



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
DECEMBER 18, 2025
10:00 AM**

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

AGENDA CHANGES

MOTION HEARINGS

1. Case 2025-105 - 440 Fontana Drive - Adamson Dayna G & Bonfigli Edward H
CE Officer David Urrutia
Violation of Village Code of Ordinances Section
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Citation Fine: N/A
Admin Cost: \$217.35
Recommendation: \$100 per day, per violation
Compliance Date: January 31, 2026

2. Case 2025-106 - 238 Alameda Drive - Cole Jean
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 34-225: Fencing is either missing or broken.
Section 30-143: Nuisance removal of weeds, rubbish, stagnant water and overgrowth.
Section 30-141: excessive overgrowth of weeds and vegetation.
Section 34-221: Landscape maintenance responsibility of the owner.
Citation Fine: N/A
Admin Cost: \$217.35
Recommendation: \$100 per day, per violation
Compliance Date: January 31, 2026

- 3. Case 2025-107 - 432 San Mateo Drive - Lamborne Marsha L
CE Officer David Urrutia
 Violation of Village Code of Ordinances
Section 34-221: Landscape. Landscape Maintenance, Responsibility of Owner.
Section 10-8: Property. All exterior property, accessory structures, pools, sidewalks, driveways, maintained.
Section 10-7: Property. Property Maintenance; Generally.
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Section 30-143: Nuisance. Removal of rubbish, weeds and overgrowth is required.
Section 34-1327: Driveways. Driveways and parking, Failure to Maintain.
 Citation Fine: N/A
 Admin Cost: \$217.35
 Recommendation: \$100 per day per violation
 Compliance Date: January 31, 2026

- 4. Case 2025 -108- 1983 Palm Acres Drive - Hight Marybeth
CE Officer David Urrutia
 Violation of Village Code of Ordinances
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Section 34-225: Fencing. Missing or broken fence, wall or gate (No Pool).
Section 10-7: Property. Property Maintenance; Generally.
 Citation Fine: N/A
 Admin Cost: \$217.35
 Recommendation: \$100 per day per violation
 Compliance Date: January 31, 2026

- 5. Case 2025 -111 - 770 Lori Drive Unit 243 - Sheila D. Laurence
Ce Officer Tom Gehrman
 Violation of Village Code of Ordinances
Section 10-7: Property maintenance requirements.
 International Property Maintenance Code (IPMC)
Section 308.1: Accumulation of rubbish.
Section 308.2: Required disposal of rubbish.
 Citation Fine: N/A
 Admin Cost: TBD
 Recommendation: \$100.00 per day, per violation
 Compliance Date: January 1, 2026

- 6. Case 2025 -112 - 2925 10th Avenue North - KMG Holdings LLC
CE Officer Tom Gehrman
 Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & FBC 110.1): Failure to obtain a permit for a mural placed on the building, no required inspections.

Section 70-94: No required business tax receipt (B.T.R.) for business offices at this location.

Citation Fine: N/A
Admin Cost: \$267.35
Recommendation: \$100.00 per violation, per day
Compliance Date: January 15, 2026

7. Case 2025- 109 - 105 Granada Court - Salinas Katherine & Laks Jason
CE Officer HenryStout

Violation of Village Code of Ordinances

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

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$150.00 per dar per violation
Compliance Date: December 20, 2025

8. Case 2025-104 - 356 Mid Pines Road - Cervino Eduardo Frias
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 34-913: Prohibited vehicles in a residential area (tow truck).

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$150.00 per day, per violation
Compliance Date: December 20, 2025

9. CIT Case 2025-2902 - 3514 Lake Worth Road - Grand Lake Properties LLC
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-898: Mobile food dispensing vehicles and mobile vendors.

Citation Fine: \$100.00 + \$30.00 = \$130.00
Admin Cost: \$190.81
Recommendation: \$100.00 per day
Compliance Date: December 26, 2025

PETITION FOR REDUCTION OR ABATEMENT OF FINE

10. Case 2021-25 - 1787 Bell Lane - Yandi Perez
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): No Required Permits for Structures, Gazebo, Pavers, Electrical

Section 10-31 (FBC 110.1): No Required Inspections of work.

Initial Violation: March 24, 2021
Order Finding Violation: April 15, 2021

Compliance Deadline:	May 20, 2021
Compliance Date:	December 20,2024
Fine Amount:	\$130,900.00
Citation Fine:	NA
Admin Cost:	\$173.49 (no receipt)
Recommendation:	\$26,180.00
Compliance Date:	January 14, 2026

**Next Magistrate Hearing is
Thursday, January 15, 2026, at 10:00 a.m.**

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 #: 2025-105

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

ADAMSON DAYNA G & BONFIGLI EDWARD H
440 FONTANA DR
PALM SPRINGS, FL 33461

Respondent.

9489 0178 9820 3046 8363 55

PCN: 70434418080280080

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 November 17, 2025, the ADAMSON DAYNA G & BONFIGLI EDWARD H, owners of the property at 440 FONTANA Dr, Palm Springs, FL 33461 is in violation of local ordinances.

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

These violations must be corrected on or before [__Dec 17th____], failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [____Dec 18th____] at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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

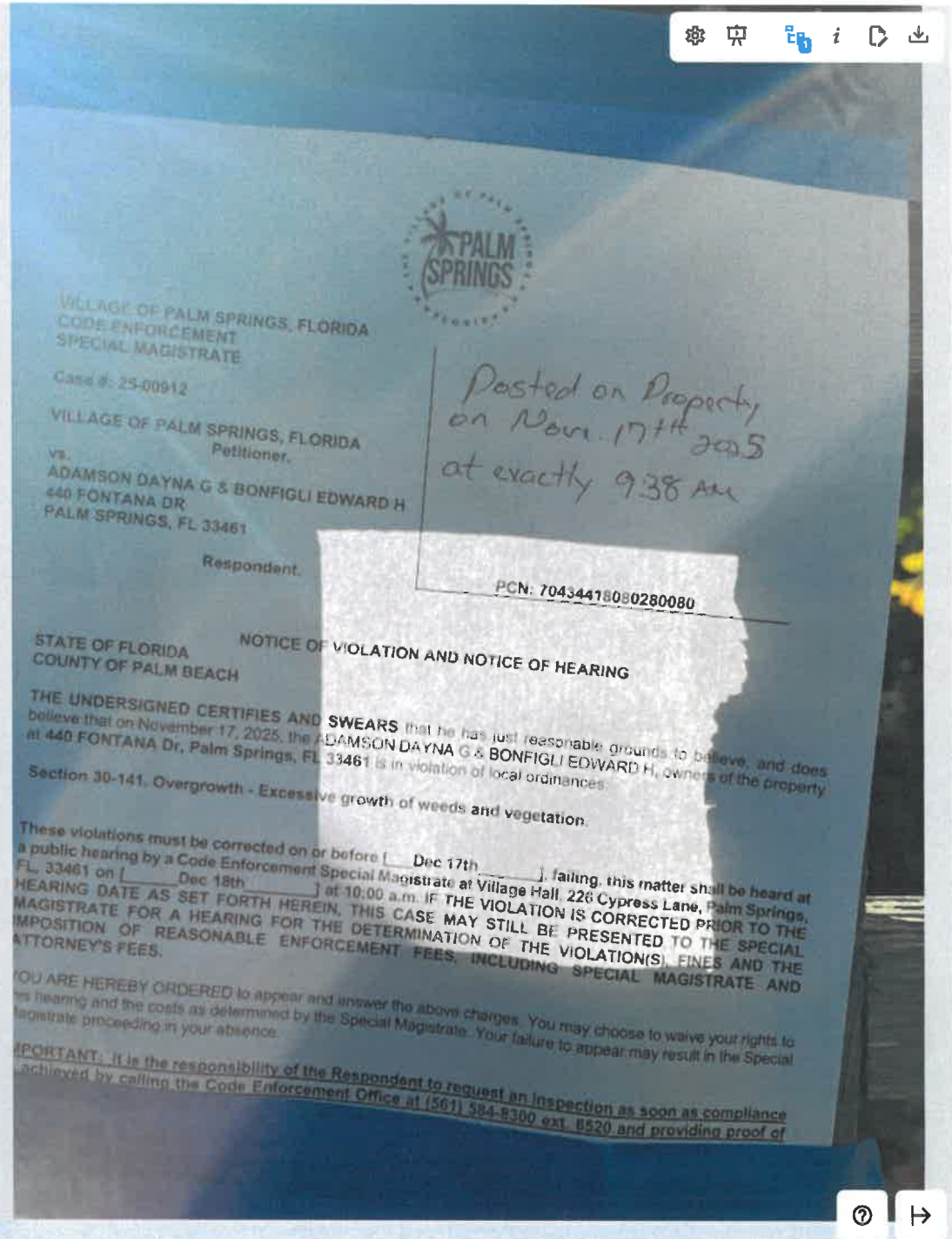
Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who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

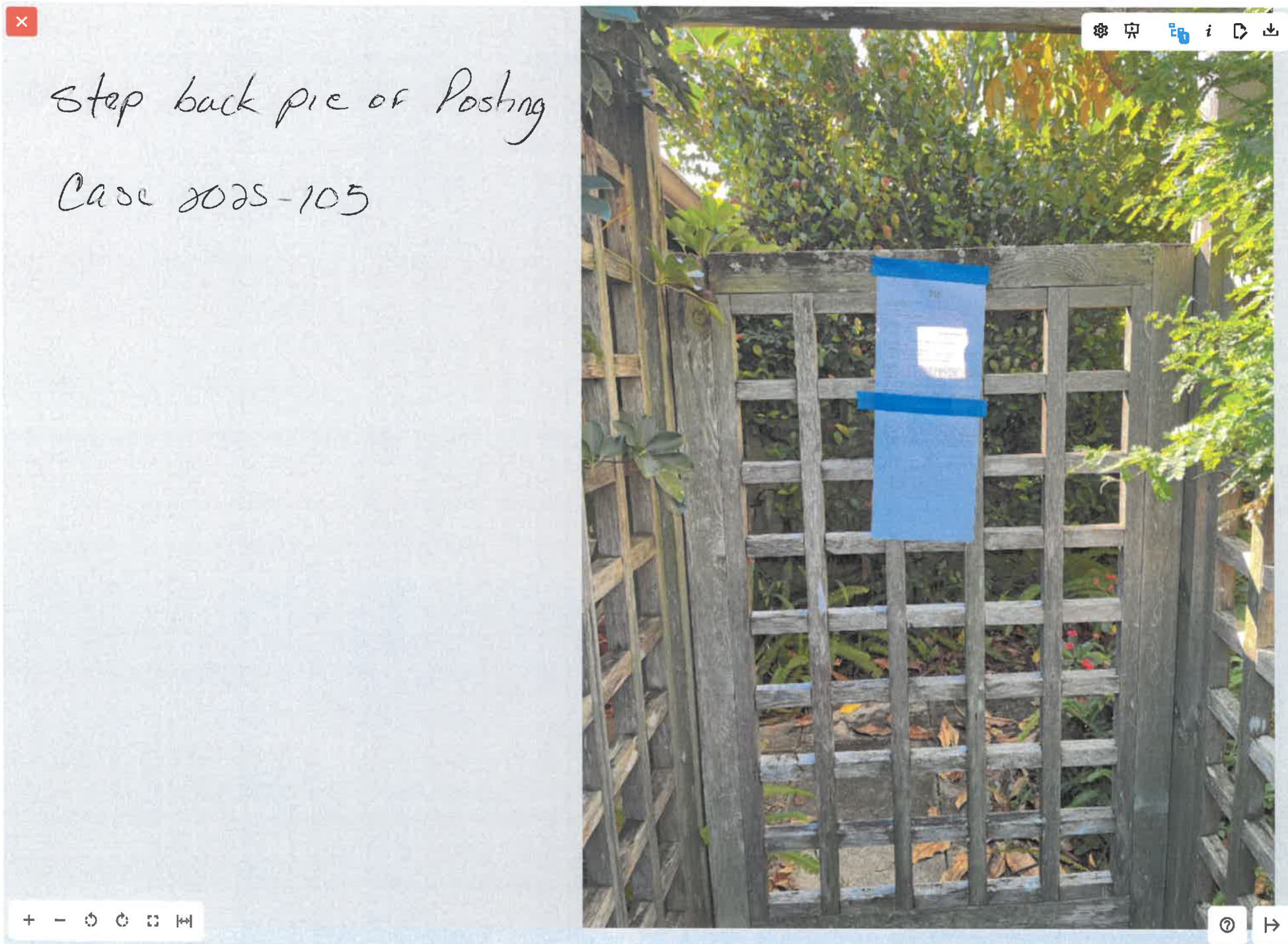

Code Enforcement Officer

561-801-9162 561-584-8200 ext. 8430

D. Urrutia @ vpsfl.org

November 17, 2025
Date Issued





VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 105

ADAMSON DAYNA G & BONFIGLI EDWARD H
440 FONTANA DRIVE
PALM SPRINGS FLORIDA 33461
Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 17TH Day of NOVEMBER 2025 at 9:38 AM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), ADAMSON DAYNA G AND BONFIGLI EDWARD H. at 440 FONTANA DRIVE, Palm Springs, FL 33461 by:

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

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

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

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

By: [Signature]
Code Enforcement Officer

Date: 12-2-25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 2 day of December, 2025 by David Urrutia, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

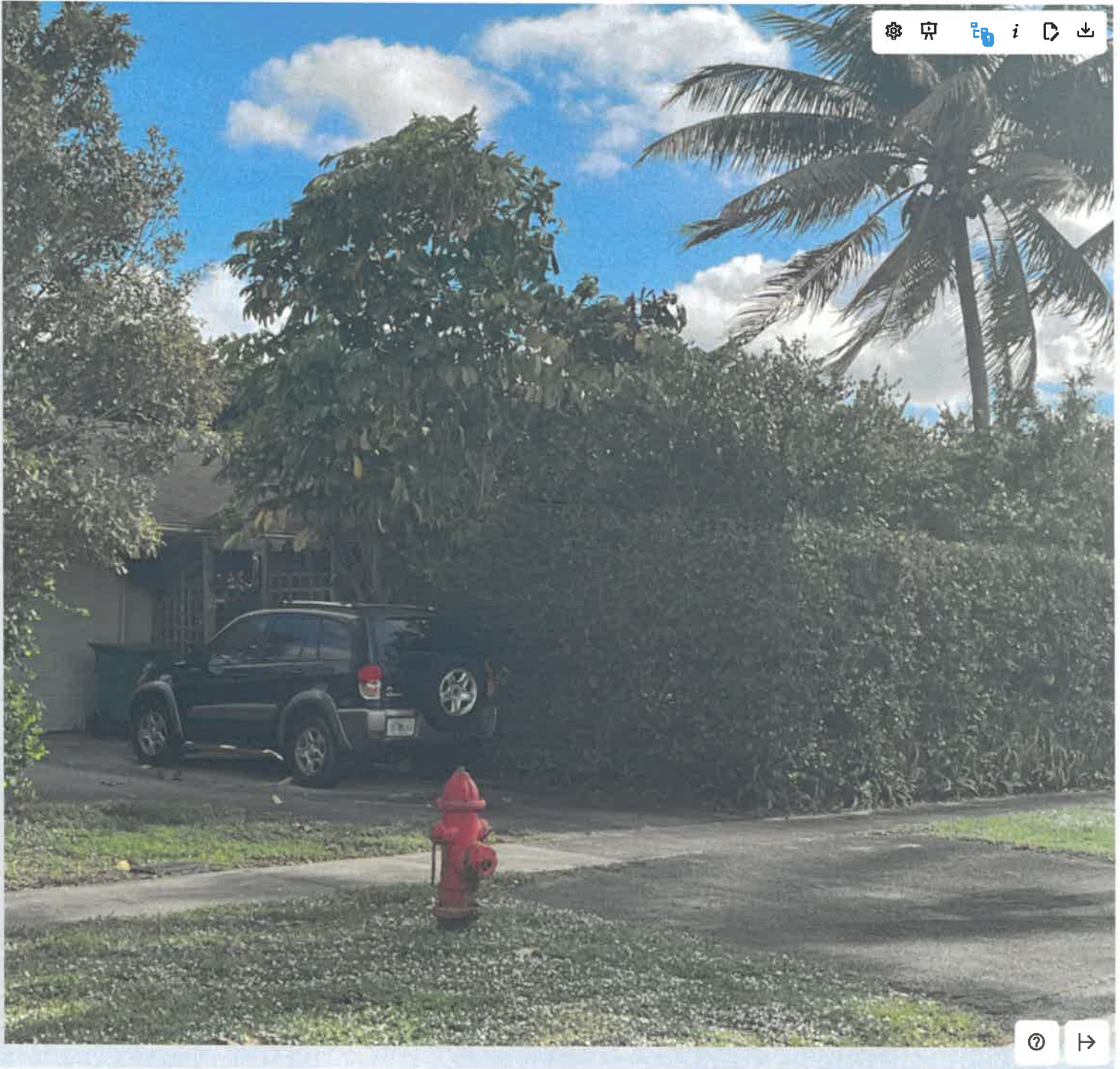


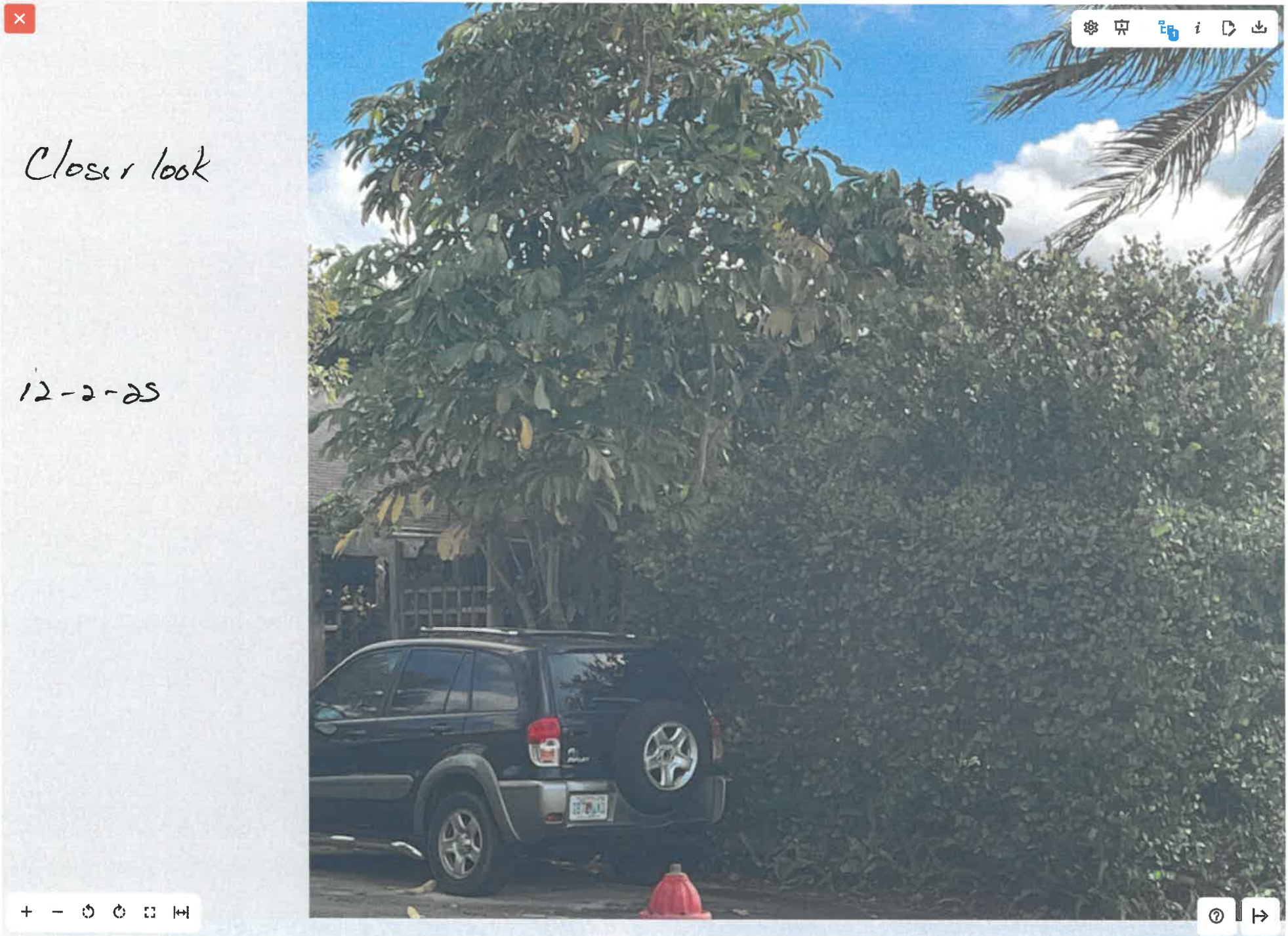
[Signature]
NOTARY PUBLIC, State of Florida

- Overgrowth
- notice a distinct
discrepance from
where the hedge
finishes - to the
overgrowth.

