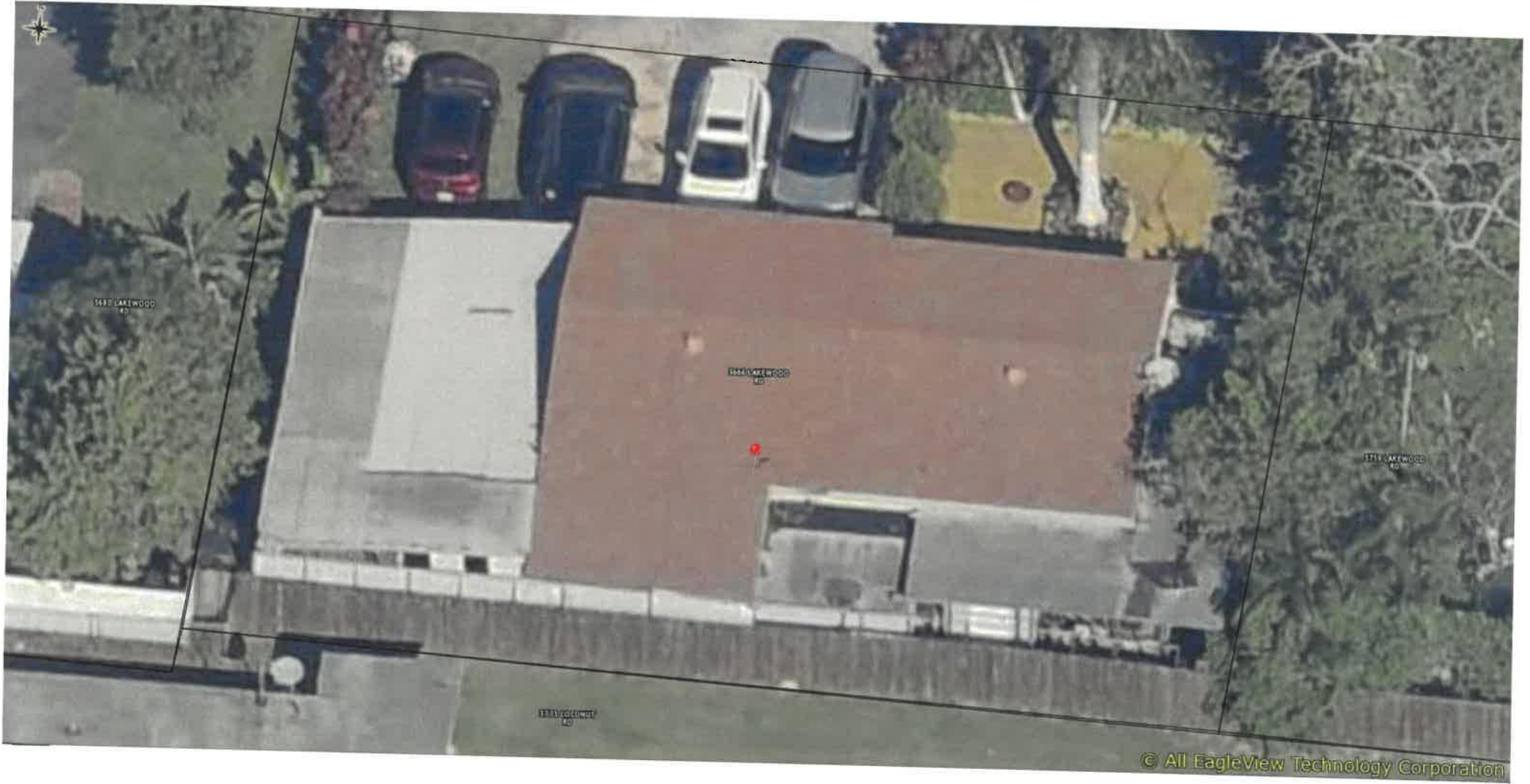


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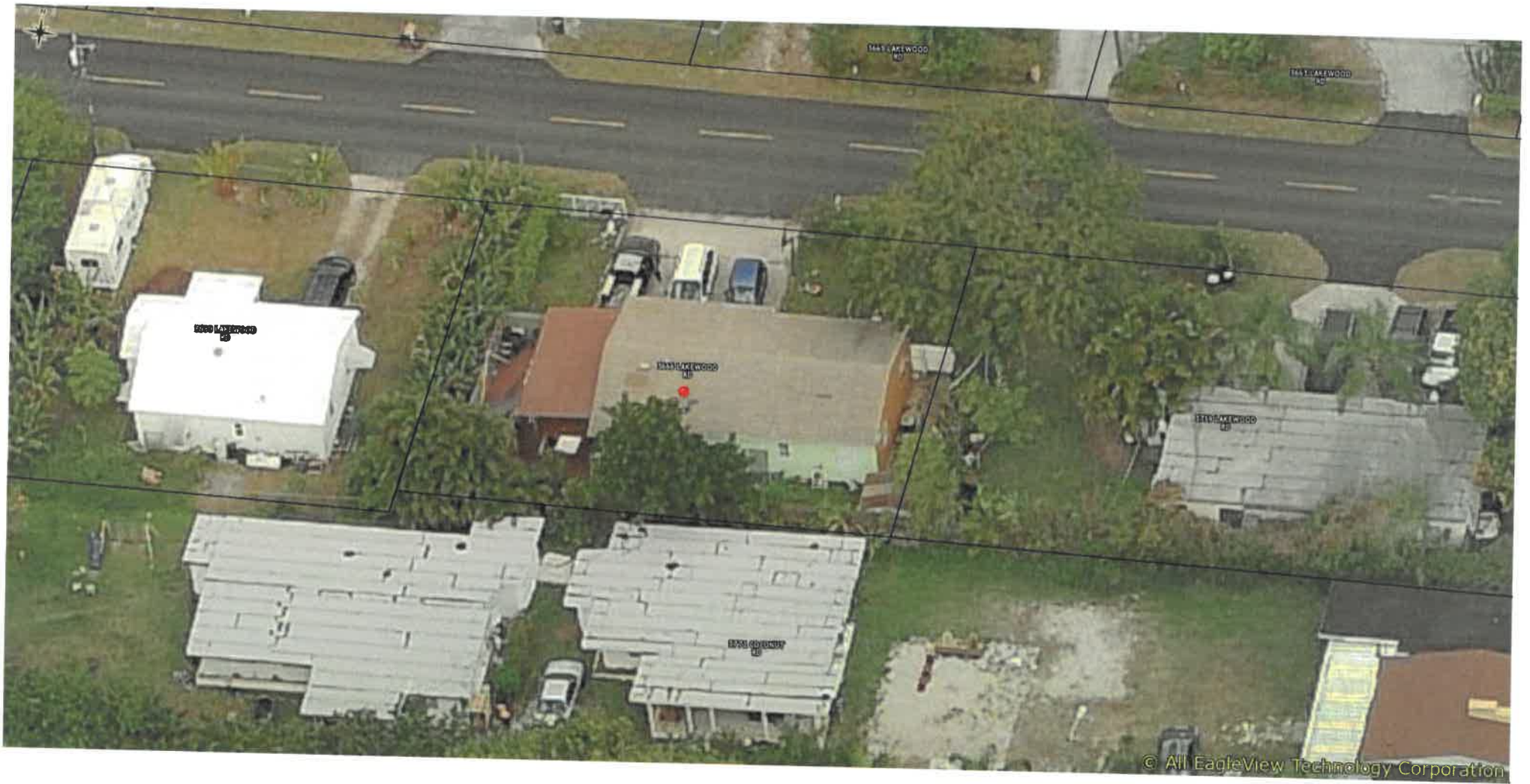
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3666 Lakewood RD-2024



01/01/2024

3666 Lakewood RD-2012



01/30/2012



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06-13-2025 11:25



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PALM SPRINGS POLICE DEPARTMENT

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

November 1st, 2025

Manuel E & Isabel Colop
3666 Lakewood 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 **3666 Lakewood RD in Palm Springs, FL.**

PCN: 70-43-44-19-11-002-0112

VIOLATION/HEARING CASE 2025-98

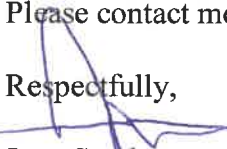
SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Remove or obtain an after the fact permit for the installation of façade, structures and additions.