Case 2025-105

12-2-25





Closer look

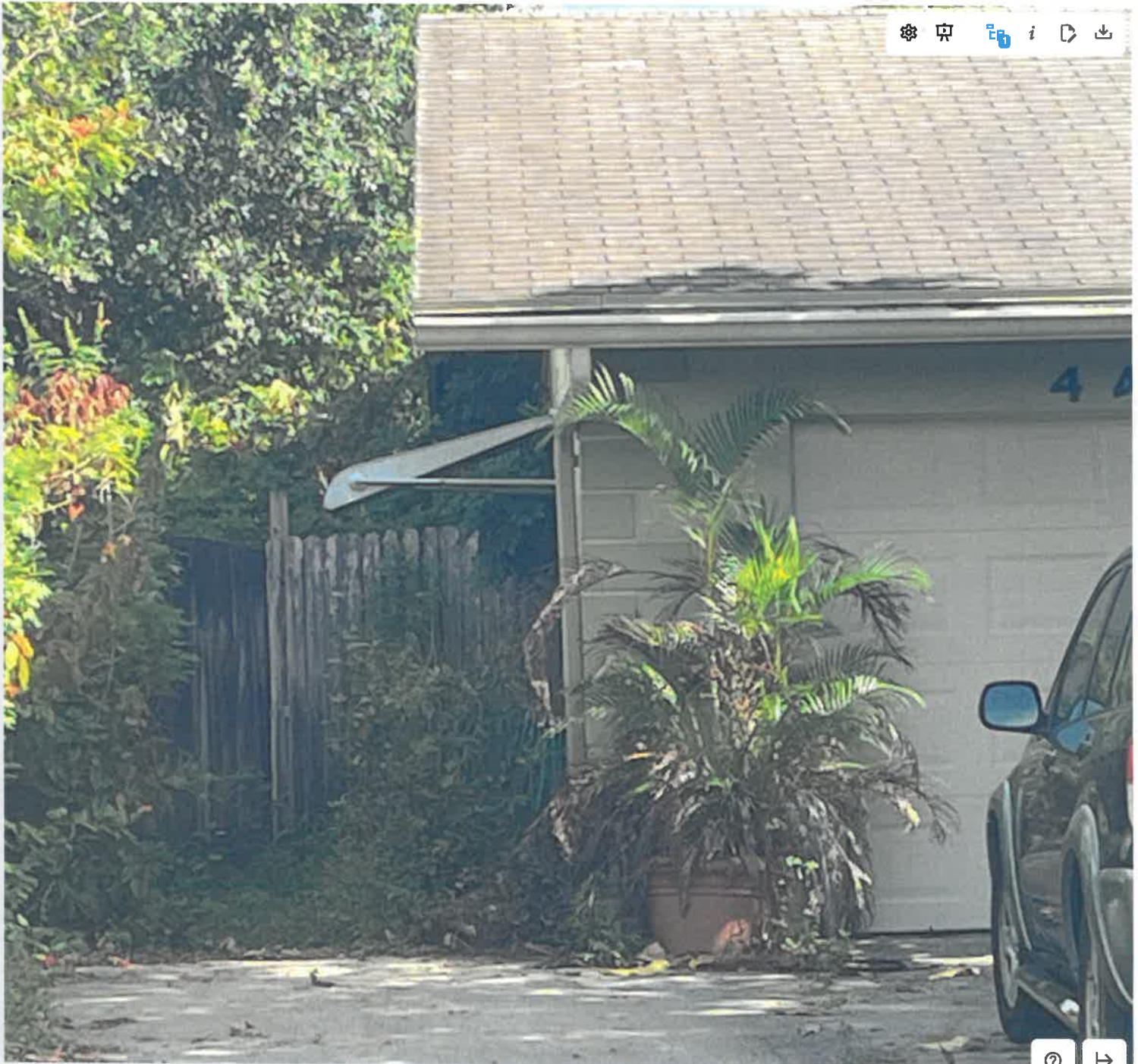
12-2-25

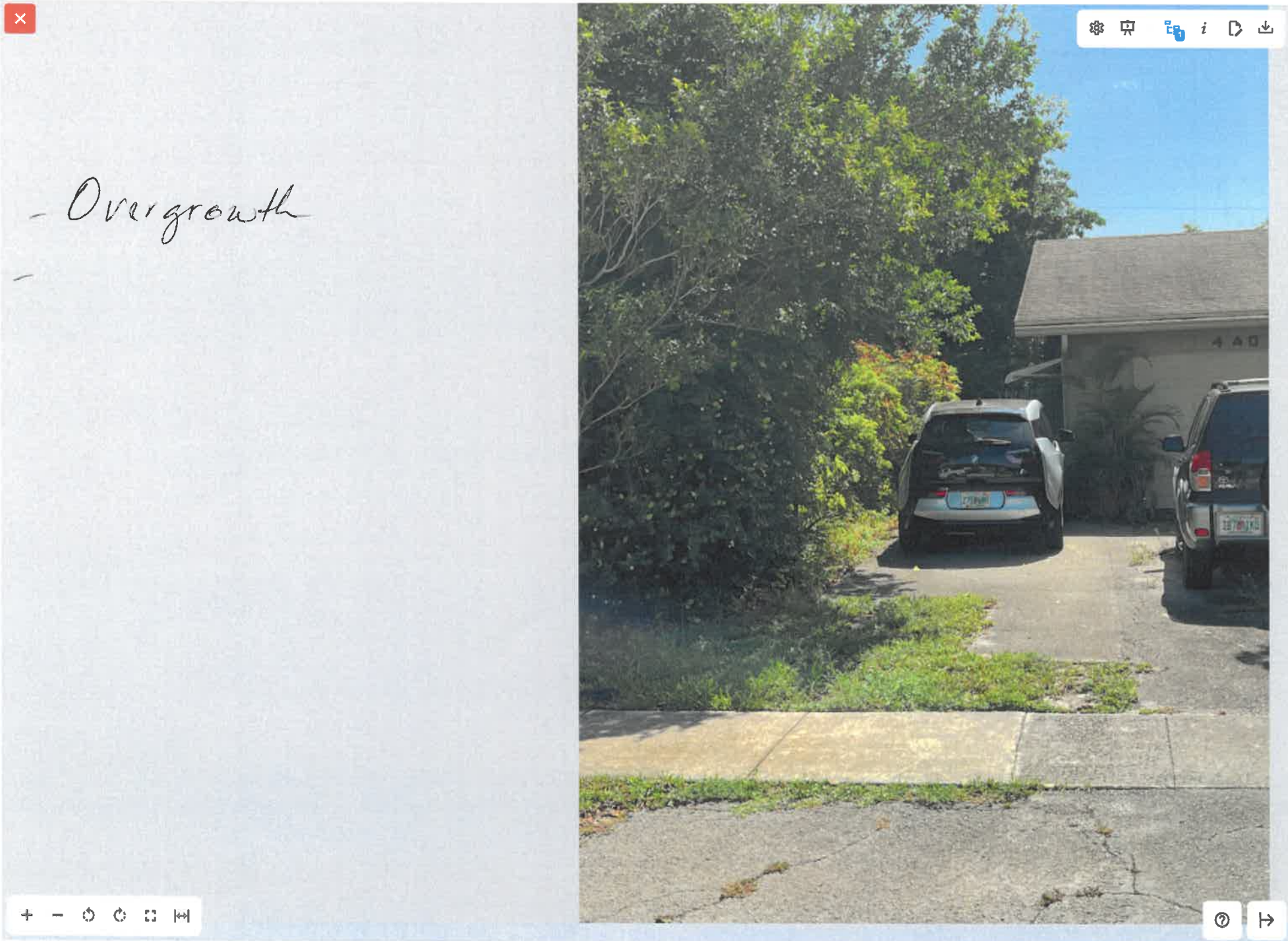
front shot.
- shows Overgrowth
throughout.
including, Coconut
palms and ^{Royal} Queen
Palm on swale.
12-2-25



Side of property
North side.

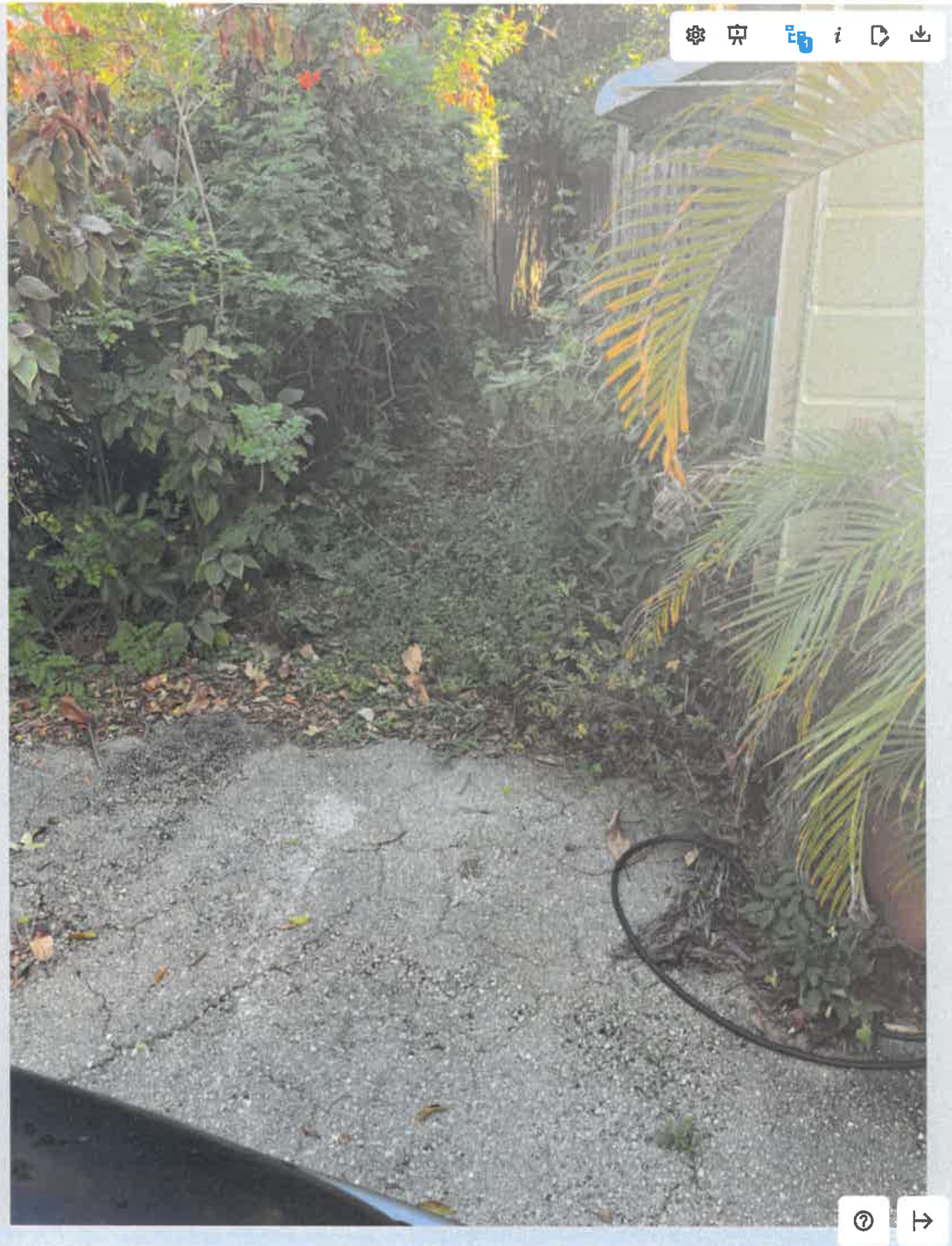
12-2-25





Side of house leading
to back yard.

Case 2025-105



✕

Parking lot Driveway
needs weeds removed.

Case 2028-105

+ - ↺ ↻ ⏪ ⏩



an entrance
to front door,
poor visibility
due to overgrowth

Case 2025-105

12-2-25



✕

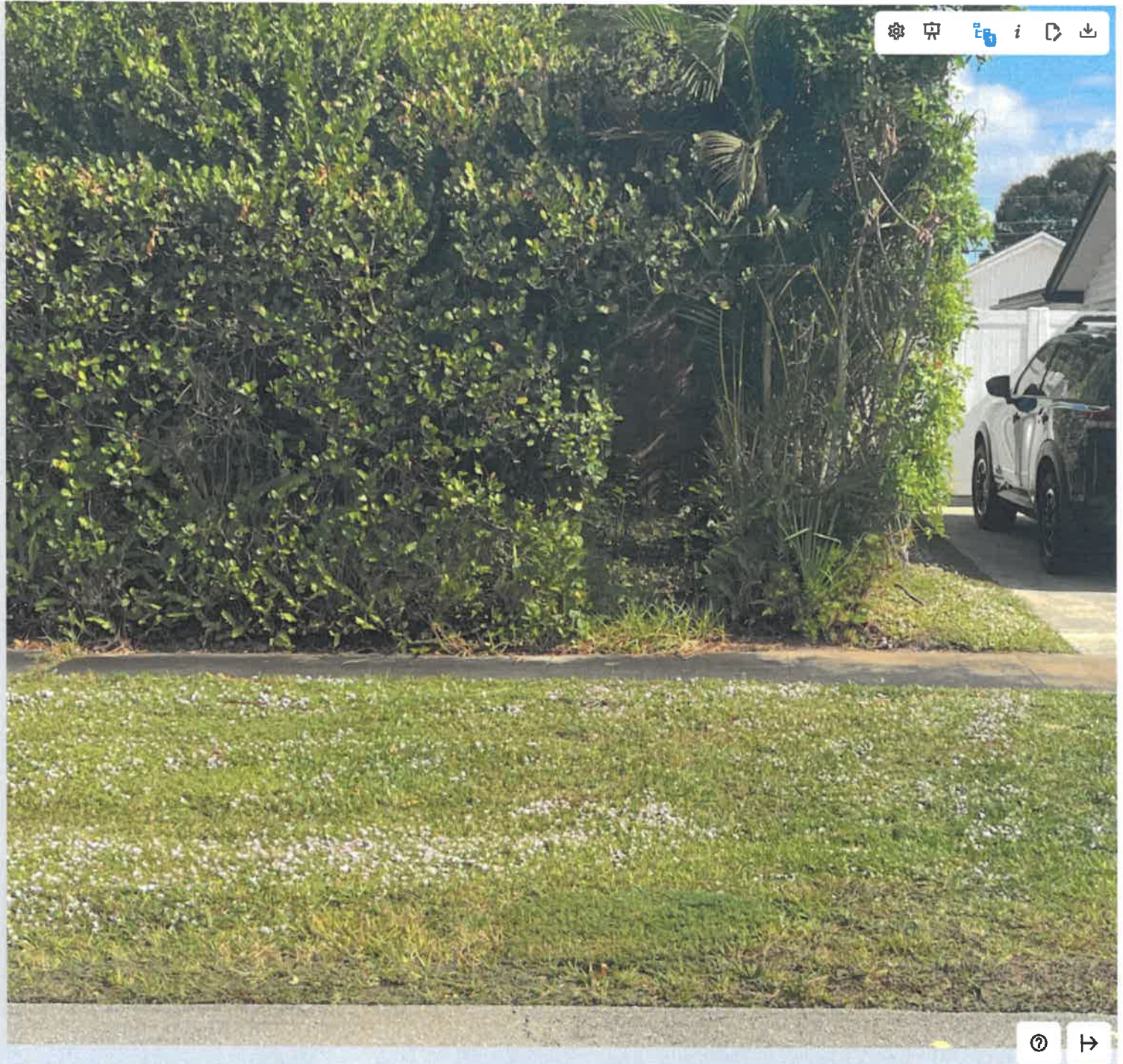
step back shot
of entrance

12-2-25

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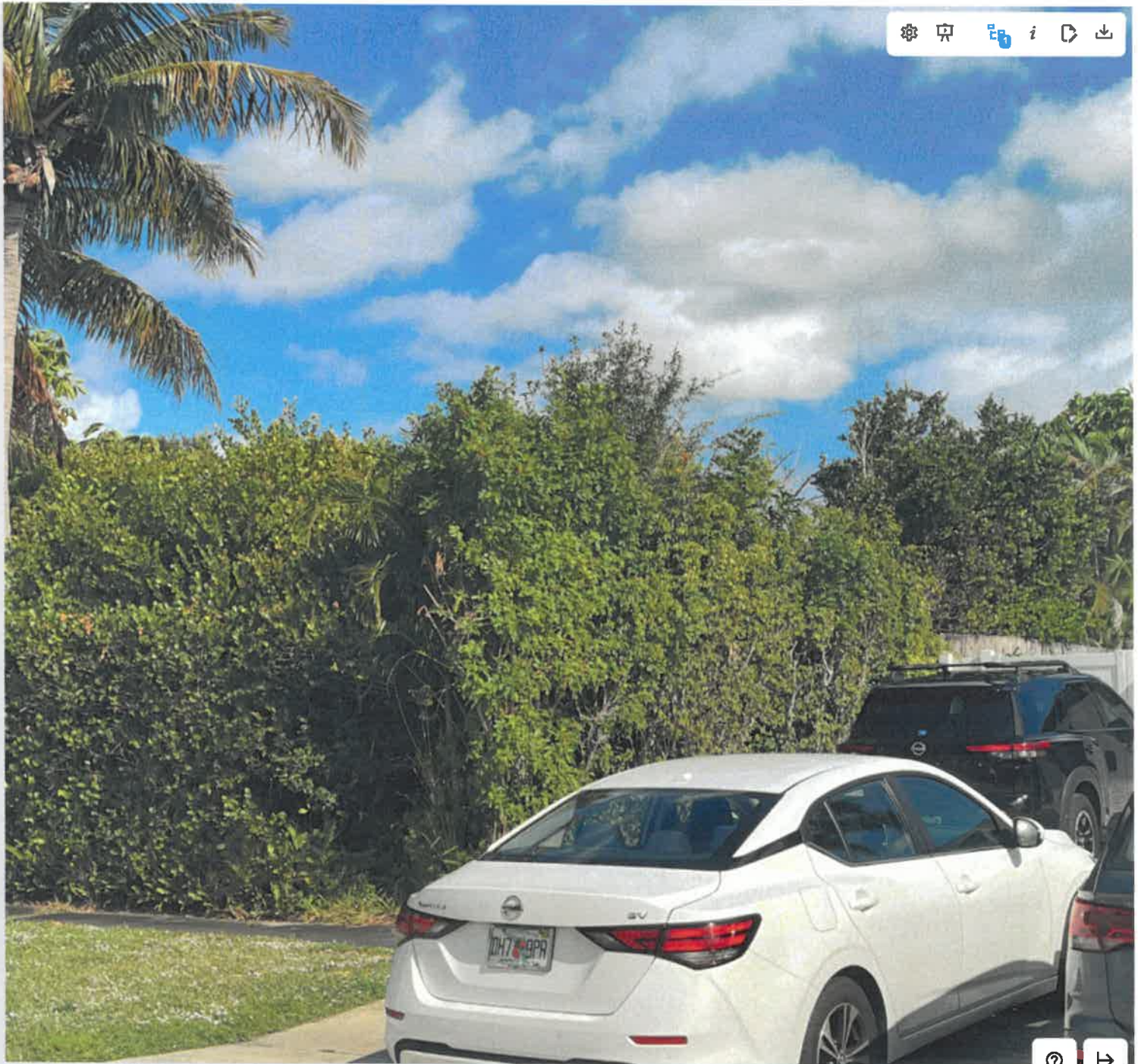
Another opening
in the front
favoring the
south side of
property.
12-2-25





South of
property with
small entrance.

12-2-25



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

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

(Code 1994, § 26-86)

CASE PRESENTATION
CASE No. CASE 2025-105

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 440 Fontana Drive 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 Adamson Dayna G and Bonfigli Edward H.
5. pursuant to personal observations, there are violations of ordinances within the property including:

SECTION: 30-141 Overgrowth excessive growth of weeds and vegetation. The property must be free of debris or any excessive overgrowth of weeds around perimeter of the house. There should be a clear path to all entrance and exit points around property for safety reasons. Palms trees are also responsibilities of homeowners including the trees on the swale.

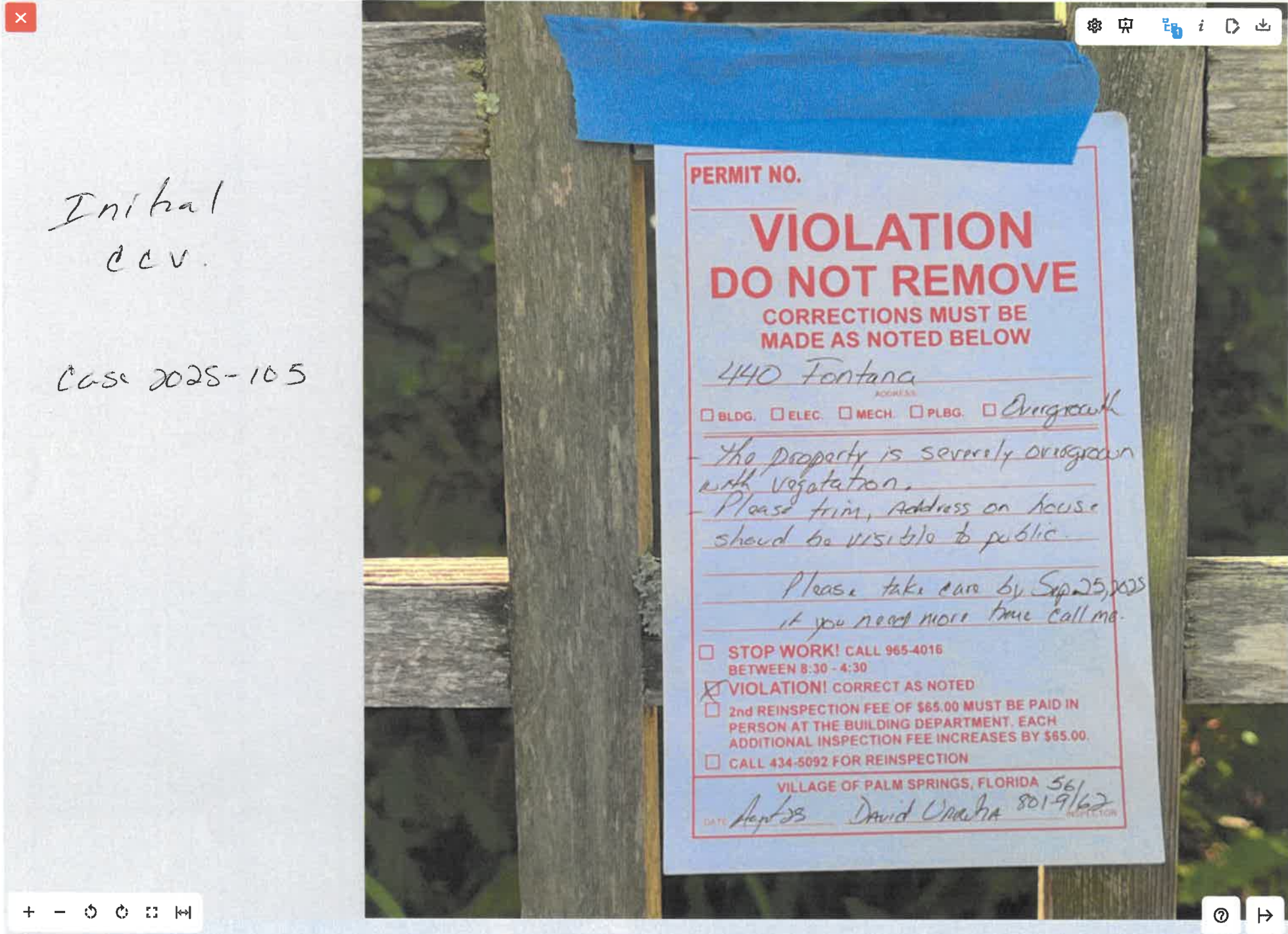
On **August 25th, 2025**, I posted a red tag violation notice for the violations observed while conducting the investigation at property during a street patrol. About a month passed and

6. On September 29th I spoke to Mr. Bonfigli over the phone, it was close to the due date, and he explained to me that he needed more time to correct violation. During the conversation I expressed that "communication" is of high importance to me, I told the gentleman that time was not so much an issue since we had established communication. I told him, "Take care of your personal matters" but to "please address violation within reasonable time. Since that phone call I have not heard back from owner, I feel that more than enough time has already been allotted to achieve voluntary compliance. On the 17th of November I posted a Notice of violation/ Notice of hearing at exactly 9:38 AM on the property and serviced a certified letter through the United States Postal service to the address provided by Palm Beach Property Appraiser and Palm Beach tax collector, one last posting at city hall. Some small work has been done to landscaping leading to hearing sir, unfortunately property is still overgrown, especially the taller vegetation.

7. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by February 1st, 2026. If not in compliance by **January 31st, 2026**, a \$100 per day per violation fine shall commence.

8. The village has also incurred costs in the amount of **\$217.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than **January 31st, 2026.**

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



Initial
ccv.

Case 2025-105

PERMIT NO.

VIOLATION DO NOT REMOVE

CORRECTIONS MUST BE
MADE AS NOTED BELOW

4440 Fontana

ADDRESS

- BLDG. ELEC. MECH. PLBG. Overgrowth

The property is severely overgrown with vegetation.

Please trim, Address on house should be visible to public.

Please take care by Sep 25, 2025 if you need more time call me.

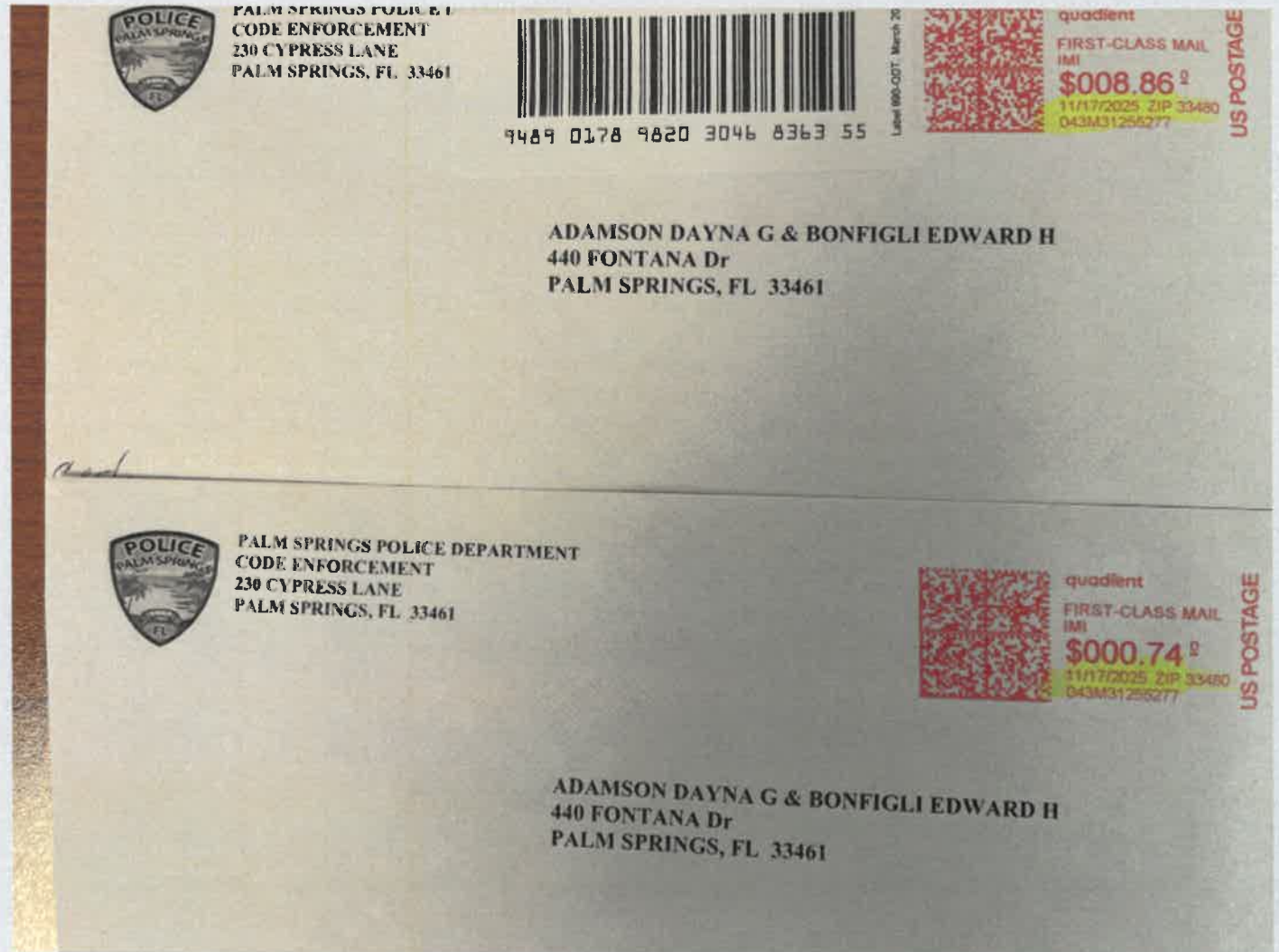
- STOP WORK! CALL 965-4016 BETWEEN 8:30 - 4:30
- VIOLATION! CORRECT AS NOTED
- 2nd REINSPECTION FEE OF \$65.00 MUST BE PAID IN PERSON AT THE BUILDING DEPARTMENT. EACH ADDITIONAL INSPECTION FEE INCREASES BY \$65.00.
- CALL 434-5092 FOR REINSPECTION

VILLAGE OF PALM SPRINGS, FLORIDA

DATE Sept 25 David Ornela 801-9162 INSPECTION



Mailings
Dated 11-17-25
Case 2025-105



Property Detail

Location Address : 440 FONTANA DR
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-08-028-0080
Subdivision : PALM SPRINGS VILLAGE PL 4 IN PB 25 PGS 78 & 79
Official Records Book/Page : 05617 / 0331
Sale Date : 03/01/1988
Legal Description : VILLAGE OF PALM SPRINGS PL 4 LT 8 BLK 28

Owner Information

Owner(s)

ADAMSON DAYNA G &
 BONFIGLI EDWARD H

Mailing Address

440 FONTANA DR
 LAKE WORTH BEACH FL 33461 1510

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/01/1988	\$100	05617 / 00331	QUIT CLAIM	ADAMSON DAYNA G &
01/01/1979	\$65,500	03122 / 00010		
01/01/1975	\$55,000	02397 / 00746	WARRANTY DEED	
01/01/1974	\$53,000	02328 / 01080	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)

Applicant/Owner(s)	Year	Detail
ADAMSON DAYNA G &	2025	HOMESTEAD
ADAMSON DAYNA G &	2025	ADDITIONAL HOMESTEAD
BONFIGLI EDWARD H	2025	HOMESTEAD
BONFIGLI EDWARD H	2025	ADDITIONAL HOMESTEAD

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$241,005	\$223,505	\$182,732	\$148,990	\$140,347
Land Value	\$142,531	\$148,470	\$172,436	\$170,796	\$116,002
Total Market Value	\$383,536	\$371,975	\$355,168	\$319,786	\$256,349

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$138,007	\$134,118	\$130,212	\$126,419	\$122,737
Exemption Amount	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$87,285	\$84,118	\$80,212	\$76,419	\$72,737

Account Information

Property Control Number: 70-43-44-18-08-028-0080 Mailing Address: 440 FONTANA DR Lake Worth Beach, FL 33461-1510 Owner of Record: ADAMSON DAYNA G &	Property Type: Real Property Property Address: 440 FONTANA DR PALM SPRINGS, FL 33461 Second Owner: BONFIGLI EDWARD H	Status: Active Legal Description: VILLAGE OF PALM SPRINGS PL 4 LT 8 BLK 28
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Last updated: 11/17/2025 02:20:08 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: **\$2,287.82** [ADD ALL TO CART](#)

2025 | BILL TYPE: ORIGINAL | BILL NO: 101539039 | ROLL: ANNUAL | DUE \$2,287.82

[ADD TO CART](#)

Date	Total Tax	Paid	Amount Due if Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$2,287.82 Net Tax: \$2,383.15 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$95.33		\$0.00 <input type="checkbox"/> \$2,287.82 ▶ 11/17/25 \$2,287.82 11/30/25 \$2,287.82 12/31/25 \$2,311.66 1/31/26 \$2,335.49	● Due	<input type="radio"/> \$2,287.82 Clear all

[View Info](#)

Total: \$0.00 [ADD TO CART](#)

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$2,238.50 Net Tax: \$2,307.73 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$69.23	12/26/24	-\$2,238.50	● Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-105

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

**ADAMSON DAYNA G AND BONFIGLI EDWARD H
440 FONTANA DRIVE
PALM SPRINGS, FL 33461**

Respondent(s).

ORDER FINDING REPEAT VIOLATION

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

Section 30-141: Overgrowth of weeds and vegetation.

Address: 440 FONTANA DRIVE
Legal Description: VILLAGE OF PALM SPRINGS PL 4 LT 8 BLK 28
PCN: 70-43-44-18-08-028-0080

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **December 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

- Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:
- Section 30-141: Overgrowth of weeds and vegetation.**
- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
- Section 30-141: Overgrowth of weeds and vegetation.**

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 **January 31, 2025:**
 - Administrative costs of **\$217.35**
 - Repeat Fine Amount 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 31, 2026.** If the Respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property complies. The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **January 31, 2026.**
 - Administrative costs of **\$217.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of December 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[440 Fontana Drive](#)

[Palm Springs, FL 33461](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-106

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
COLE JEAN
238 ALEMEDA DR
PALM SPRINGS, FL 33461

Respondent.

9489 0178 9820 3046 8363 79

PCN: 7043441825000020

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 November 17, 2025, the COLE JEAN, owners of the property at **238 ALEMEDA Dr, Palm Springs, FL 33461** is in violation of local ordinances.

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

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

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

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

These violations must be corrected on or before [___ Dec 17th ___], failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [___ Dec 18th ___] at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

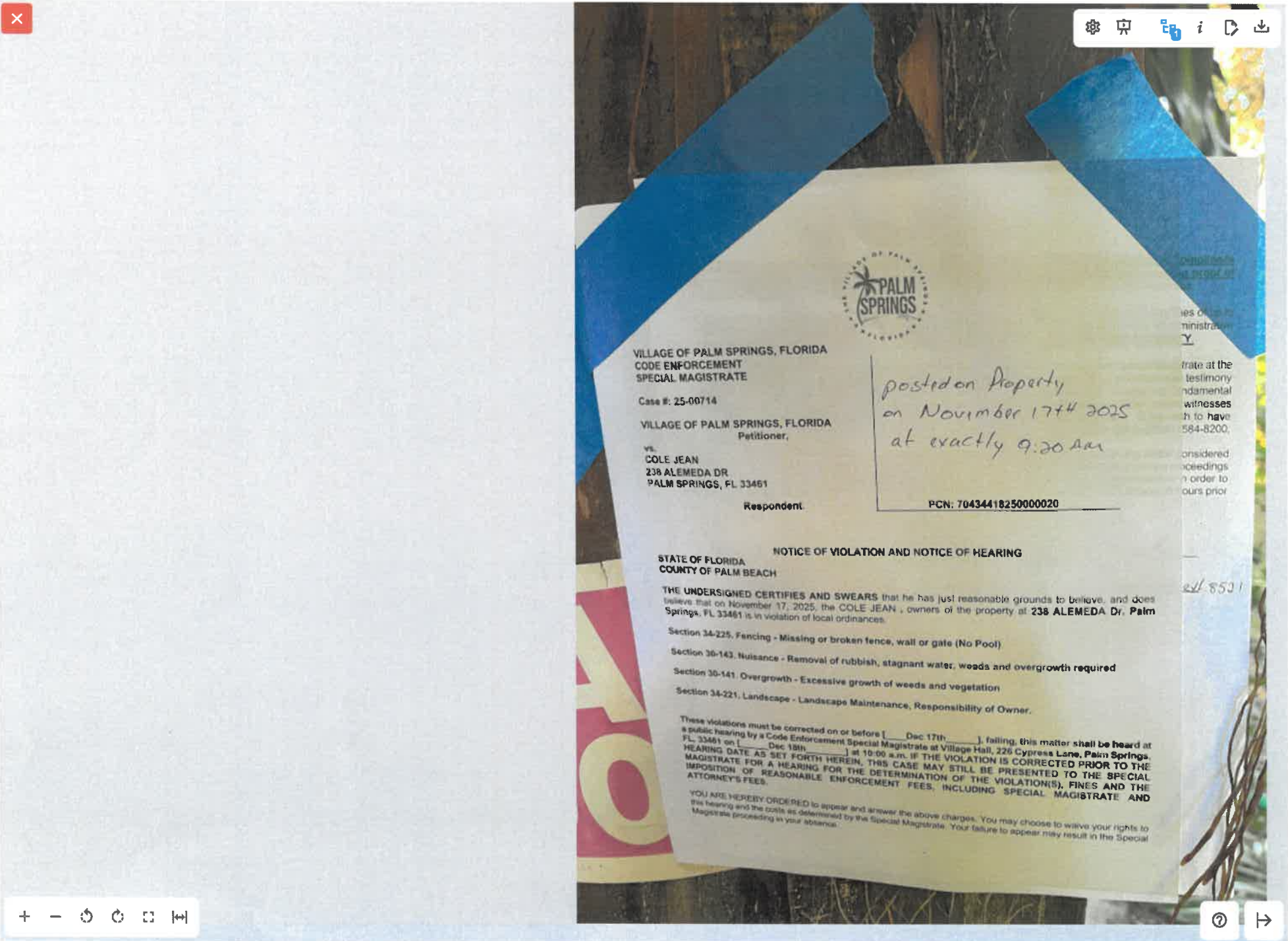
If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS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

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

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


Code Enforcement Officer 

November 17, 2025
Date Issued



VILLAGE OF PALM SPRINGS, FLORIDA
 CODE ENFORCEMENT
 SPECIAL MAGISTRATE

Case #: 25-00714

VILLAGE OF PALM SPRINGS, FLORIDA
 Petitioner,
 vs.
 COLE JEAN
 238 ALEMEDA DR
 PALM SPRINGS, FL 33461

Respondent.



*posted on Property
 on November 17th 2025
 at exactly 9:30 AM*

PCN: 7043441825000020

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 November 17, 2025, the COLE JEAN, owners of the property at 238 ALEMEDA Dr, Palm Springs, FL 33461 is in violation of local ordinances.

- Section 34-225, Fencing - Missing or broken fence, wall or gate (No Pool)
- Section 30-143, Nuisance - Removal of rubbish, stagnant water, weeds and overgrowth required
- Section 30-141, Overgrowth - Excessive growth of weeds and vegetation
- Section 34-221, Landscape - Landscape Maintenance, Responsibility of Owner.

These violations must be corrected on or before [Dec 17th], failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 on [Dec 18th] at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

Department of Public Works
 Administration
 Y
 frate at the
 testimony
 ndamental
 witnesses
 h to have
 584-8200,
 considered
 eedings
 n order to
 ours prior

24-8591



VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 106

COLE JEAN
238 ALEMEDA DRIVE
PALM SPRINGS FLORIDA 33461

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 17TH Day of NOVEMBER 2025 at 9:20 AM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), COLE JEAN, at 238 ALEMEDA DRIVE, Palm Springs, FL 33461 by:

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

_____ SUBSALEMEDA DRIVE: 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 *D. Urrutia*
Code Enforcement Officer

Date: 12/2/25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 2 day of December, 2025 by David Urrutia, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

Christina Ruiz-Waddell
NOTARY PUBLIC, State of Florida

(SEAL)



Side of parcel.

- shows overgrowth
- shows broken/missing fence

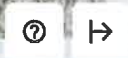
CASE # 2025-106





- stop back pic of west side of parcel.