The options available include coming into voluntary compliance on or before **November 16th, 2025 OR** arguing your case at the Special Magistrate Hearing, **Thursday November 19th, 2025 at 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,


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

Professionalism · Respect · Integrity · Duty · Excellence



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

UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL



9489 0178 9820 3046 8362 32

Label 890-QDT, March 2023



quadiënt

FIRST-CLASS MAIL
IMI

\$008.86

11/01/2025 ZIP 33480
043M31255277

US POSTAGE

Manuel E & Isabel Colop
3666 Lakewood RD
Palm Springs, FL 33461



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



quadiënt

FIRST-CLASS MAIL
IMI

\$000.74

11/01/2025 ZIP 33480
043M31255277

US POSTAGE

Manuel E & Isabel Colop
3666 Lakewood RD
Palm Springs, FL 33461

9489 0178 9820 3046 8362 32

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

CASE PRESENTATION
CASE No. CASE 2025-98

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 #2025-98** is concerning the property located at **3666 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 **Manuel E & Isabel Colop.**
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 facade, structures and additions.
Photos are included in the file.
5. On 05/24/2025, I inspected the property and observed multiple code violations to include various property maintenance issues and several items that were constructed and installed without a permit and inspection. I issued a code courtesy violation notice and posted it on the front door of the property. It should be noted that I mailed the property owner a total of two follow-up letters and I maintained contact with the property owner and members of his family via telephone, text message and onsite visits throughout the past (6) months.

My last documented communication with a representative of the property was a phone call I had with the property owner's daughter Karina on 11/14/2025. I thoroughly explained to Karina the status of the case and the actions that her father needed to take in order to bring the property into compliance. Additionally, I provided Karina with the Planning/Zoning/Building Department's contact information and advised Karina to call the PZB Department for further assistance. As of this writing, the unpermitted items have not been removed from the property and Village records show that the property owner has not applied for any permits.
6. On **November 1st, 2025**, Notice of Violation/ Notice of Hearing **2025-98** 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 **December 1st, 2025**. If not in compliance by **December 1st, 2025**, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.
8. The Village has also incurred costs in the amount of **\$237.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **December 1st, 2025**.
9. Subject to any questions you might have, this concludes the Village's testimony.



PALM SPRINGS POLICE DEPARTMENT

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

May 24th, 2025

Manuel E & Isabel Colop
3666 Lakewood RD
Palm Springs, FL 33461

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **3666 Lakewood RD Palm Springs, FL 33461**

PCN: 70-43-44-19-11-002-0112

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

SECTION 105.1 & 110.1

Work W/o Permits: Structures and windows installed without a permit and inspection. Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

SECTION 34-914

Vehicles/Parking: Remove all vehicles parked on the grass as all vehicles must be parked on an impervious surface.

SECTION 30-141 & 34-883

Overgrowth/Hedges: Mow all overgrown grass and trim all overgrown bushes/vegetation (hedges must be under 4 feet in height).

SECTION 34-225

Fence Maintenance: Repair or remove broken white fence (front).

SECTION 30-143

Trash/Debris/Stagnant Water: Remove blue barrel containing stagnant water (right side).

SECTION 10-9:

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

- Remove all holiday lights off the property (this includes the lights wrapped around the tree).
- Paint the remainder of the fascia (right side rear).
- Replace or paint existing house ID numbers located on the mailbox a different color for visibility purposes.