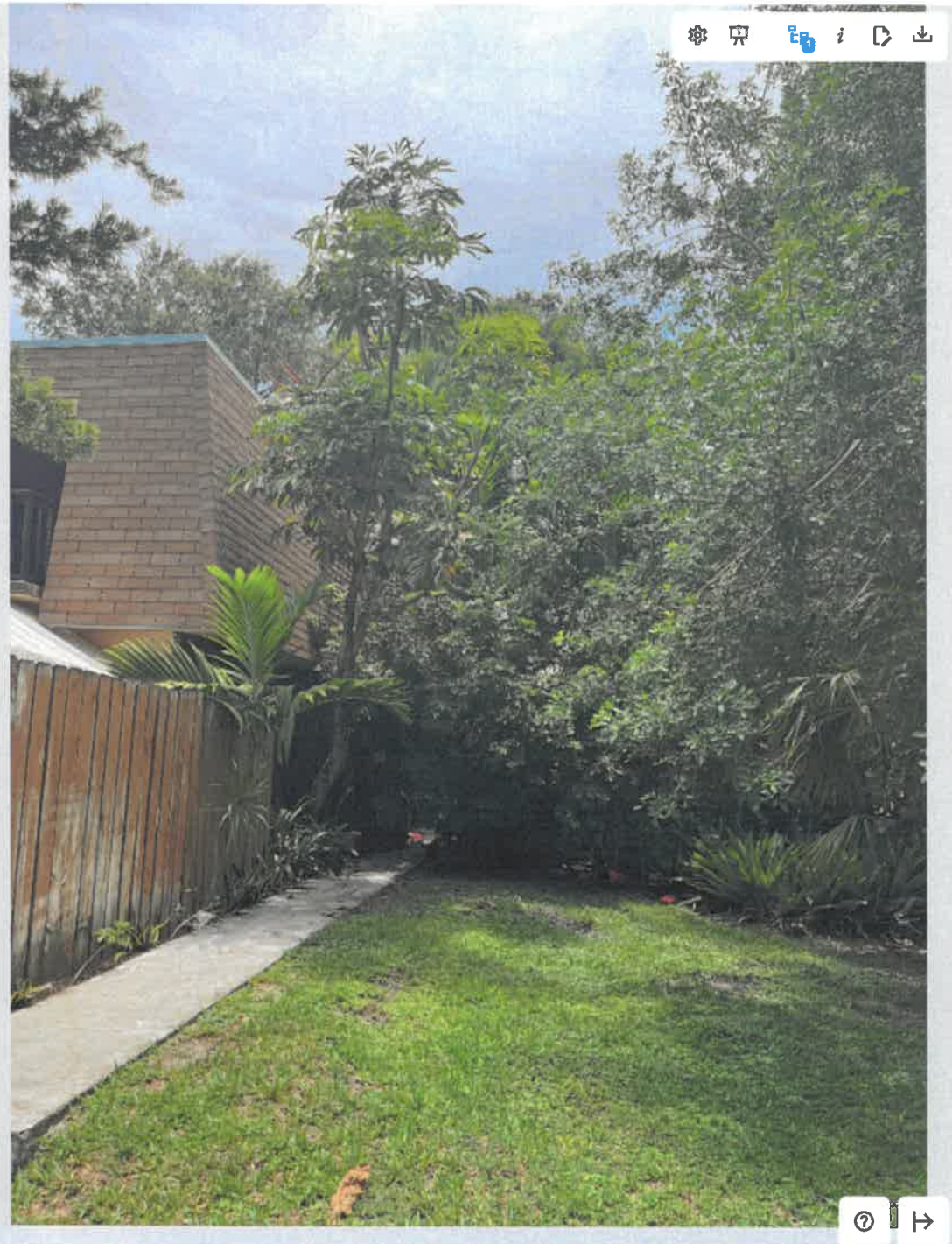
CASE 2025-106



East side and entrance
to unit.

Entrance is not visible
but it's in the overgrowth.

2025-106

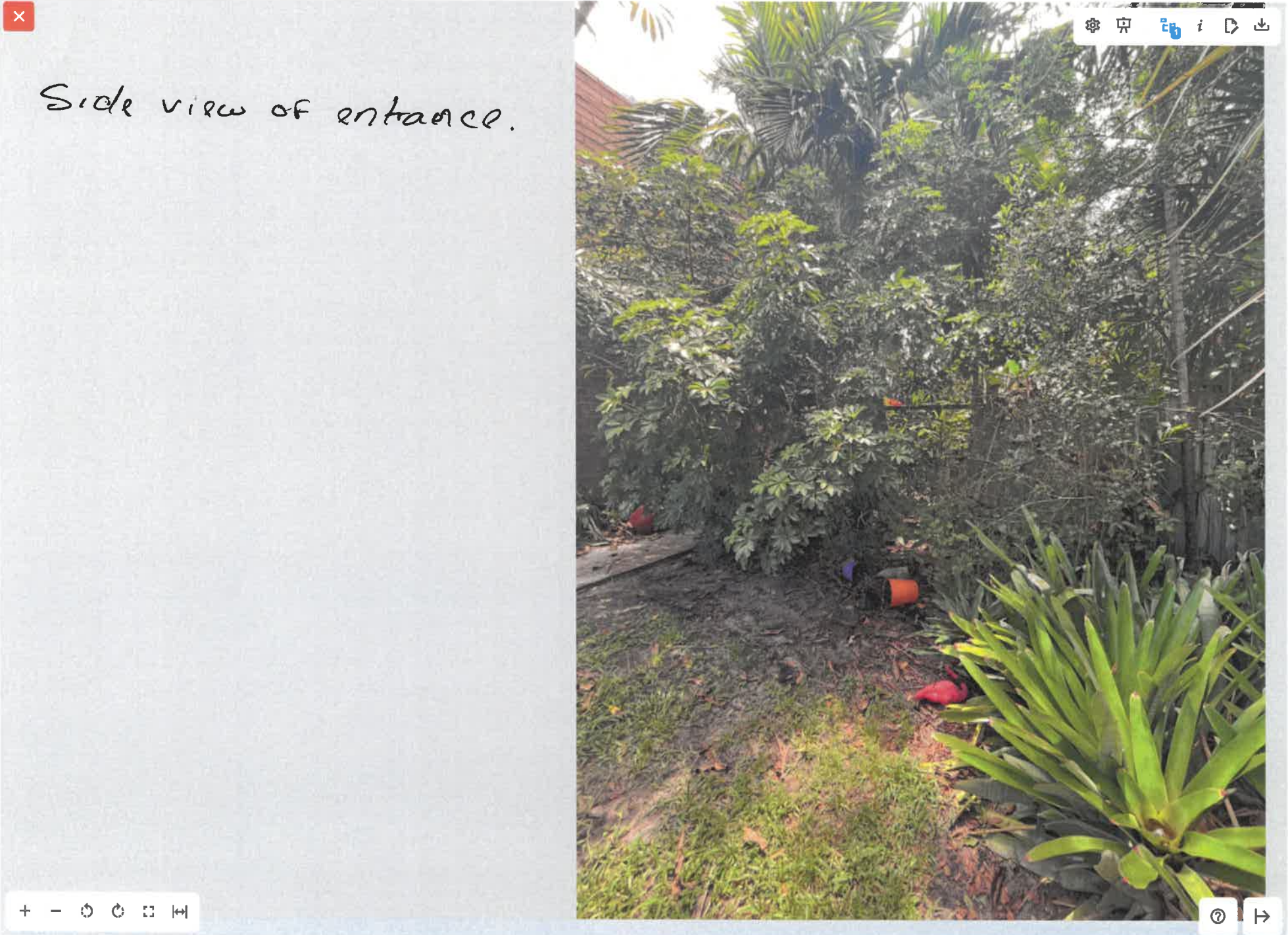


✕

closer shot to
entrance of east side of
property.

+ - ↺ ↻ ⏪ ⏩

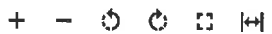






- visible to the right of Pic is the Posting Red tag.
- leading into patio Area to front door.

CASE 2025-106



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

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

(Code 1994, § 30-150)

Sec. 30-143. - 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. 34-221. - Responsibility of owner; practices enumerated.

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

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

CASE PRESENTATION
CASE No. CASE 2025-106

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 238 Alameda Drive 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 **Cole Jean**.
5. pursuant to personal observations, there are violations of ordinances within the property including:

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

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

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

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

On **July 7th, 2025**, I posted a red tag violation notice for the violations observed while conducting the investigation at 238 Alameda Drive during a street observation patrol. The property was and still is very overgrown to the point of poor visibility and not providing a clear path to entrance. Safety becomes an issue in case emergencies, entrances and exits must be clear of obstacles. The fencing around property is missing it seems to have dissipated over time and Florida weather conditions. Much debris is scattered around patio area presenting a nuisance to the public.

On the 17th of November I posted a Notice of violation/ Notice of hearing at exactly 9:20 AM on the property and serviced a certified letter through the United States Postal service to the address provided by Palm Beach Property Appraiser and Palm Beach tax collector, one last posting at city hall. Some small work has been done to landscaping leading to hearing sir, unfortunately property is still overgrown, especially the taller vegetation.

6. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by February 1st, 2026. If not in compliance by **January 31st, 2026**, a \$100 per day per violation fine shall commence.
7. The village has also incurred costs in the amount of **\$217.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than **January 31st, 2026**.
8. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE; THIS CONCLUDES THE VILLAGE TESTIMONY.

initial posting dated.

July 17th 2025.

Case 2025-106





CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461



9489 0178 9820 3046 8363 79

Label 890-ODT



\$008.86⁹
11/17/2025 ZIP 33480
043M31255277

COLE JEAN
238 ALEMEDA Dr
PALM SPRINGS, FL 33461

cont.



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



quadiant
FIRST-CLASS MAIL
IMI
\$000.74⁹
11/17/2025 ZIP 33480
043M31255277

COLE JEAN
238 ALEMEDA Dr
PALM SPRINGS, FL 33461



Property Detail

Location Address : 238 ALEMEDA DR
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-25-000-0020
Subdivision : PALM SPRINGS TOWNHOMES
Official Records Book/Page : 22449 / 505
Sale Date : 01/28/1991
Legal Description : PALM SPRINGS TOWNHOMES PARCEL 2 A/K/A TH PT OF LT 23 BLK 59 AS IN OR2894P1044 IN VILLAGE OF PALM SPRINGS PL 5

Owner Information

Owner(s)	Mailing Address
COLE JEAN	238 ALEMEDA DR LAKE WORTH BEACH FL 33461 1622

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/28/1991	\$10	22449 / 00505	QUIT CLAIM	COLE JEAN
05/01/1990	\$100	06466 / 01973	FINAL JUDGMENT	
01/01/1979	\$40,800	03098 / 00861	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
COLE JEAN	2025	HOMESTEAD
COLE JEAN	2025	ADDITIONAL HOMESTEAD
COLE JEAN	2025	SENIOR
COLE JEAN	2025	SENIOR

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$235,501	\$235,452	\$205,452	\$152,732	\$125,820
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$235,501	\$235,452	\$205,452	\$152,732	\$125,820

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$64,788	\$62,962	\$61,128	\$59,348	\$57,619
Exemption Amount	\$64,788	\$62,962	\$61,128	\$59,348	\$57,619
Taxable Value	\$0	\$0	\$0	\$0	\$0

Account Information

Property Control Number:

70-43-44-18-25-000-0020

Mailing Address:

238 ALEMEDA DR
Lake Worth Beach, FL 33461-1622

Owner of Record:

COLE JEAN

Property Type:

Real Property

Property Address:

238 ALEMEDA DR
PALM SPRINGS, FL 33461

Second Owner:

Status: Active

Legal Description:

PALM SPRINGS TOWNHOMES PARCEL 2 A/K/A
TH PT OF LT 23 BLK 59 AS IN OR2894P1044 IN
VILLAGE OF PALM SPRINGS PL 5

Last updated: 11/17/2025 02:23:38 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: **\$616.25** [ADD ALL TO CART](#)

2025 | BILL TYPE: ORIGINAL | BILL NO: 101540704 | ROLL: ANNUAL |
DUE \$616.25

[ADD TO CART](#)

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$616.25		\$0.00	<input checked="" type="radio"/> Due	<input type="radio"/> \$616.25 Clear all
	Net Tax: \$641.92				
	Interest: \$0.00				
	Penalty: \$0.00				
	Fees: \$0.00				
	Discount: -\$25.67				
			11/17/25	\$616.25	
			11/30/25	\$616.25	
			12/31/25	\$622.66	
			1/31/26	\$629.09	

Total: **\$0.00** [ADD TO CART](#)

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$604.92	12/31/24		<input checked="" type="radio"/> Paid
	Net Tax: \$623.64			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$18.72			
			-\$604.92	



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-106

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

**COLE JEAN
238 ALEMEDA DRIVE
PALM SPRINGS, FL 33461**

Respondent(s).

ORDER FINDING REPEAT VIOLATION

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

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

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

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

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

Address: 238 ALEMEDA DRIVE
Legal Description: PALM SPRINGS TOWNHOMES PARCEL 2 A/K/A TH PT OF LT
23 BLK 59 AS IN OR2894P1044 IN VILLAGE OF PALM
SPRINGS PL 5
PCN: 70-43-44-18-25-000-0020

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **December 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 34-225: Fencing. Missing or broken fence, wall or gate (no pool).**
- Section 30-143: Nuisance. Removal of rubbish, stagnant water, weeds and overgrowth required.**

- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
- Section 34-221: Landscape. Landscape maintenance, responsibility of owner.
- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
 - Section 34-225: Fencing. Missing or broken fence, wall or gate (no pool).
 - Section 30-143: Nuisance. Removal of rubbish, stagnant water, weeds and overgrowth required.
 - Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
 - Section 34-221: Landscape. Landscape maintenance, responsibility of owner.

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 **January 31, 2026:**
 - Administrative costs of **\$217.35**
 - Repeat Fine Amount 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 31, 2025.** If the Respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property complies. The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **January 31, 2026.**
 - Administrative costs of **\$217.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this 18th day of December 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:

[238 Alameda Drive](#)
[Palm Springs, FL 33461](#)



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-107

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

**LAMBORNE MARSHA L
432 SAN MATEO DRIVE
PALM SPRINGS, FL 33461**

Respondent(s).

ORDER FINDING REPEAT VIOLATION

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

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

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

Section 10-7: Property. Property maintenance. Generally.

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

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

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

Address: 432 SAN MATEO DRIVE
Legal Description: VILLAGE OF PALM SPRINGS PL 4 LT 6 BLK 32
PCN: 70-43-44-18-08-032-0060

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **December 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 34-221: Landscape. Landscape maintenance, responsibility of owner.**

- Section 10-8: Property. All exterior property, accessory structures, pools, sidewalks, driveways, maintained.
 - Section 10-7: Property. Property maintenance. Generally.
 - Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
 - Section 30-143: Nuisance. Removal of rubbish, weeds and overgrowth required.
 - Section 34-1327: Driveways. Driveways and parking, failure to maintain.
- Respondent was in violation of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
- Section 34-221: Landscape. Landscape maintenance, responsibility of owner.
 - Section 10-8: Property. All exterior property, accessory structures, pools, sidewalks, driveways, maintained.
 - Section 10-7: Property. Property maintenance. Generally.
 - Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
 - Section 30-143: Nuisance. Removal of rubbish, weeds and overgrowth required.
 - Section 34-1327: Driveways. Driveways and parking, failure to maintain.

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 January 31, 2026:
 - Administrative costs of \$217.35
 - Repeat Fine Amount 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 31, 2025. If the Respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property complies. The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by January 31, 2026.
 - Administrative costs of \$217.35
 - Citation fine of \$ N/A
 - Re-inspection fee of \$ N/A

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

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

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

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

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

DONE AND ORDERED this 18th day of December 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:

[432 San Mateo Drive](#)
[Palm Springs, FL 33461](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-108

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
HIGHT MARYBETH
1983 PALM ACRES DR
PALM SPRINGS, FL 33406

Respondent.

9489 0178 9820 3046 8363 62

PCN: 70434407070010151

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 November 17, 2025, the HIGHT MARYBETH, owners of the property at **1983 PALM ACRES Dr, Palm Springs, FL 33461** is in violation of local ordinances.

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

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

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

These violations must be corrected on or before [___ Dec 17th ___], failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [___ Dec 18th ___] at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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