Compliance Date: June 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

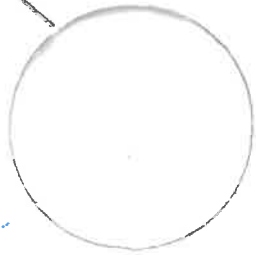
Code Enforcement Officer ID #211

Palm Springs Police Department

Phone: 561-584-8300 Ext: 8525

Email: jsanders@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



Courtesy Code Violation Notice

Case# _____

Date: 05/24/2005 Time: _____

Location: 3666 Lake Wood 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:

05-110-1-Work w/o Permits

34-914-Vehicles/Parking

30-141/34-883-Overgrowth/Hedges

34-225-Fence Maintenance

30-143-Trash/Debris/Stagnant water

109-Exterior Property Maintenance/Holiday

Lights/Mailbox/Street Numbers/Porch

Reference Attached Letter

Compliance Date: 06/07/2005

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

Code officer J. Sanders #211

Name I.D. #

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

EXT: #8525



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-98

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
v.

Manuel E & Isabel Colop
3666 Lakewood RD
Palm Springs, FL 33461

Respondent(s).

KARINA (DAUGHTER)

861-929-6369

★ TUESDAY 11/4 in Village
HALL

70-43-44-19-11-002-0112

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 **November 1st, 2025**, the Respondent(s), **Manuel E & Isabel Colop** owner(s) of the property at **3666 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 facade, structures and additions.~~

These violations must be corrected on or before **November 16th, 2025**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8430, at 10:00 A.M., on THURSDAY November 19th, 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: November 1st, 2025

Printed Name of Officer

* LEFT SIDE - Patio Cover Remove (Dio r)

* THEY SAY THE HAVE COMPLIED

Property Detail

Location Address : 3666 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-002-0112
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 18620 / 930
Sale Date : 05/05/2005
Legal Description : LAKEWOOD GARDENS PLAT 1 W 80 FT OF E 90 FT OF N 65.3 FT OF TR 11 BLK 2

Owner Information

Owner(s)	Mailing Address
COLOP ISABEL COLOP MANUEL E &	3666 LAKEWOOD RD LAKE WORTH BEACH FL 33461 3541

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/05/2005	\$198,000	18620 / 00930	WARRANTY DEED	COLOP MANUEL E &
12/18/2003	\$120,000	16351 / 01482	WARRANTY DEED	CRUZ EDGAR &
03/30/2000	\$72,000	11710 / 01884	WARRANTY DEED	CRUZ CALVIN
05/08/1998	\$31,600	10392 / 01370	CERT OF TITLE	VIP PROP
01/01/1978	\$23,400	02879 / 01839		

Exemption Information

Applicant/Owner(s)	Year	Detail
COLOP MANUEL E &	2025	HOMESTEAD
COLOP MANUEL E &	2025	ADDITIONAL HOMESTEAD
COLOP ISABEL	2025	HOMESTEAD
COLOP ISABEL	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 1520
Acres : .12
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	WSF: STUCCO	
Year Built	1958	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	4	
Full Baths	1	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	PLASTER	



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



\$0.00
CHECK OUT

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

Account Information

Property Control Number: 70-43-44-19-11-002-0112 Mailing Address: 3666 LAKEWOOD RD Lake Worth Beach, FL 33461-3541 Owner of Record: COLOP MANUEL E &	Property Type: Real Property Property Address: 3666 LAKEWOOD RD PALM SPRINGS, FL 33461 Second Owner: COLOP ISABEL	Status: Active Legal Description: LAKEWOOD GARDENS PLAT 1 W 80 FT OF E 90 FT OF N 65.3 FT OF TR 11 BLK 2
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Last updated: 11/14/2025 05:04:19 PM

Real Estate Property Taxes become delinquent on April 1 each year.
Delinquent Real Estate 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 on delinquent tax bills. 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: **\$4,721.29** [ADD ALL TO CART](#)