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

 David Urrutia
Code Enforcement Officer

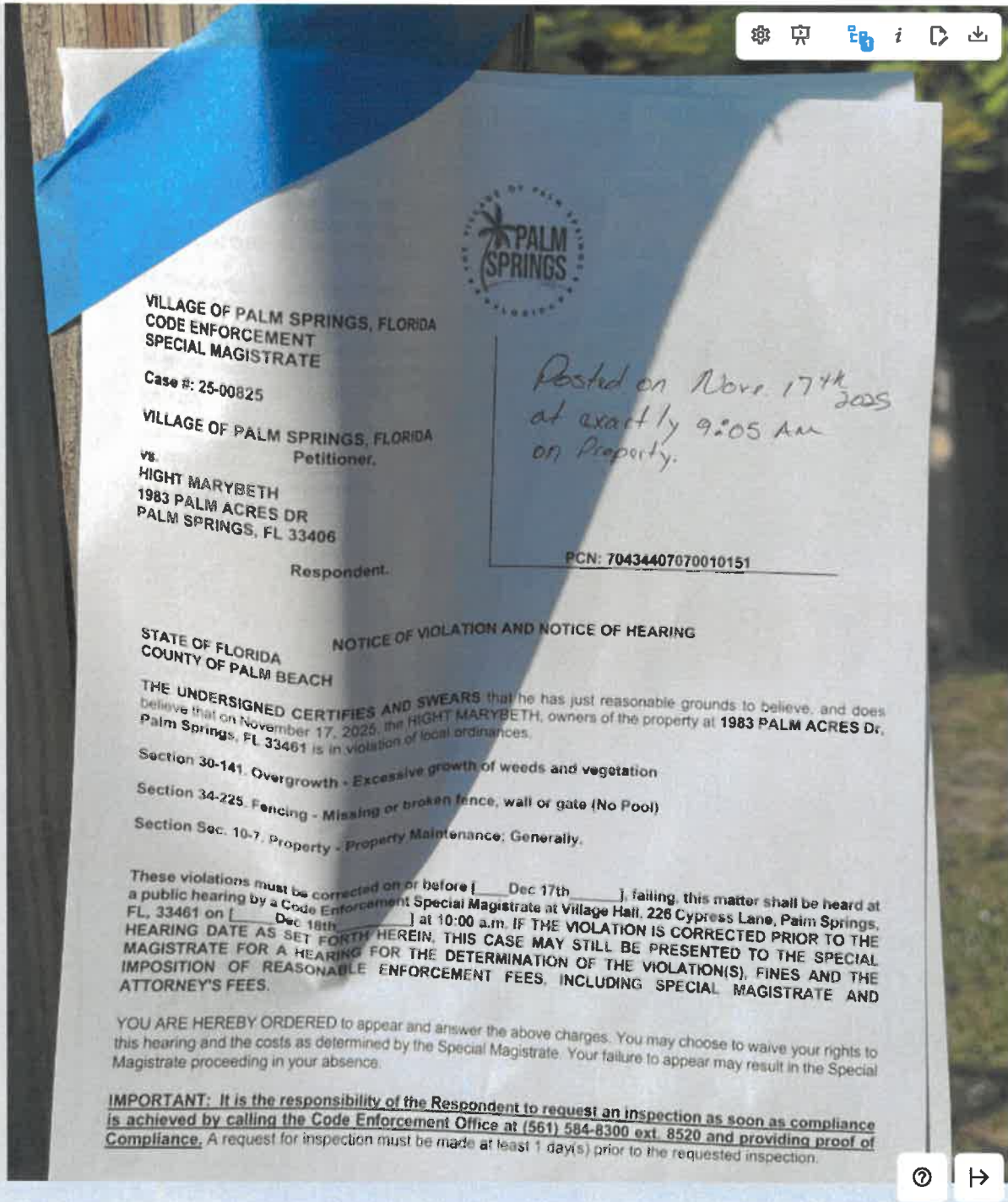
561-801-9162 561-584-8200 ext-8521

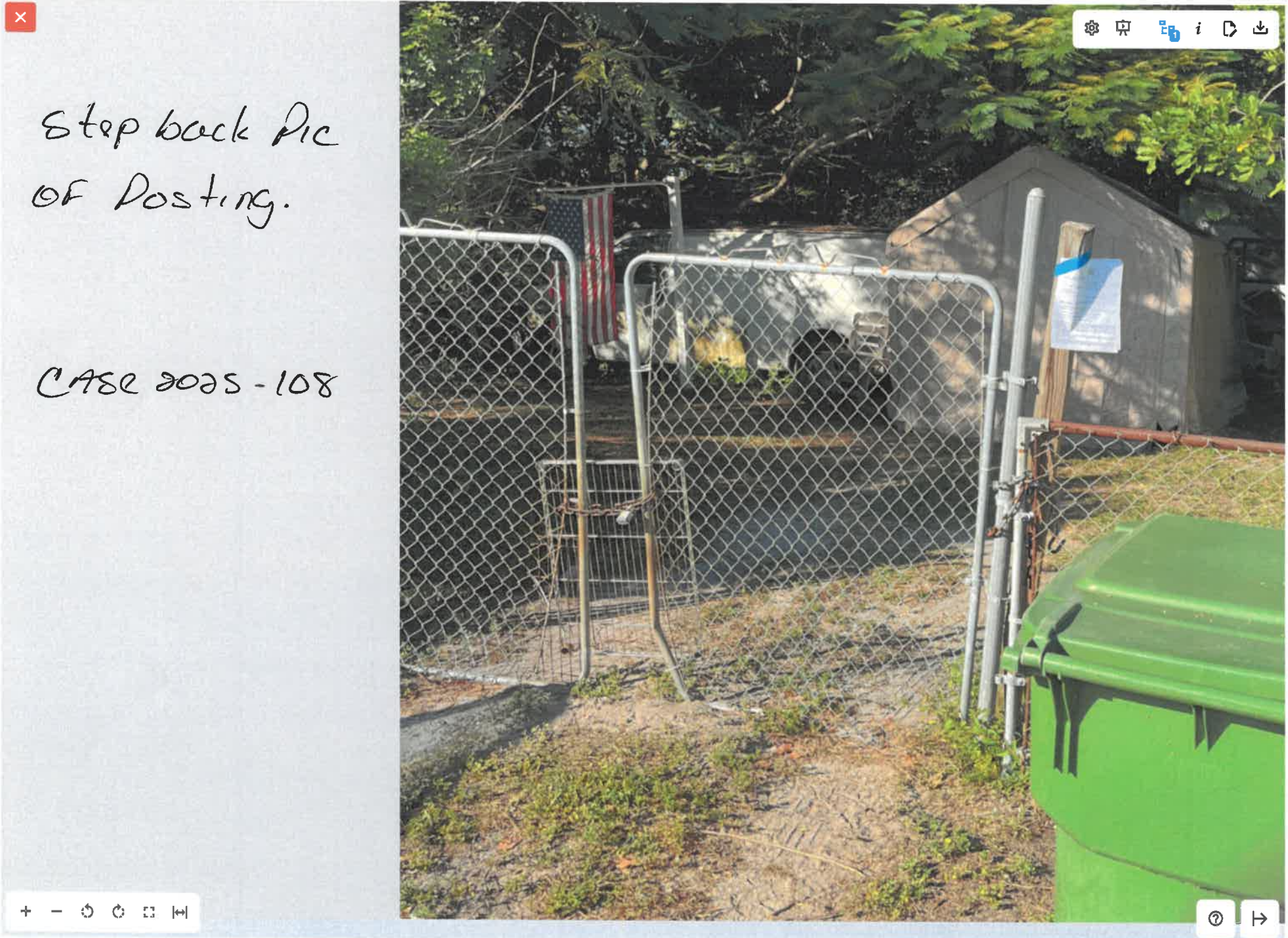
D.Urrutia@VPSFL.org

November 17, 2025
Date Issued

Close up Picture of Posting.

Case 2025-109





VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 108

HIGHT MARYBETH
1983 PALM ACRES DRIVE
PALM SPRINGS FLORIDA 33461
Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 17TH Day of NOVEMBER 2025 at 9:05 AM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), HIGHT MARYBETH, at 1983 PALM ACRES DRIVE, Palm Springs, FL 33461 by:

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

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

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

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

By [Signature]
Code Enforcement Officer

Date: 12/2/25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 2 day of December, 2025 by David Urrutia, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

[Signature]
NOTARY PUBLIC, State of Florida

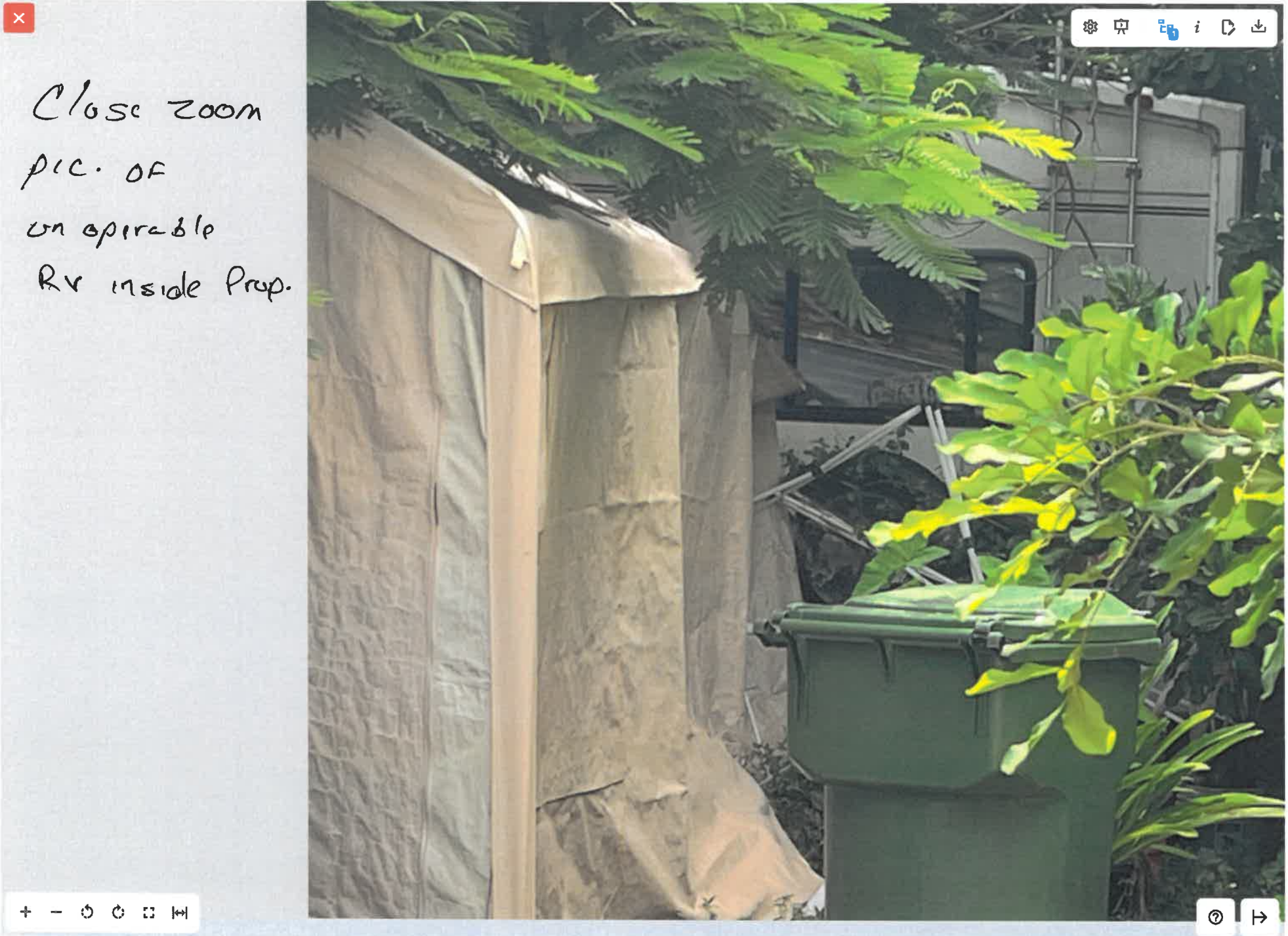
(SEAL)



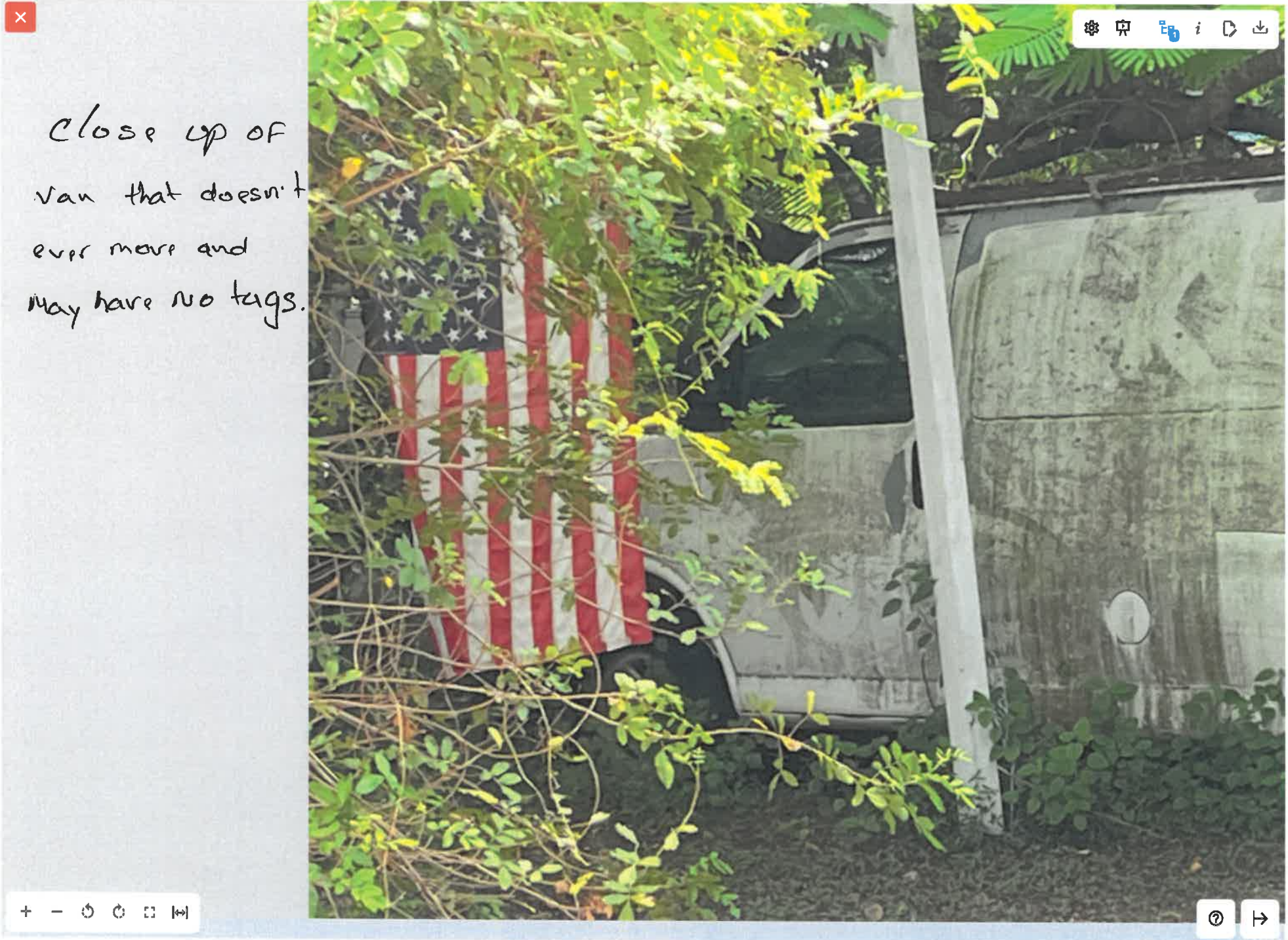


step back picture
of property.





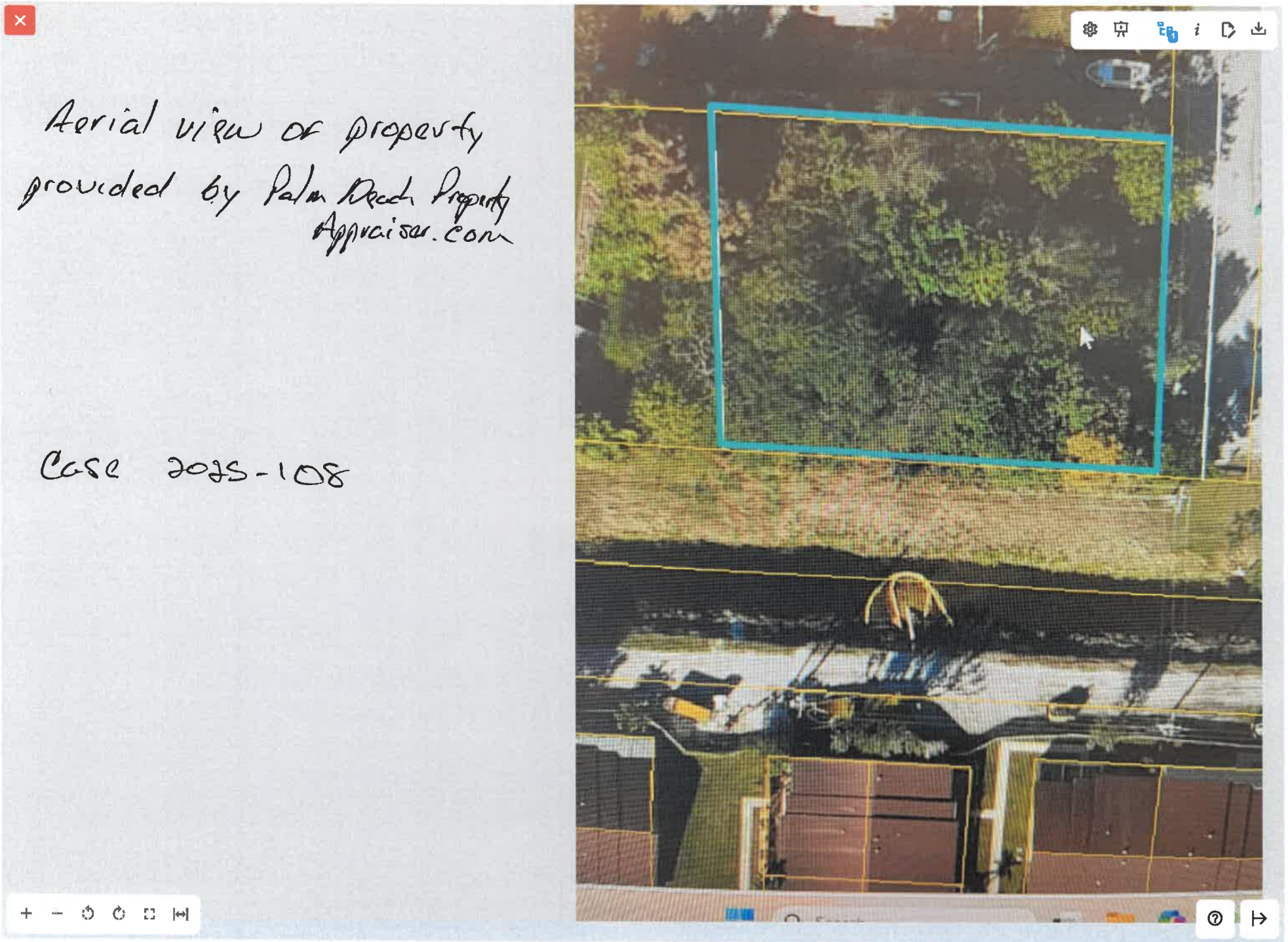
Close zoom
pic. of
un operable
RV inside Prop.



Showing
overgrowth of
trees and vegetation
at ground level
as well.

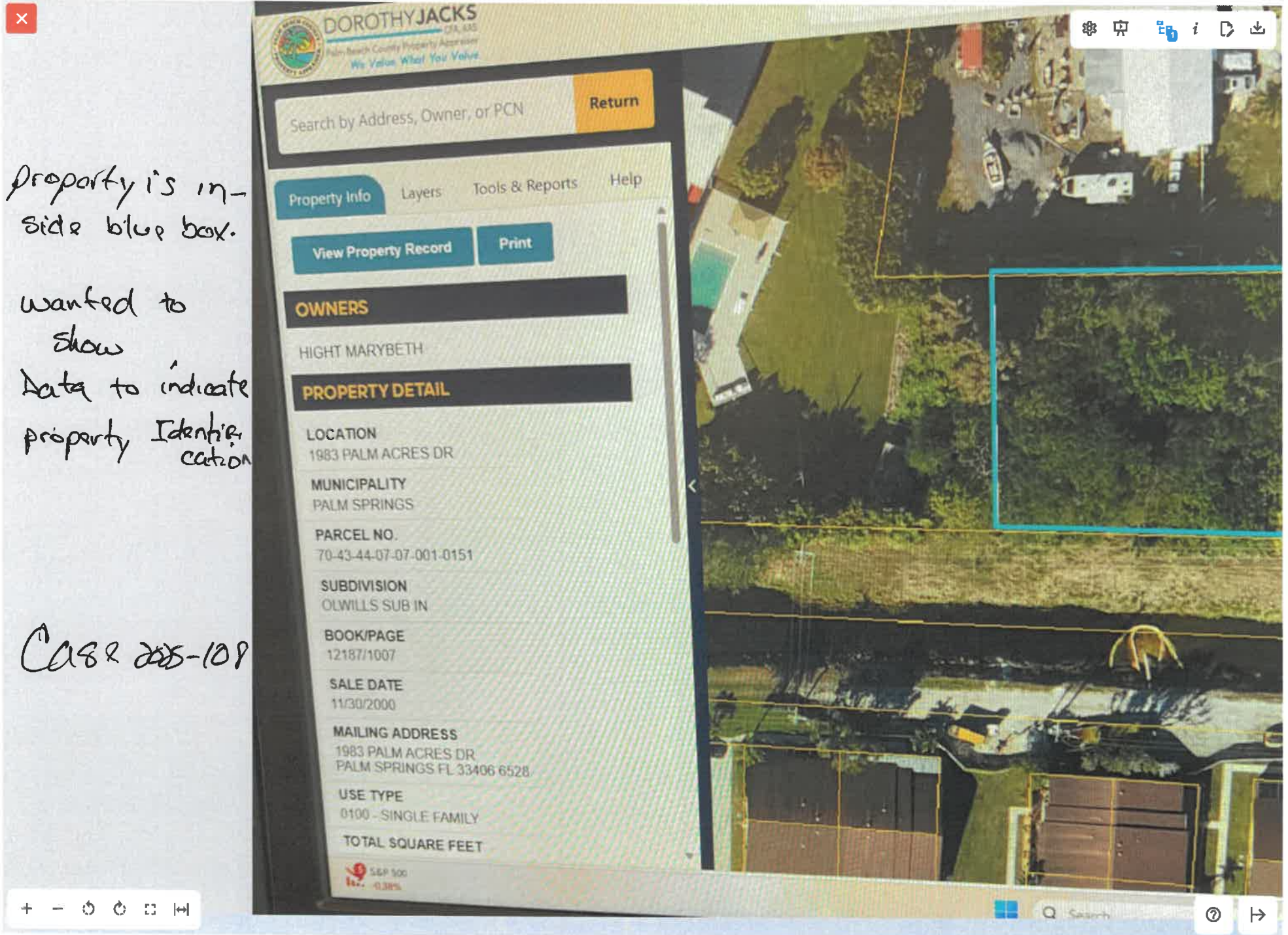
Case 2025-108





Aerial view of property
provided by Palm Beach Property
Appraiser.com

Case 2025-108



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

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

(Code 1994, § 30-150)

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

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

(c)

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

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

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

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

CASE PRESENTATION
CASE No. CASE 2025-108

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 1983 Palm Acres Drive 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 **Hight Marybeth**
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 34-225. Fencing - Missing or broken fence, wall or gate (No Pool)
Section 10-7. Property - Property Maintenance; Generally.

On **August 8th, 2025**, I posted a red tag violation notice for the violations observed while conducting the investigation at **1983 Palm Acres Drive** during a street observation patrol. The property was and still is very overgrown to the point of poor visibility and not providing a clear path to entrance. Safety becomes an issue in case emergencies, entrances and exits must be clear of obstacles. The fencing around property is missing it seems to have dissipated over time and Florida weather conditions. Some vehicles are visible from the road, and they appear to be inoperable and may also have expired tags.

On **the 17th of November** I posted a Notice of violation/ Notice of hearing at exactly 9:05 AM on the property and serviced a certified letter through the United States Postal service to the address provided by Palm Beach Property Appraiser and Palm Beach tax collector, one last posting at city hall. Some small work has been done to landscaping leading to hearing sir, unfortunately property is still overgrown, especially the taller vegetation.

6. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by February 1st, 2026. If not in compliance by **January 31st, 2026**, a \$100 per day per violation fine shall commence.
7. The village has also incurred costs in the amount of **\$217.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than **January 31st, 2026.**
8. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE; THIS CONCLUDES THE VILLAGE TESTIMONY.

Close up of original
 Red tag ccv Posted on
 Property August 8th of 2025

CASE 2025-108

PERMIT NO.

VIOLATION DO NOT REMOVE

**CORRECTIONS MUST BE
MADE AS NOTED BELOW**

1983 Palm Acres
ADDRESS

BLDG. ELEC. MECH. PLBG. Overgrown

- The Property is severely overgrown
and need immediate attention.

- inoperable vehicles in property.

Please call me to establish
communication.

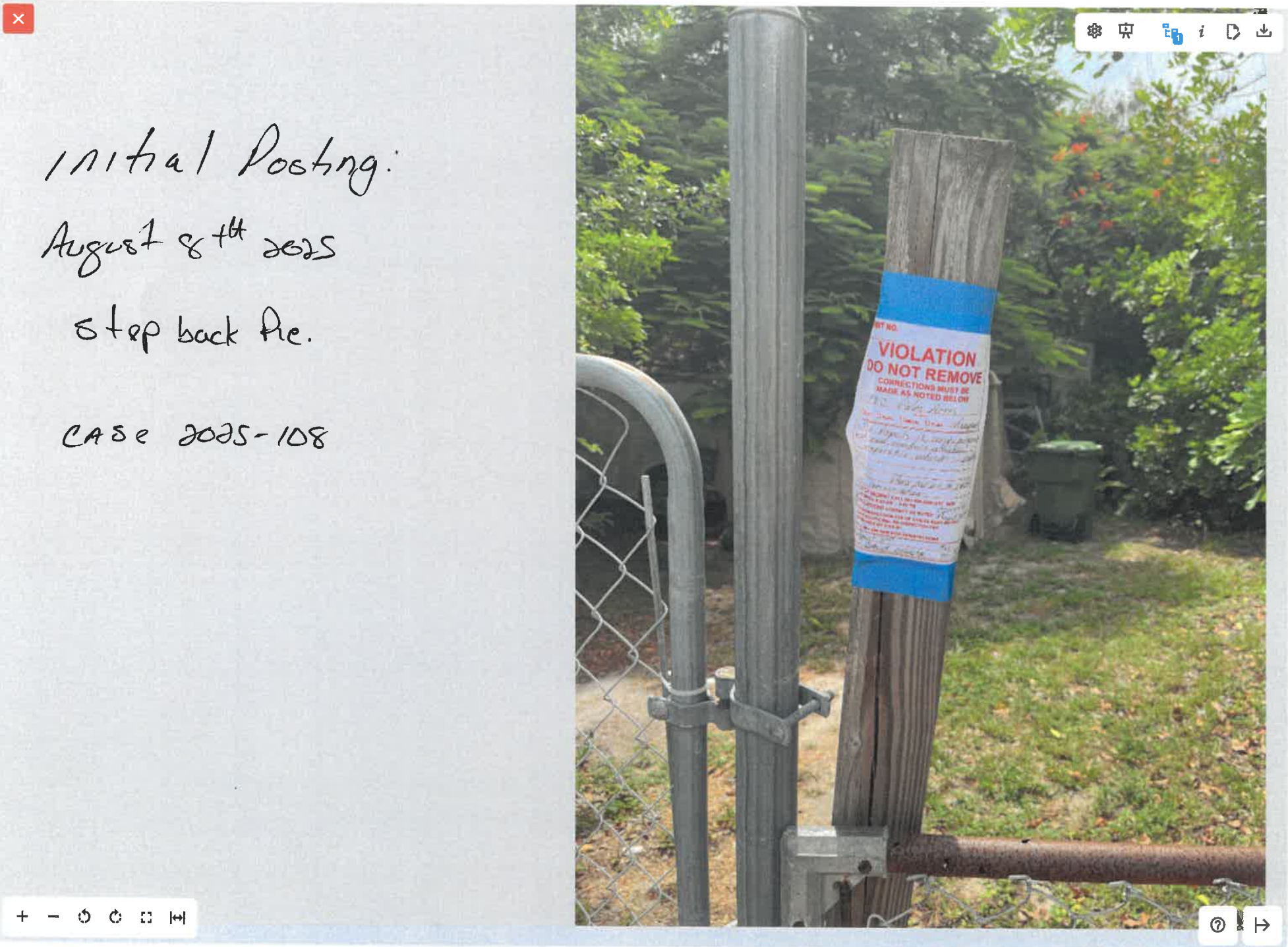
STOP WORK! CALL 561-584-8200 EXT. 8460
BETWEEN 8:30 AM - 3:00 PM

VIOLATION! CORRECT AS NOTED Correct by
August 30th

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: August 8th 561-
Inspector: DAVID ORRUTA 801-9162





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

9489 0178 9820 3046 8363 62

quadi...
 FIRST-CLASS MAIL
 IMI
\$008.86⁰
 11/17/2025 ZIP 33480
 043M31255277
 US POSTAGE

HIGHT MARYBETH
 1983 PALM ACRES Dr
 PALM SPRINGS, FL 33406



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



quadiant
 FIRST-CLASS MAIL
 IMI
\$000.74⁰
 11/17/2025 ZIP 33480
 043M31255277
 US POSTAGE

HIGHT MARYBETH
 1983 PALM ACRES Dr
 PALM SPRINGS, FL 33406

Property Detail

Location Address : 1983 PALM ACRES DR
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-07-07-001-0151
Subdivision : OLWILLS SUB IN
Official Records Book/Page : 12187 / 1007
Sale Date : 11/30/2000
Legal Description : OLWILLS SUB LT 15 (LESS W 90 FT) BLK 1

Owner Information

Owner(s)

HIGHT MARYBETH

Mailing Address

1983 PALM ACRES DR
 PALM SPRINGS FL 33406 6528

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
11/30/2000	\$53,000	12187 / 01007	WARRANTY DEED	HIGHT MARYBETH

Exemption Information

Applicant/Owner(s)	Year	Detail
HIGHT MARYBETH	2025	HOMESTEAD
HIGHT MARYBETH	2025	ADDITIONAL HOMESTEAD
HIGHT MARYBETH	2025	SENIOR
HIGHT MARYBETH	2025	SENIOR

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$38,792	\$36,068	\$29,110	\$24,447	\$23,588
Land Value	\$158,809	\$165,426	\$183,740	\$188,826	\$99,990
Total Market Value	\$197,601	\$201,494	\$212,850	\$213,273	\$123,578

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$56,594	\$54,999	\$53,397	\$51,842	\$50,332
Exemption Amount	\$56,594	\$54,999	\$53,397	\$51,842	\$25,332
Taxable Value	\$0	\$0	\$0	\$0	\$25,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$240	\$230	\$225	\$220	\$517
NON AD VALOREM	\$527	\$516	\$511	\$483	\$427

Account Information

Property Control Number:
 70-43-44-07-07-001-0151
Mailing Address:
 1983 PALM ACRES DR
 Palm Springs, FL 33406-6528
Owner of Record:
 HIGHT MARYBETH

Property Type:
 Real Property
Property Address:
 1983 PALM ACRES DR
 PALM SPRINGS, FL 33406
Second Owner:

Status: Active
Legal Description:
 OLWILLS SUB LT 15 (LESS W 90 FT) BLK 1

Last updated: 11/17/2025 02:22:41 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: **\$735.49** [ADD ALL TO CART](#)

2025 | BILL TYPE: ORIGINAL | BILL NO: 101538607 | ROLL: ANNUAL |
DUE \$735.49

[ADD TO CART](#)

ⓘ INFORMATIONAL NOTICE: THE ORIGINAL TAX BILL WAS SENT TO YOUR ESCROW AGENT/LOAN SERVICER FOR PAYMENT [View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$735.49 Net Tax: \$766.13 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$30.64		\$0.00 <input type="checkbox"/> \$735.49 ▶ 11/17/25 \$735.49 11/30/25 \$735.49 12/31/25 \$743.14 1/31/26 \$750.81	<input checked="" type="radio"/> Due	<input type="radio"/> \$735.49 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"/> \$715.56 Net Tax: \$745.37 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$29.81	11/27/24		-\$715.56 <input checked="" type="radio"/> Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-108

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

**HIGHT MARYBETH
1983 PALM ACRES DRIVE
PALM SPRINGS, FL 33461**

Respondent(s).

ORDER FINDING REPEAT VIOLATION

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

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

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

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

Address: 1983 PALM ACRES DRIVE
Legal Description: OLWILLS SUB LT 15 (LESS W 90 FT) BLK 1
PCN: 70-43-44-07-07-001-0151

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **December 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

- Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:
- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
 - Section 34-225: Fencing. Missing or broken fence, wall or gate (no pool).**
 - Section 10-7: Property. Property maintenance. Generally.**
- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:

- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-225: Fencing. Missing or broken fence, wall or gate (no pool).**
- Section 10-7: Property. Property maintenance. Generally.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. The Respondent has failed to pay and is ordered to pay the following amounts on or before **January 31, 2026:**
 - Administrative costs of **\$217.35**
 - Repeat Fine Amount 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 31, 2025.** If the Respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property complies. The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **January 31, 2026.**
 - Administrative costs of **\$217.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

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

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

DONE AND ORDERED this 18th day of December 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:

[1983 Palm Acres Drive](#)
[Palm Springs, FL 33461](#)



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-111

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

**LAURENCEAU SHEILA D
770 LORI DRIVE 243
PALM SPRINGS, FL 33461**

**MAILING ADDRESS:
(SAME AS ABOVE)**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-7: Property. Property maintenance; IPMC (International Property Maintenance Code).

Section 308.1: Accumulation of rubbish.

Section 308.2: Required disposal of rubbish.

Address: 770 LORI DRIVE 243

Legal Description: LAKESIDE VILLAGE COND NO 6 PAR 243

PCN: 70-43-44-18-18-000-2430

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **December 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

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

Section 10-7: Property. Property maintenance; IPMC (International Property Maintenance Code).

Section 308.1: Accumulation of rubbish.

Section 308.2: Required disposal of rubbish.

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

Section 10-7: Property. Property maintenance; IPMC (International Property Maintenance Code).

Section 308.1: Accumulation of rubbish.

Section 308.2: Required disposal of rubbish.

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 1, 2026:**

Administrative costs of **\$TBD**

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 1, 2026.** If the Respondent fails to comply within the time given, a fine of **\$100.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property complies. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **January 1, 2026.**

Administrative costs of **\$TBD**

Citation fine of **\$ N/A**

Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this 18TH day of December 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:

[770 Lori Drive 243](#)
[Palm Springs, FL 33461](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 -112 (25-01062)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

KMG HOLDINGS LLC
2925 10TH AVENUE N
PALM SPRINGS, FL 33461 3000
Respondent.

PCN 70-43-44-20-01-017-0010

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 **DECEMBER 5, 2025**, the Respondent, **KMG HOLDINGS LLC**, owner of the property at **2925 10TH AVENUE N, PALM SPRINGS, FL, 33461** is in Violation of local ordinances.

Section 10-31 (FBC 105.1 & 110.1) No Required Permit or Inspections of the Large Mural placed on the building.

Section 70-94 All Businesses located and operating within the municipal boundaries of the Village of Palm Springs are required to have a Business Tax Receipt.

These violations must be corrected on or before **DECEMBER 12, 2025**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200, **at 10:00 a.m., on THURSDAY DECEMBER 18, 2025**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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



Code Enforcement Officer 561-814-3208

TOM GEHRMAN

Printed Name of Officer

Date Issued: DECEMBER 5, 2025

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 -112 (25-01062)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

KMG HOLDINGS LLC
2925 10TH AVENUE N
PALM SPRINGS, FL 33461 3000
Respondent.

Notices
Certified 12-8-2025
9489 0178 9820 3046 8365 22
Regular 12-8-2025
Posting 12-5-2025
Photo + gave to Employee

PCN 70-43-44-20-01-017-0010

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 **DECEMBER 5, 2025**, the Respondent, KMG HOLDINGS LLC, owner of the property at 2925 10TH AVENUE N, PALM SPRINGS, FL, 33461 is in Violation of local ordinances.

Section 10-31 (FBC 105.1 & 110.1) No Required Permit or Inspections of the Large Mural placed on the building.

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Tom Gehman
Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: DECEMBER 5, 2025

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 112

KMG HOLDINGS LLC
2925 10TH AVENUE N
PALM SPRINGS, FL 33461 3000

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 5TH Day of DECEMBER 2025 at 2:30 PM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), KMG HOLDINGS LLC at 2925 10TH AVE N, Palm Springs, FL 33461 by:

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

XX SUBSTITUTE SERVICE: By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: NOREEN MCCARTHY 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: 12-12-2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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



NOTARY PUBLIC, State of Florida



PALM SPRINGS POLICE DEPARTMENT

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

December 05, 2025

KMG HOLDINGS LLC
2925 10TH AVENUE N
PALM SPRINGS, FL 33461 3000

Dear Property Owner,

A **Notice of Hearing** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **2925 10TH AVENUE N, Palm Springs, FL 33461**, PCN: 70-43-44-20-01-017-0010.

VIOLATIONS / HEARING CASE 2025-112

Section 10-31 (FBC 105.1 & 110.1) No Required Permit or Inspections of the Large Mural placed on the building.

Section 70-94 All Businesses located and operating within the municipal boundaries of the Village of Palm Springs are required to have a Business Tax Receipt.

The options available include coming into voluntary compliance OR arguing your case at the **Special Magistrate Hearing, Thursday, DECEMBER 18, 2025**, that is noted on your Hearing Notice. This is part of your right under the judicial system.

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

Please call Code Enforcement Office at 561-584-8300 ext. 8520.

Respectfully,

Tom Schuman

Add a Caption

2925 10th Ave N
Case 2025-112
Posting

Friday · Dec 5, 2025 · 2:30 PM

Adjust

IMG_2209



2925 10th Ave N
Case 2025-112
Posting

Add a Caption

Friday • Dec 5, 2025 • 2:30 PM

[Adjust](#)

IMG_2210

Apple iPhone 13

HEIF

Wide Camera — 26 mm $f1.6$

12 MP • 3024 × 4032 • 2.7 MB

ISO 40

26 mm

0 ev

$f1.6$

1/293 s

[Add a location...](#)



2925 10th Ave N.
Case 2025-112

MURAL
- No permit



10/1/2025 11:19:32 AM



10/1/2025 11:24:28 AM



10/1/2025 11:25:44 AM



10/1/2025 11:27:43 AM



10/1/2025 11:23:49 AM



10/1/2025 11:23:34 AM



PALM SPRINGS POLICE DEPARTMENT

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

December 05, 2025

KMG HOLDINGS LLC
2925 10TH AVENUE N
PALM SPRINGS, FL 33461 3000

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Please call Code Enforcement Office at 561-584-8300 ext. 8520.

Respectfully,

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

Professionalism · Respect · Integrity · Duty · Excellence



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



quodient

FIRST-CLASS MAIL
IMI

\$000.74⁰

12/08/2025 ZIP 33480
043M31255277

US POSTAGE

KMG HOLDINGS LLC
2925 10TH AVENUE N
PALM SPRINGS, FL 33461 3000

PALM SPRINGS POLICE
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 3346



UNITED STATES
POSTAL SERVICE
CERTIFIED MAIL®



9489 0178 9820 3046 8365 22

Label 890-QDT, March 2023



quadrant
FIRST-CLASS MAIL
IMI
\$008.86⁰
12/08/2025 ZIP 33480
043M31255277

US POSTAGE

KMG HOLDINGS LLC
2925 10TH AVENUE N
PALM SPRINGS, FL 33461 3000

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)



Village of Palm Springs
Planning Zoning & Building Dept.
226 Cypress Lane
Palm Springs, FL 33461
561-584-8200 ext. 8460

Operating a business without a business tax receipt.

Name of business _____

Address _____

Date _____

Name _____

All businesses located and operating within the municipal boundaries of the Village of Palm Springs are required to have a business tax receipt. (section 70-94 code of ordinance) This courtesy notice is to inform you that your business is currently operating without a Business tax receipt. To apply for a new business tax receipt you will need to set up an on line portal account as the first step. A separate instructional sheet will be emailed with instructions on how to apply.

CASE PRESENTATION
CASE No. CASE 2025- 112 (25-01062)

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 2925 10th Ave N IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS KMG Holdings LLC.

5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
Section 10-31 (FBC 105.1 & 110.1) No Required Permit or Inspections of the Large Mural placed on the building.
Section 70-94 All Businesses located and operating within the municipal boundaries of the Village of Palm Springs are required to have a Business Tax Receipt.

Meetings on site and at Village Hall regarding the Mural Permit and the Business Tax Receipt (BTR) status. No response from KMG HOLDINGS LLC regarding the Violations. .

5. On DECEMBER 5, 2025, I WROTE Notice of Violation/Notice of Hearing 2025-112 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 with little or no communication with the Property Owners. very little if any Code Compliance.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY JANUARY 15, 2026**. Failure to GAIN COMPLIANCE within the time designated shall result in a \$100.00 per day, per violation fine commencing AFTER THE JANUARY 15, 2026, DATE. .

8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$267.35 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, JANUARY 15, 2026.

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



The Village of Palm Springs
FLORIDA



Case Administrative / Court Costs

december 18, 2025, 2925 10th Ave N - KMG HOLDINGS LLC

Case 2025-112

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	4.00	35.00	140.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	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	1.00	35.00	35.00
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 2025-99				267.35

Fw: Mural sign permit @ 2925 10th ave.

From Christian Melendez Berrios <cmelendezberrios@vpsfl.org>

Date Wed 12/3/2025 8:25 AM

To Thomas Gehrman <tgehrman@vpsfl.org>



Christian Melendez Berrios

Planner

Village of Palm Springs

Phone: (561) 584-8200, 8462

From: Ronnie Felder <rfelder@uconstructionpartners.com>

Sent: Wednesday, August 27, 2025 8:52 AM

To: Christian Melendez Berrios <cmelendezberrios@vpsfl.org>

Subject: Re: Mural sign permit @ 2925 10th ave.

You don't often get email from rfelder@uconstructionpartners.com. [Learn why this is important](#)

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

Hello Christian,

September 11th works out great.

Looking forward to meeting you.

Ronnie Felder

Property Manager | United Construction

On Aug 26, 2025, at 3:01 PM, Christian Melendez Berrios <cmelendezberrios@vpsfl.org> wrote:

Good afternoon, Ronnie,

Thank you for reaching out.

We would be happy to meet to discuss the mural at 2925 10th Ave. We are available on September 11th at 11:30 AM using the Teams platform.

Let me know if that works for you, so I can send you the meeting invite.

Best regards,

<vopsroundcleartext(custom)_8e18fa6b-069e-40a3-bc51-91eb740d8982.png>

Christian Melendez Berrios

Planner

Village of Palm Springs

Phone: (561) 584-8200, 8462

[<www icon 01 8f4955bd-5797-47c5-9001-0e411b94b48d.png>](#)

[<facebook-logo-square-1 28604fbf-0763-4767-9e25-1c92ed84c614.png>](#)

[<square-instagram-logo_d079425f-12b5-45d2-94cf-fe3511eb7386.png>](#)

[<gov jobs icon c568868a-e62d-42e5-b84a-f457d14c81e3.png>](#)

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www.vpsfl.org

From: Ronnie Felder <rfelder@uconstructionpartners.com>

Sent: Tuesday, August 26, 2025 12:29 PM

To: Christian Melendez Berrios <cmelendezberrios@vpsfl.org>

Subject: Mural sign permit @ 2925 10th ave.

[You don't often get email from rfelder@uconstructionpartners.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.

Hello Chris,

I'm emailing you to see if I can get a meeting with you concerning the mural at 2925 10th ave. Just some questions about the application and the portal.

Again, thank for your time and I look forward to meeting you.