2025 | Bill Type: Original | Bill No: 101628076 | Roll: Annual |
Due **\$4,721.29** [ADD TO CART](#)

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$4,721.29		<input type="checkbox"/> \$4,721.29	● Due	<input type="radio"/> \$4,721.29 Clear all
	Net Tax: \$4,918.00		▶ 11/14/25 \$4,721.29		
	Interest: \$0.00		11/30/25 \$4,721.29		
	Penalty: \$0.00		12/31/25 \$4,770.46		
	Fees: \$0.00		1/31/26 \$4,819.65		
	Discount: -\$196.71				

Total: \$0.00 [ADD TO CART](#)



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-98

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

**Manuel E & Isabel Colop
3666 Lakewood Rd
Palm Springs, FL 33461 3541**

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 w/o Permits-Remove or obtain an after the fact permit for the installation of facade, structures and additions.

Address: 3666 LAKEWOOD ROAD
Legal Description: LAKEWOOD GARDENS PLAT 1 W 80 FT OF E 90 FT OF N 65.3
FT OF TR 11 BLK 2
PCN: 70-43-44-19-11-002-0112

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 19th day of November 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 w/o Permits-Remove or obtain an after the fact permit for the installation of façade, structures and additions.

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 w/o Permits-Remove or obtain an after the fact permit for the installation of façade, structures and additions.

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 **December 1st, 2025:**
 - Administrative costs of **\$237.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **December 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 **December 1st, 2025.**
 - Administrative costs of **\$237.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

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

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

DONE AND ORDERED this 19th day of November 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:

[3666 Lakewood Road](#)
[Palm Springs, FL 33461 3541](#)

VILLAGE OF PALM SPRINGS, FLORIDA

STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR REDUCTION OF FINE

Code Enforcement Officer: GEHRMAN

Date: NOVEMBER 19, 2025

Case No.: 2011-0657

Respondent(s): EDGAR CRUZ

Violation Address (Subject Property): 3467 10Th Avenue N

BACKGROUND

On **January 11, 2011** the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in Repeat Violation of Code Section(s): **70-94 vehicle sales prohibited without a license of the Village of Palm Springs Code of Ordinance.** The Respondent was given a Repeat Violation and fine commencing on **December 3 , 2010** (the date of the citation) and continuing to accrue at the rate **of \$100.00 per day** for every day not in compliance. To date, the fine has accumulated for **1024 days,** for a total fine of **\$102,800.00** as of the compliance date of **September 26, 2013.** The administrative costs, citation and re-inspection fees have been paid.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.09(b), for the Special Magistrate's consideration:

- A. That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for a Reduction of Fine, and that the Respondent pay the reduced fine in the amount of **\$20,560.00** within thirty (30) days of the date of the Magistrate's Final Order on the Request or on or before **December 19, 2025.** If the reduced fine is not paid with the time specified, the original fine in the amount of **\$102,800.00** shall be reinstated.
- B. That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for a Reduction of Fine.

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based its recommendation to the Special Magistrate on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: This property has been in violation of various offences in the past, usually overgrowth and parking issues. In the past 5 to 7 years the property has been kept in compliance with no additional Code Violations or warnings. The Village recommends to reduce the fine amount in this case to 20% of the total lien amount.

Dated: NOVEMBER 19, 2025

By: Tom Gehrman
Code Enforcement Officer



**Village of Palm Springs
Code Enforcement Magistrate Hearing**

Case No.: 2011-0657

**Village of Palm Springs, Florida
Petitioner,**

vs.

**Edgar Cruz
3467 10th Avenue North
Palm Springs, FL 33461**

Respondent(s).

PCN: 70-43-44-19-03-000-0020

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **November 19, 2025**, and the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances, and based upon a preponderance of the evidence, does find as follows:

The above Respondent(s) is the owner or occupant of **3467 10TH Avenue North, THE PROPERTY DESCRIBED AS: VILLAGE OF PALM SPRINGS PL 7 LT 2-A**

1. On **January 11, 2011**, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in a REPEAT violation of Section(s) **70-94 vehicle sales prohibited without a license** of the Village of Palm Springs Code of Ordinances. The Respondent was cited on **December 3, 2010** with a Repeat Violation, within which to comply with the code, failing which a fine of **\$100.00** per day was assessed against the respondent(s). The fines continued for **1028 days** and totaled **\$102,800.00**.
2. **Administrative Costs of \$262.00. Citation of \$250.00, re-inspection Fee of \$30.00** were also levied against the Respondent(s) and were paid.
3. On **September 26, 2013**, the Respondent(s) complied with the cited violation(s).
4. The Respondent has submitted an application for a fine reduction.

IT IS HEREBY ORDERED, that

- A. Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent, fine reduction criteria under Section 162.09(2)(b), Florida Statutes, has been _____ or _____ has not been established; and
- B. _____ Respondent is ordered to pay a reduced fine of **\$20,560.00** and costs in the amount of **\$-0-** on or before **December 17, 2025**. If the reduced fine is not paid within the specified time, the fine shall revert to the original accrued amount of **\$102,800.00** before the reduction.

DONE AND ORDERED this 19th day of November 2025.

By: _____
Special Magistrate

Copies Furnished to the Parties by U.S. Mail

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION 2011-0657

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

EDGAR CRUZ
3467 10TH AVENUE N.
LAKE WORTH BEACH, FL 33461 2909

Respondent

The property at 3467 10TH AVENUE N, Palm Springs, FL in the Code Enforcement Case Order Dated JANUARY 11, 2011, in the above-mentioned case, has been re-inspected and, Code Officer Tom Gehrman states that said property is NOW in compliance.

Section 70-94: Vehicle Sales Prohibited without License (Repeat Violation, Cited on December 3, 2010) of the Code of Ordinances of the Village of Palm Springs on the Twenty-sixth (26th) day of SEPTEMBER 2013.

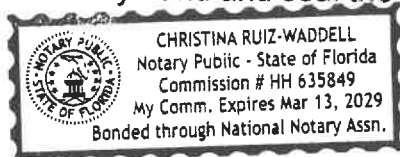
NO Payment Receipt for the Citation Fine, RE-Inspection Fee and Administrative Costs


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Affidavit acknowledged before me this 12th day of November, 2025 by Tom Gehrman, who is personally known to me to be a Code Enforcement Officer of the Village of Palm Spring, Florida.

Witness my hand and seal the day and year first written above.




Notary Public - State of Florida
My Commission Expires: 3.13.2029



Village of Palm Springs

226 Cypress Lane, Palm Springs, Florida 33461-1699
(561) 965-4010...Fax (561) 965-0899

September 26, 2013

Edgar Cruz
3467 10th Avenue North
Palm Springs, FL 33461

RE: Code Enforcement CIT Case No. 2011-0657
3467 10th Avenue N.

Dear Mr. Cruz:

In accordance with the Order Finding Violation issued January 11, 2011 by the Code Enforcement Special Magistrate, a re-inspection of your property located at 3467 10th Avenue North, Palm Springs, FL 33461, was completed and it appears that you are now in compliance. However, before an Affidavit of Compliance can be issued, Administrative Costs in the amount of \$262.00 and the Citation Fine in the amount of \$280.00 are owed. Also, the property was in non-compliance for 1005 days, at \$100 per day, for a fine of \$100,500.00. The total of \$101,042.00 must be paid before the Affidavit can be released.

Please be advised that all unpaid fines become liens on your property.

Payment can be made either in person at the Land Development Department Cashier, or by mail to the attention of the Village Clerk's Office, Monday through Friday 8:00 a.m. – 4:30 p.m., located at 226 Cypress Lane, Palm Springs, FL 33461.