Ronnie Felder
Property Manager | United Construction

Search Results

Professionals
for Prevent RX

BT-6585-114116

Owner Name	Location	Municipality	Account Number	Mail Address	Mail City State Zip	Homesteaded
HAVEN HEALTH MANAGEMENT	2925 10TH AVE N STE	PALM SPRINGS	226122	2925 10TH AVE N	PALM SPRINGS FL 33461 3000	N
PREVENT RX	2925 10TH AVE N STE 108	PALM SPRINGS	229158	2925 10TH AVE N	PALM SPRINGS FL 33461 3000	N

BT-6585-1141162

* MURAL

Parcel Records: 70434420010170010

Record #	Status	Type	Location	Case Manager	Description	Created
202500420	Permit Issued	Permit	2925 10TH Ave N, 102, Palm Springs, FL 33461		Take your child(ren) to work day	04/01/2025
202400313	Permit Issued	Permit	2925 10TH Ave N, Palm Springs, FL 33461		All corporate employees will be permitted to bring their child(ren) to work and engage in a fun-filled day of activities for take your child to work day.	03/25/2024
BT-6585-114116	Active	Business Tax	2925 N 10TH AVENUE NORTH, 108, Palm Springs, FL	1320agaricadahia	PROFESSIONAL SERVICES MINA AMIN HALIM AMIN P554064	05/04/2023
BT-6585-114112	Active	Business Tax	2925 N 10TH AVENUE NORTH, 108, Palm Springs, FL	1320agaricadahia	RETAIL MON-FRID 9AM - 6PM SAT 10AM-3PM / SUN CLOSED 3 EMPLOYEES	04/20/2023
BT-577-100075	Inactive	Business Tax	2925 N 10TH AVENUE NORTH, 106, Palm Springs, FL	1320lbuz	PROFESSIONAL SERVICES	09/30/2007
BT-4873-4873	Expired	Business Tax	2925 N 10TH AVENUE NORTH, 106, Palm Springs, FL	1320icab	OFFICE FISICAL THERAPY REHAB M-F 9 AM - 9 PM 5 EMPLOYEES	06/02/2017
BT-4873-112073	Expired	Business Tax	2925 N 10TH AVENUE NORTH, 106, Palm Springs, FL	1320icab	PROFESSIONAL SERVICES VOLMAR ORIENTALOS CH 11720	06/02/2017
SITE-202100901	Closed	Permit	2925 10TH AVENUE NORTH, Palm Springs, FL 33461	1320smcdonald	SITE/CIVIL/LANDSCAPE ***PERMIT ON IRAMIS OFFICE***	05/10/2023

Property Detail

Location Address : 2925 10TH AVE N 102
 Municipality : PALM SPRINGS
 Parcel Control Number : 70-43-44-20-01-017-0010
 Subdivision : MODEL LAND CO
 Official Records Book/Page : 31764 / 771
 Sale Date : 09/18/2020
 Legal Description : MODEL LAND CO SUB S 526.52 FT OF WLY 165.13 FT OF TR 17 (LESS S 39 FT, NLY 4.82 FT OF S 43.82 FT OF WLY 57.38 FT 10TH AVE N & E 20 FT SUMMER ST R/WS)

*Per Deed
 NO BTR'S
 RONNIE FEJER
 FEJER@LCONSTRUCTIONPARTNERS.COM*

Owner Information

Owner(s)

KMG HOLDINGS LLC

Mailing Address

2925 10TH AVE N
 PALM SPRINGS FL 33461 3000

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/18/2020	\$2,200,000	31764 / 00771	WARRANTY DEED	KMG HOLDINGS LLC
05/16/2014	\$10	26896 / 01519	WARRANTY DEED	INTERLOC PROPERTIES LLC
05/09/2014	\$1,870,000	26811 / 01234	WARRANTY DEED	INTERLOC PROPERTIES LLC
10/01/1999	\$1,510,000	11431 / 01707	WARRANTY DEED	PALM BEACH PLAZA ASSOCIATES
02/01/1989	\$2,450,000	05983 / 01075	WARRANTY DEED	
10/01/1984	\$50,000	04382 / 01440	WARRANTY DEED	
06/01/1982	\$2,250,000	03751 / 01305	WARRANTY DEED	
09/01/1980	\$1,285,000	03384 / 00983	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

STRA

Property Information

Number of Units : 0
 *Total Square Feet : 28092
 Acres : 1.63
 Property Use Code : 1900—MEDICAL OFFICE- BUILDING UP TO 4 STORIES
 Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1	
Year Built	1980
MEDICAL OFFICE BLDG	28092

Subarea and Square Footage for Building 1	
Code Description	square Footage
OFFICES	9332
OFFICES	18760
Total Square Footage	28092

*Finucci
 Gisela Ortiz 561.461.2316
 Noreen McCarthy
 Office: 561.867.2539
 Cell: 561.572.1317
 ARE PATENTS SEARCH AT THIS LOCATION?

Property Detail

Location Address : 2925 10TH AVE N 102
 Municipality : PALM SPRINGS
 Parcel Control Number : 70-43-44-20-01-017-0010
 Subdivision : MODEL LAND CO
 Official Records Book/Page : 31764 / 771
 Sale Date : 09/18/2020

Per Debris
No BTR'S
Ronnica Feeder
R Feeder@CONSTRUCTIONPARTNER
CON

Legal Description : MODEL LAND CO SUB S 526.52 FT OF WLY 165.13 FT OF TR 17 (LESS S 39 FT, NLY 4.82 FT OF S 43.82 FT OF WLY 57.38 FT 10TH AVE N & E 20 FT SUMMER ST R/W/S)

Owner Information

Owner(s)

KMG HOLDINGS LLC

Mailing Address

2925 10TH AVE N
 PALM SPRINGS FL 33461 3000

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
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09/01/1980	\$1,285,000	03384 / 00983	WARRANTY DEED	

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~~STRA~~

12-5-25
2:30pm

Building Details

Structural Details

Structural Element for Building 1	
Year Built	1980
MEDICAL OFFICE BLDG	28092
Subarea and Square Footage for Building 1	
Code Description	square Footage
OFFICES	9332
OFFICES	18760
Total Square Footage	28092

Finavcc
Gisela Ortiz 561.461.2316
Noreen McCarthy
Office: 561.867.2539
Cell: 561.572.1317
**Are Patients Seen At THIS LOCATION?*

Property Detail

Location Address : 2925 10TH AVE N 102
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-20-01-017-0010
Subdivision : MODEL LAND CO
Official Records Book/Page : 31764 / 771
Sale Date : 09/18/2020
Legal Description : MODEL LAND CO SUB S 526.52 FT OF WLY 165.13 FT OF TR 17 (LESS S 39 FT, NLY 4.82 FT OF S 43.82 FT OF WLY 57.38 FT 10TH AVE N & E 20 FT SUMMER ST RWS)

Owner Information

Owner(s)	Mailing Address
KMG HOLDINGS LLC	2925 10TH AVE N PALM SPRINGS FL 33461 3000

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/18/2020	\$2,200,000	31764 / 00771	WARRANTY DEED	KMG HOLDINGS LLC
05/16/2014	\$10	26896 / 01519	WARRANTY DEED	INTERLOC PROPERTIES LLC
05/09/2014	\$1,870,000	26811 / 01234	WARRANTY DEED	INTERLOC PROPERTIES LLC
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09/01/1980	\$1,285,000	03384 / 00983	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

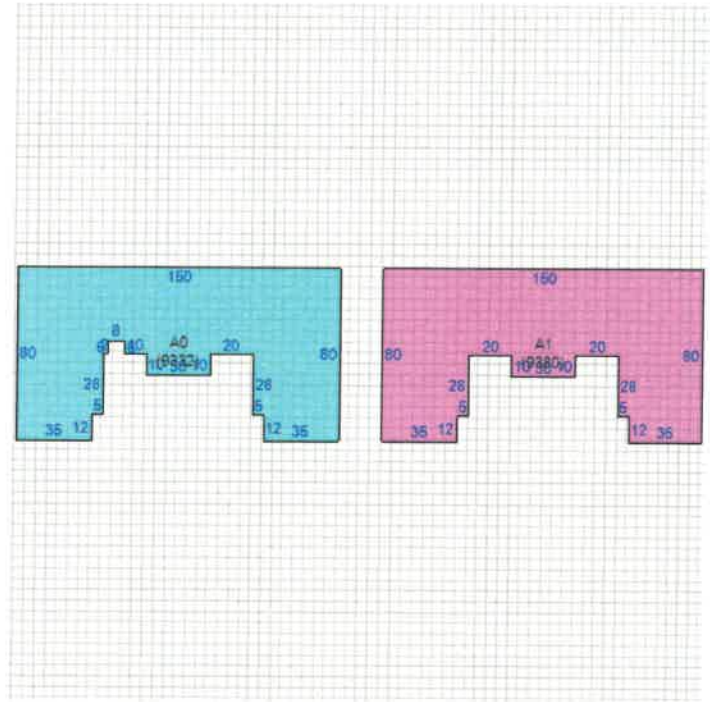
Number of Units : 0
***Total Square Feet :** 28092
Acres : 1.63
Property Use Code : 1900—MEDICAL OFFICE- BUILDING UP TO 4 STORIES
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Year Built	1980	
MEDICAL OFFICE BLDG	28092	

Subarea and Square Footage for Building 1	
Code Description	square Footage
OFFICES	9332
OFFICES	18760
Total Square Footage	28092



Property Extra Feature

Description	Year Built	Units
Fence- Chain Link 6ft #11 Gaug	2005	90
Paving- Asphalt	1980	42028
Walkway-Concrete	1980	650
Wall	1980	180

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	CG	1.6255

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$3,282,400	\$3,410,004	\$1,445,608	\$1,480,883	\$0
Land Value	\$820,040	\$780,990	\$780,990	\$743,463	\$0
Total Market Value	\$4,102,440	\$4,190,994	\$2,226,598	\$2,224,346	\$2,000,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$3,060,484	\$2,782,258	\$2,226,598	\$2,200,000	\$2,000,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$3,060,484	\$2,782,258	\$2,226,598	\$2,200,000	\$2,000,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$65,985	\$62,953	\$43,623	\$44,211	\$41,172
NON AD VALOREM	\$7,107	\$6,573	\$6,379	\$6,098	\$5,817
TOTAL TAX	\$73,092	\$69,526	\$50,001	\$50,309	\$46,989

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

Account Information

Property Control Number:
 70-43-44-20-01-017-0010
Mailing Address:
 2925 10TH AVE N
 Palm Springs, FL 33461-3000
Owner of Record:
 KMG HOLDINGS LLC

Property Type:
 Real Property
Property Address:
 2925 10TH AVE N 102
 PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
 MODEL LAND CO SUB S 526.52 FT OF WLY
 165.13 FT OF TR 17 (LESS S 39 FT, NLY 4.82 FT
 OF S 43.82 FT OF WLY 57.38 FT 10TH AVE N &
 E 20 FT SUMMER ST RWS)

Last updated: 12/09/2025 03:28:35 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

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	<input type="checkbox"/> \$70,168.50 Net Tax: \$73,092.18 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$2,923.68	11/19/25	-\$70,168.50	● Paid
3/31/25	<input type="checkbox"/> \$69,526.35 Net Tax: \$69,526.35 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/14/25	-\$69,526.35	● Paid
4/1/24	<input type="checkbox"/> \$49,501.38 Net Tax: \$50,001.39 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$500.01	2/26/24	-\$49,501.38	● Paid

Sec. 34-295. - Mural permits; purpose; application; review; issuance; fees.

- (a) *Purpose.* The purpose of this section is to permit murals that will not by their size, location, appearance, design, number or manner of display be detrimental to the appearance of the community nor endanger the health, safety and general welfare of the public. It is also the purpose of this section to permit murals that are compatible with the buildings they are located on and the communities they are located in, to reduce traffic hazards and to preserve the right of free speech exercised through the use of murals.
- (b) *Application.* An application for a mural permit shall be filed by the applicant or his or her agent with the village upon forms furnished by the planning, zoning and building department. Such application shall contain or have attached thereto, at a minimum, the following information:
- (1) Name and address of the owner and any other person in control or possession of the real property upon which the mural is to be displayed;
 - (2) Legal description and address of the property upon which the mural is proposed to be displayed;
 - (3) Identification of the proposed location of the mural;
 - (4) Name of the artist creating the mural;
 - (5) Examples of previous works done by the artist with references;
 - (6) Total area of the proposed mural in square feet, in addition to the square footage of the façade it will be displayed upon;
 - (7) Two copies of detailed drawings, drawn to scale, containing complete plans and specifications to show content, colors, textures, and materials that will comprise the mural and manner of application, including, but not limited to, an exact picture, graphic or other description;
 - (8) Description of how the proposed mural will be compatible with the affected property, adjacent properties, and the surrounding neighborhood;
 - (9) A statement regarding the durability and anticipated maintenance of the materials considering the location and positioning of the mural;
 - (10) The timeline for the completion of the mural; and
 - (11) A list of the names and addresses of, and mailing labels for, the owners and occupants of real property bounding and abutting the property where the mural is to be located and the property owners located within 300 feet thereof for purposes of mailing notice of the mural to such persons.
- (c) *Notice.* The village shall mail the mural notice to all persons for which the applicant has provided mailing labels. The administrative costs and the postage and other costs incurred for such notice shall be the responsibility of the applicant. For purposes of this notice, the owners of property shall be deemed to be those as shown on the current county tax assessment rolls.

(d) *Review process.* At a quasi-judicial hearing on the mural permit application, the village council may grant the permit, grant the permit with conditions or deny the application. The final decision of the village council on the permit application shall be set forth in a resolution rendered by the village council which shall contain findings of fact and conclusions of law. Any applicant aggrieved by a decision of the village council may appeal the final decision as provided by the Florida Rules of Appellate Procedure. After a determination by the planning, zoning and building director that the application is complete and accurate, the application shall be placed on the next available village council meeting agenda.

- (1) The village council shall review the application and direct the planning, zoning and building director to issue a mural permit upon a finding that:
 - a. The application is complete;
 - b. The mural will enhance the aesthetic beauty of the area in its proposed location based on the following considerations:
 1. Compatibility of the proposed size, location, color, materials, pattern, design and other characteristics of the mural with the structure it will be displayed upon and with adjacent properties;
 2. Compatibility of the mural with adjacent properties and the character of the surrounding neighborhood;
 3. The balance, order, symmetry, and patterns of the mural;
 4. Whether the mural detracts from the aesthetics of adjacent buildings, landscaping and other improvements; and
 5. Whether there is harmony in the texture, lines, and design of the mural.
 - c. The information regarding durability and expected maintenance requirements is accurate;
 - d. The materials to be used and the manner of application will not require excessive maintenance by its owner;
 - e. There are no more than two murals proposed for the premises and the size of each of the murals is not greater than 550 square feet;
 - f. There are no other murals within 1,000 feet of the location of the proposed mural; and if two murals are proposed for the premises, there are no other murals within 1,000 feet of the location of the two proposed murals;
 - g. The proposed mural is located within a commercially zoned district;
 - h. The artist can complete the mural in accordance with the submitted timeline; and
 - i. The proposed mural complies with all the requirements of this chapter and all other laws and ordinances of the village.

(2)

In making its determination, the village council may also consider and rely upon evidence of property values and the opinions of the owners and occupants of affected properties.

- (3) Any person aggrieved by the decision of the village council may appeal such decision in accordance with the Florida Rules of Appellate Procedure.

(e) *Conditions for issuance; expiration.*

- (1) A permit issued shall be construed to be a license to proceed with the mural and shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of this article or any other regulation of the village, nor shall the issuance of a permit prevent the planning, zoning and building department from thereafter requiring a correction of errors in the plans or in the application of the mural to the structure, or of violations of this article or other regulations of the village.
- (2) Any permit issued shall become invalid unless the work authorized by such permit shall have been commenced within 90 days after the issuance thereof, or if the work authorized by the permit is suspended or abandoned for a period of one month after the time of work is commenced.
- (3) A mural permit shall expire and become null and void if the mural for which the approval was issued and all conditions imposed in connection with the approval have not been completed within six months of issuance of the mural permit.

(f) *Issuance; contents; fees.*

- (1) The issuance and contents of the permit shall be in accordance with section 34-294.
- (2) The fee for a mural permit shall be in accordance with section 34-296.

(Ord. No. 2008-10, § 4, 8-28-2008; Ord. No. 2015-13, § 2, 5-14-2015; Ord. No. 2018-01, § 4, 7-12-2018)

Editor's note— Ord. No. 2008-10, adopted Aug. 28, 2008, renumbered the former § 34-295 as § 34-296 and enacted new provisions as set out herein. The historical notation has been retained with the amended provisions for reference purposes.



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-112

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

**KIMG HOLDINGS LLC
2925 10TH AVENUE NORTH
PALM SPRINGS, FL 33461 3000**

**MAILING ADDRESS:
(SAME AS ABOVE)**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1 & 110.1): No required permit or inspections of the large mural placed on the building.

Section 70-94: All businesses located and operating within the municipal boundaries of the Village of Palm Springs are required to have Business Tax Receipt.

Address: 2925 10TH AVENUE NORTH 102

Legal Description: MODEL LAND CO SUB S 526.52 FT OF WLY 165.13 FT OF TR 17 (LESS S 39 FT, NLY 4.82 FT OF S 43.82 FT OF WLY 57.38 FT 10TH AVE N & E 20 FT SUMMER ST R/WS)

PCN: 70-43-44-20-01-017-0010

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **December 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

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

Section 10-31 (FBC 105.1 & 110.1): No required permit or inspections of the large mural placed on the building.

Section 70-94: All businesses located and operating within the municipal boundaries of the Village of Palm Springs are required to have Business Tax Receipt.

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

Section 10-31 (FBC 105.1 & 110.1): No required permit or inspections of the large mural placed on the building.

Section 70-94: All businesses located and operating within the municipal boundaries of the Village of Palm Springs are required to have Business Tax Receipt.

ORDER

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

Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **January 15, 2026:**

Administrative costs of **\$267.35**

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 **January 15, 2026.** If the Respondent fails to comply within the time given, a fine of **\$100.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property complies. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **January 15, 2026.**

Administrative costs of **\$267.35**

Citation fine of **\$ N/A**

Re-inspection fee of **\$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Tom Gehrman at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate

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

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

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

DONE AND ORDERED this 18TH day of December 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:

[2925 10th Avenue North](#)
[Palm Springs, FL 33461 3000](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-109

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SALINAS KATHERINE & LAKS JASON
105 GRANADA CT
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434419010700140

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on NOVEMBER 25TH, 2025, the SALINAS KATHERINE & LAKS JASON, owners of the property at 105 GRANADA Ct, Palm Springs, FL 33461, violate local ordinances.

**. SEC 34.913- PLEASE REMOVE SEMI-TRUCK FROM RESIDENTIAL AREA.
(FINAL WARNING).**

These violations must be corrected on or before [DECEMBER 2ND, 2025], failing, the matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [DECEMBER 18TH, 2025] at 10:00 a.m. IF THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES, AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8300 ext. 8523 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) before the requested inspection.

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

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

Any interested party seeking to appeal any decision of the Special Magistrate concerning any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need special accommodation to attend or participate in this hearing must advise the Village Clerk at (561)584-8200 ext. 8523, at least 36 hours before the hearing.



Code Enforcement Officer


DECEMBER 1ST, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-109

SALINAS KATHERINE & LAKS JASON
105 GRANADA COURT
PALM SPRINGS, FL 233461

PCN: 70434419010700140

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 1ST Day of DECEMBER 2025, at 2:30 PM, I served the attached Notice of Request for Authorization of Magistrate Hearing on the within-named Respondent(s), 105 GRANADA COURT, Palm Springs, FL 33461 by:

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

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

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

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

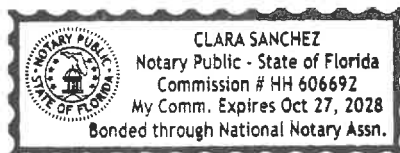
By: [Signature]
Code Enforcement Officer

Date: 12/11/25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)



NOTARY PUBLIC, State of Florida

[Signature]



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PALM SPRINGS POLICE DEPARTMENT

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

DECEMBER 1ST, 2025
SALINAS KATHERINE & LAKS JASON
105 GRANADA COURT
PALM SPRINGS, FL 33461
Dear Property Owner,

A NOTICE OF VIOLATION/NOTICE OF HEARING has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property 105 GRANADA COURT, PALM SPRINGS, FL 33461

PCN: 70434419010700140

REPEAT VIOLATION/HEARING CASE 2025-109

SEC 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

The options available include coming into voluntary compliance on or before **DECEMBER 2ND, 2025, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, DECEMBER 18TH, 2025, AT 10:00 AM.** This is part of your rights under the judicial system.