Sincerely,

Jane R. Worth, CMC
Deputy Village Clerk



CFN 20130484868
OR BK 26435 PG 1286
RECORDED 11/07/2013 10:00:04
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1286 - 1287; (2pgs)

CODE ENFORCEMENT ORDER

VILLAGE OF PALM SPRINGS

ORDER FINDING REPEAT VIOLATION

CIT Case No. 2011-0657

VILLAGE OF PALM SPRINGS,
Petitioner,

v.

EDGAR CRUZ
3467 10TH AVENUE NORTH
PALM SPRINGS, FL 33461

Respondent.

Re: Violation of Section(s) 70-94 (vehicle sales prohibited without license) of the Code of Ordinances of the Village of Palm Springs.

Address: 3467 10th Avenue North
Palm Springs, Florida 33461

Legal Description: VILLAGE OF PALM SPRINGS PL 7 LT 2-A
PCN: 70-43-44-19-03-000-0020

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement Hearing held on the 11th day of January, 2011, 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, Edgar Cruz, as owner of the above described property, was (was not) present at the hearing; however, there was a finding of proper notice.
2. The Palm Springs Code Compliance Officer testified to the original violation (*see* Case No. 2008-0461) and the repeat violation.

CONCLUSIONS OF LAW

Respondent was/is not in repeat violation of Section(s) 70-94 of the Code of Ordinances of the Village of Palm Springs.

ORDER

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

No repeat violation existed and this case is hereby dismissed.

[IF REPEAT VIOLATION CURRENTLY EXISTS] Respondent shall immediately comply with Section(s) 70-94 of the Code of Ordinances of the Village of Palm Springs. A fine of ~~\$100.00~~ per day/per violation is hereby assessed for each day the repeat violation continues to exist, beginning on the day the repeat violation was first cited, December 3, 2010.

Citation fine of \$250.00 is assessed.

Re-inspection fee of \$30.00 is assessed.

Administrative costs of \$262.00 are assessed.

All amounts listed above are due and payable on or before January 21, 2011

[IF REPEAT VIOLATION HAS BEEN COMPLIED] A fine of \$ _____ per day/per violation is hereby assessed for each day the repeat violation existed, beginning on the day the repeat violation was first cited. The repeat violation was first sited on _____, 2008 and was brought into compliance on _____, 2010.

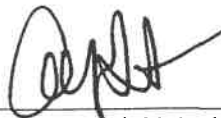
If Respondent fails to comply with this Order, a certified copy of this Order may be recorded in the Public Records of Palm Beach County, Florida, and, once recorded, shall constitute a lien against the real property or personal property owned by the Respondent, pursuant to Chapter 162, Florida Statutes. After three months, if the recorded lien remains unpaid, the Village of Palm Springs may be authorized through its Special Magistrate to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Patrick Rothenburg at (561) 304-4878 to request a reinspection of the property.

DONE AND ORDERED this 11th day of January, 2011.

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

BY:



Special Magistrate



STATE OF FLORIDA
COUNTY OF PALM BEACH, FLORIDA

CERTIFICATE OF TRUE COPY

The undersigned is the Deputy Village Clerk of the Village of Palm Springs, Florida, and is the duly authorized records custodian for said Village and hereby certifies this document is a true and correct copy of the Order Finding Violation. The original document is on file in the Clerk's office.

IN WITNESS WHEREOF, I have hereunto set my hand and the Seal of the Village of Palm Springs, Florida this 30th day of October, 2011.

BY: 
JANE R. WORTH, CMC
DEPUTY VILLAGE CLERK

Repeat Violation DAYS
12-3-2010 > 1028 (DAYS)
9-26-2013 \$100.⁰⁰

\$102,800.⁰⁰

+ \$ 250.⁰⁰ CITATION
+ 32.⁰⁰ RE-INSPECTION FEE
+ 262.⁰⁰ ADMIN COST

\$ 542.⁰⁰

+ \$ 250.⁰⁰ FINE REDUCTION APPLICATION FEE