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

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

Respectfully,

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

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT
 CODE ENFORCEMENT
 230 CYPRESS LANE
 PALM SPRINGS, FL 33461
 CEO OFFICER HENRY STOUT
Cover

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 FIRST-CLASS MAIL
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 US POSTAGE

LAKS JASON
 SALINAS KATHERINE &
 105 GRANADA CT
 LAKE WORTH BEACH FL 33461 1925



PALM SPRINGS POLICE 1
 CODE ENFORCEMENT
 230 CYPRESS LANE
 PALM SPRINGS, FL 33461
 CEO OFFICER HENRY STOUT
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UNITED STATES POSTAL SERVICE
CERTIFIED MAIL



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Label 890-CDT March 2023

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 US POSTAGE

LAKS JASON
 SALINAS KATHERINE &
 105 GRANADA CT
 LAKE WORTH BEACH FL 33461 1925

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

- (a) All vehicles permitted to be parked on any residential premises, as provided in this section, must be primarily operated by a resident of the premises or a guest, or business invitee of the said resident.
- (b) The following vehicles shall not be parked in any residential land use district except for the purpose of loading or unloading materials or persons engaged in providing a commercial service at the premises or for the purpose of the driver to make a temporary convenience stop at the residence (a temporary convenience stop shall be limited to no more than one hour in any 24-hour period and shall not be between the hours of 11:00 p.m. and 7:00 a.m.):
 - (1) Tractor trailers, and semi-trailer trucks;
 - (2) Tow trucks, wreckers or flat bed vehicle carriers;
 - (3) Commercial buses, school buses, or vans accommodating more than 16 passengers;
 - (4) Dump trucks;
 - (5) Construction equipment and vehicles, whether self-propelled or towed, including farm tractors, backhoes, front-end loaders, cranes, cement mixers, pitch buckets or similar items;
 - (6) Step vans and panel trucks, and any vehicle used for the commercial sale of food or beverages;
 - (7) More than three, in total, of any taxi, car service vehicle, limousine, or stretch limousine provided the allowable vehicles are able to be parked on a paved surface and not obstructing any sidewalk or extending into any swale or public right-of-way areas;
 - (8) Boom or bucket trucks;
 - (9) Swamp buggies and half-tracks;
 - (10) Any vehicle that exceeds the roof height of the principal building on the lot.
- (c) No mobile unit shall be parked or stored on private property within the village, unless provided for in a properly approved site plan.

(Ord. No. 2005-25, § 2(30-627), 10-13-2005; Ord. No. 2017-19, § 2, 9-28-2017)

CASE PRESENTATION
CASE No. CASE 2025-109

1. Good morning, my name is HENRY STOUT, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, Code Enforcement Officer.
3. This is Case No. 2025-109. It concerns the property at 105 GRANADA COURT in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector's records, the current owner of the property is SALINAS KATHERINE & LAKS JASON
5. Under observation, there are Violations of local ordinances
SEC 34-913- PROHIBITED VEHICLES IN RESIDENTIAL AREAS. (SEMI TRUCK). CAN ONLY BE ON PROPERTY FOR VISITING OR BUSINESS MATTERS, NO LONER THAN ONE (1) HR.MAY NOT STAY/KEPT OVERNIGHT. (PRIOR/REPEAT OFENDER).

11/23- This property has received three separate Code Compliance Violations (CCVs) for the parking of commercial vehicles (specifically SEMI trucks) on residential property. Before the issuance of the first CCV, a verbal warning was given, and another CCV was issued afterwards. I will take this case to the magistrate in December 2025 for a finding of facts.
25-00790 Closed Code Enf. 105 GRANADA Ct, Palm Springs, FL 33461
hstout SEC 34.913- PLEASE REMOVE SEMI-TRUCK FROM RESIDENTIAL AREA. (FINAL WARNING). 07/24/2025

25-00091 Closed Code Enf. 105 GRANADA Ct, Palm Springs, FL 33461
hstout SEC 34.913- COMMERCIAL VEHICLES ARE NOT ALLOWED TO BE KEPT OVERNIGHT IN A RESIDENTIAL ZONE. (BOX TRUCKS, TOW TRUCKS, SEMI-TRUCKS, FLATBED TRUCKS). 02/05/2025

24-00651 Closed Code Enf. 105 GRANADA Ct, Palm Springs, FL 33461
hstout SECTION 34-913- PROHIBITED VEHICLES IN RESIDENTIAL DISTRICTS. (SEMI-TRUCK). 06/21/2024

23-00100 Closed Code Enf. 105 GRANADA Ct, Palm Springs, FL 33461
dthomas 34-913 PARKING PROHIBITED VEHICLE IN RESIDENTIAL DISTRICT - SEMI 34-912 BLOCKING SIDEWALK
5. On DECEMBER 1ST, 2025, a Notice of Violation/ Notice of Hearing 2025-109 was issued for the Violations. The notice was mailed certified and regular to the respondent's address of record and posted at the property and Village Hall.
6. The Village has also incurred costs of \$265.77 in conducting this investigation and hearing. I request that the respondent be ordered to reimburse the Village for those costs by no later than December 20, 2025.
7. Subject to any questions you might have, this concludes the Village Testimony.





11/16/23
105 Granada Ct





Palm Springs Police Department
(561) 584-8300, ext. 8520
0553

Thomas, H. 017
thomas.h.017

Name _____
ID.# _____

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.
DE THOMAS 017

Compliance Date: _____

34-912. Sign is blocking sidewalk - ID not block

Vehicle in residential district
Removal sent from property - it is not allowed

Please address the listed code violations:
34-113 Marked on 11/16/03

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

Case# _____
Date: 11/16/03
Time: 9 AM
Location: 105 Granada Ct

Courtesy Code Violation Notice







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Blue document with text, taped to the wall.





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



quadrat
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US POSTAGE

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 SALINAS KATHERINE &
 105 GRANADA CT
 LAKE WORTH BEACH, FL 33467 1925

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 CODE ENFORCEMENT
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Nov



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Label 850-007, March 2023



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US POSTAGE

LAKS JASON
 SALINAS KATHERINE &
 105 GRANADA CT
 LAKE WORTH BEACH, FL 33461-1925



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THE UNIVERSITY OF TEXAS AT AUSTIN
SCHOOL OF BUSINESS
1010 UNIVERSITY DRIVE
AUSTIN, TEXAS 78702
737.477.2400
www.utexas.edu

Home





PALM SPRINGS POLICE DEPARTMENT
Life - Liberty - Justice - Palm Springs, Florida - 941 Palm Springs Blvd - Palm Springs, CA 92262

February 10, 2011

SALINAS RAJITHINE & LARA JAMES
101 GRANADA CT
PALM SPRINGS, CA 92262

User Property Owner

You have been entered in County Notice of Sale by the Clerk of Superior Court in Palm Springs Police Department. This is regarding the property at 101 GRANADA CT, Palm Springs, CA 92262.

This property violates local ordinances:
NO OVERNIGHT COMMERCIAL VEHICLES ARE NOT ALLOWED TO BE KEPT OVERNIGHT IN A RESIDENTIAL FORE FRONT TRUCKS, TOW TRUCKS, SEMI TRUCKS, FLATBED TRUCKS!

Commercial Vehicle Insurance is required.

Failure to comply can result in a Citation Fine, Court Costs, and Possible Lien on the property. Please call Code Enforcement at (951) 968-8269 ext. 528 or the Code Officer listed below if you have any questions or objections.

Respectfully

Nancy Boyd
Palm Springs Police Department
Code Enforcement Officer

tel: 951-968-8269
951-968-8217 OFFICE CELL

Professionalism - Respect - Integrity - Service



Property Detail

Parcel Control Number: 70-43-44-19-01-070-0140 Location Address: 105 GRANADA CT
 Owners: LAKS JASON & SALINAS KATHERINE & Municipality: PALM SPRINGS
 Mailing Address: 105 GRANADA CT, LAKE WORTH BEACH FL 33461 1925
 Last Sale: 07/01/2019 Book/Page#: 30720 / 01676 Price: \$10
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RS - RESIDENTIAL SINGLE-FAMILY
 Legal Description: VILLAGE OF PALM SPRINGS PL 3 LT 14 BLK 70 Total SF: 2773 Acres .33

Owner : LAKS JASON PCN: 70434419010700140 1 of 1



2024 Values

Improvement Value \$312,586
 Land Value \$163,941
 Total Market Value \$476,527
 Assessed Value \$358,645
 Exemption Amount \$50,000
 Taxable Value \$308,645

All values are as of January 1st each year.

2024 Taxes

Ad Valorem \$6,155
 Non Ad Valorem \$516
 Total Tax \$6,670

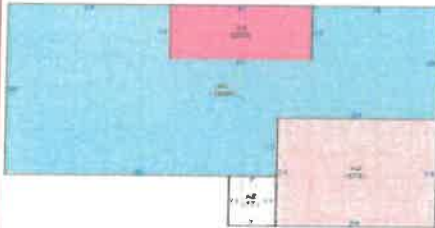
2025 Qualified Exemptions

HOMESTEAD
 ADDITIONAL HOMESTEAD

Applicants

SALINAS KATHERINE &
 LAKS JASON

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1868
SFB Semi Finished Base Area	252
FOP Finished Open Porch	77
FGR Finished Garage	576
Total Square Footage : 2773	
Total Area Under Air : 2120	

Extra Features

Description	Year Built	Unit
Pool - In-Ground	1988	1

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

Structural Details (Building 1)

Description	
1 Exterior Wall 1	MSY: CB STUCCO
2 Year Built	1988
3 Air Condition Desc.	HTG & AC
4 Heat Type	FORCED AIR DUCT
5 Heat Fuel	ELECTRIC
6 Bed Rooms	3
7 Full Baths	2
8 Half Baths	1
9 Exterior Wall 2	NONE
10 Roof Structure	GABLE/HIP
11 Roof Cover	ASPHALT/COMPOSITION
12 Interior Wall 1	DRYWALL
13 Interior Wall 2	N/A
14 Floor Type 1	CERAMIC/QUARRY TILE
15 Floor Type 2	N/A
16 Stories	1

Account Information

Property Control Number: 70-43-44-19-01-070-0140 Mailing Address: 105 GRANADA CT Lake Worth Beach, Fl 33461-1925 Owner of Record: SALINAS KATHERINE &	Property Type: Real Property Property Address: 105 GRANADA CT PALM SPRINGS, FL 33461 Second Owner: LAKS JASON	Status: Active Legal Description: VILLAGE OF PALM SPRINGS PL 3 LT 14 BLK 70
--	--	---

Last updated: 8/06/2025 02:21:49 PM

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

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

Tax Bills

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

Total Payable: **\$0.00**

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	☒ \$8,403.39 Net Tax: \$6,670.20 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$266.81	11/27/24	-\$6,403.39	● Paid
4/1/24	☒ \$6,253.58 Net Tax: \$6,514.14 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$260.56	11/28/23	-\$6,253.58	● Paid
3/31/23	☒ \$6,156.96 Net Tax: \$6,413.50 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$256.54	11/29/22	-\$6,156.96	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	<input type="checkbox"/> \$6,325.83	3/28/22	-	<input checked="" type="radio"/> Paid
	Net Tax: \$6,325.83			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: \$0.00			
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/21	<input type="checkbox"/> \$6,347.40	3/25/21	-	<input checked="" type="radio"/> Paid
	Net Tax: \$6,347.40			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: \$0.00			
Due Date	Net Tax	Last Paid	Amount Paid	Status
4/15/20	<input type="checkbox"/> \$5,510.77	4/13/20	-	<input checked="" type="radio"/> Paid
	Net Tax: \$5,510.77			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: \$0.00			

 Payment **Info** Select to Expand Payment History for PIN



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-109

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

LAKS JASON

SALINAS KATHERINE &

105 GRANADA CT

LAKE WORTH BEACH, FL 33461 1925

MAILING ADDRESS:

(SAME AS ABOVE)

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-913: SEMI-TRUCK PARKED IONA RESIDENTIAL AREA.

Address: 105 GRANADA CT

Legal Description: VILLAGE OF PALM SPRINGS PL 3 LT 14 BLK 70

PCN: 70-43-44-19-01-070-0140

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18TH** day of **DECEMBER 2025**, and based on the evidence and testimony presented, the following **FINDINGS OF FACT**, **CONCLUSIONS OF LAW**, and **ORDER** are hereby entered:

FINDINGS OF FACT

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

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

Section 34-913: SEMI-TRUCK PARKED IONA RESIDENTIAL AREA.

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

□ Section 34-913: SEMI-TRUCK PARKED IONA RESIDENTIAL AREA.

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **August 27th, 2025:**

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

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **DECEMBER 20TH, 2025.** If the Respondent fails to comply within the time given, a fine of **\$150.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property complies. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **December 20, 2025.**

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

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

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

Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

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

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

DONE AND ORDERED this 18TH day of DECEMBER 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[105 GRANADA COURT](#)
[Palm Springs, FL 33461 2055](#)



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-109

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

**LAKS JASON
SALINAS KATHERINE &
105 GRANADA CT
LAKE WORTH BEACH, FL 33461 1925**

**MAILING ADDRESS:
(SAME AS ABOVE)**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-913: Semi-truck parked in a residential area.

Address: 105 GRANADA COURT
Legal Description: VILLAGE OF PALM SPRINGS PL 3 LT 14 BLK 70
PCN: 70-43-44-19-01-070-0140

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **December 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

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

Section 34-913: Semi-truck parked in a residential area.

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

□ Section 34-913: Semi-truck parked in a residential area.

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 20, 2025:**
- Administrative costs of **\$265.77**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**
- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **December 20, 2025.** If the Respondent fails to comply within the time given, a fine of **\$150.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property complies. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **December 20, 2025.**
- Administrative costs of **\$265.77**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

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

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

DONE AND ORDERED this 18TH day of December 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[105 Granada Court](#)
[Palm Springs, FL 33461 2055](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-104

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
CERVINO EDUARDO FRIAS
356 MID PINES RD
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434418070090230

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 23, 2025, the CERVINO EDUARDO FRIAS, owners of the property at 356 MID PINES Rd, Palm Springs, FL 33461, violates local ordinances.

SEC 34-913- PROHIBITED VEHICLES IN RESIDENTIAL AREAS. (TOW TRUCKS). CAN ONLY BE ON PROPERTY FOR VISITING OR BUSINESS MATTERS, NO LONER THAN ONE (1) HR.MAY NOT STAY/KEPT OVERNIGHT. (PRIOR/REPEAT OFENDER).

These violations must be corrected on or before [IMMEDIATELY/ NOV 23, 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 [DECEMBER 18TH, 2025] at 10:00 a.m. IF THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES, AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.


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


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

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

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

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



Code Enforcement Officer


November 23, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-104

CERVINO EDUARDO FRIAS
356 MID PINES ROAD
Palm Springs, FL 33461
Respondent(s)

PCN: 70-43-44-18-07-009-0230

AFFIDAVIT OF SERVICE

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

On the 23RD Day of NOVEMBER, 2025 at 4:30 PM, I served the attached Notice of Hearing on the within-named Respondent(s), 356 MID PINES 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 under F.S. 48.031.

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

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

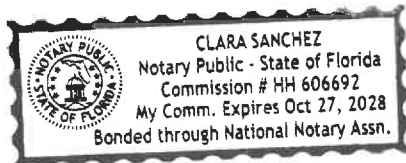
By: [Signature]
Code Enforcement Officer

Date: November 23rd, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 24 day of November, 2025 by Henry Stout, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-104

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
CERVINO EDUARDO FRIAS
356 MID PINES RD
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434418070080230

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

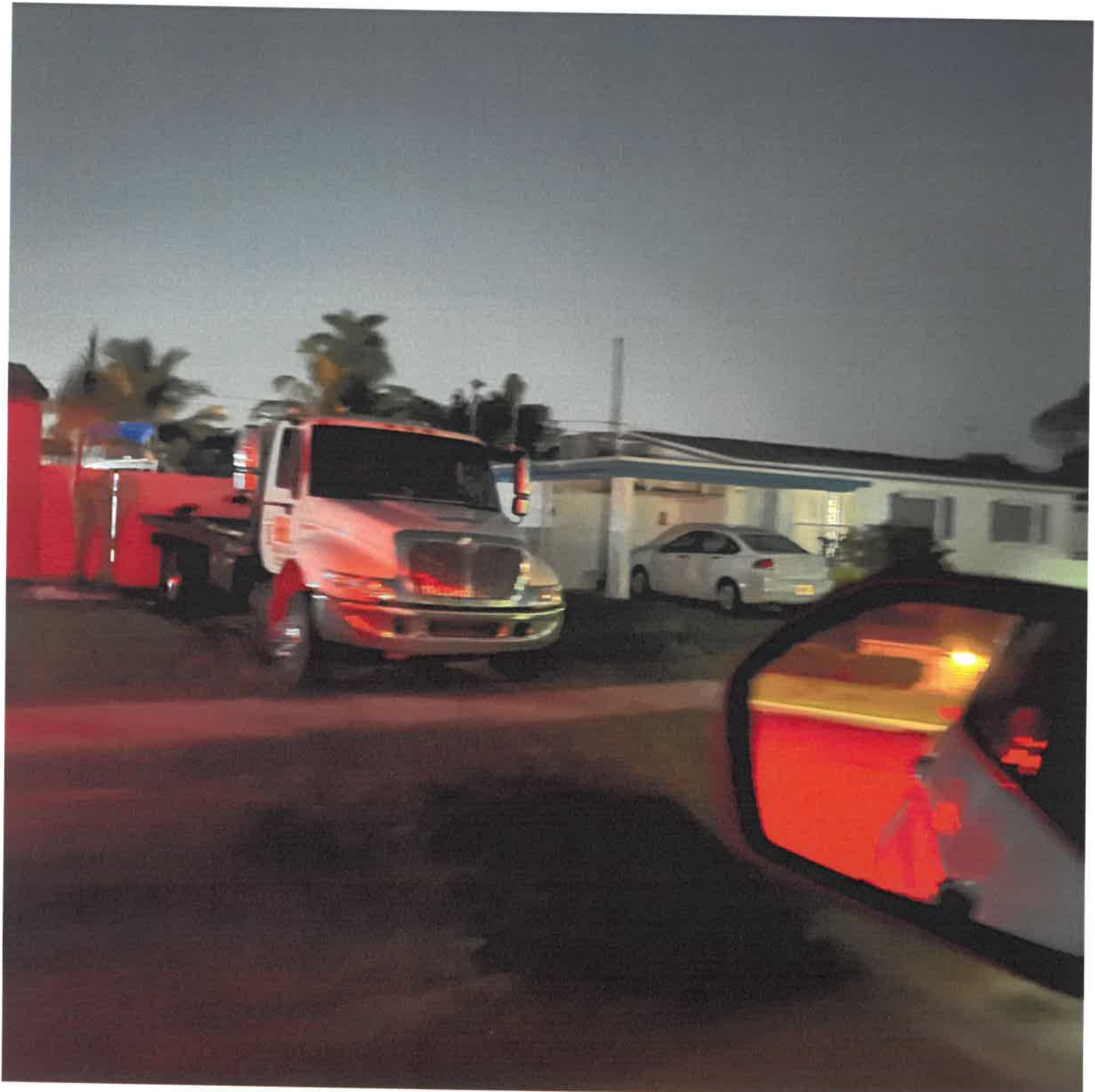
THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on November 23, 2025, the CERVINO EDUARDO FRIAS, owners of the property at 356 MID PINES Rd, Palm Springs, FL 33461, violates local ordinances.

**SEC 34-913- PROHIBITED VEHICLES IN RESIDENTIAL AREAS. (TOW TRUCKS)
CAN ONLY BE ON PROPERTY FOR VISITING OR BUSINESS MATTERS, NO
LONGER THAN ONE (1) HR MAY NOT STAY/KEPT OVERNIGHT. (PRIOR/REPEAT
OFFENDER).**

These violations must be corrected on or before **IMMEDIATELY NOV 23, 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 **DECEMBER 18TH, 2025** at 10:00 a.m. IF THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES, AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-3300 ext. 8520 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) before the requested inspection.









PALM SPRINGS POLICE DEPARTMENT

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

NOVEMBER 23RD, 2025
CERVINO EDUARDO FRIAS
356 MID PINES ROAD
Palm Springs, FL 33461

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **356 MID PINES ROAD, PALM SPRINGS, FL 33461**

PCN: 70434418070090230

VIOLATION/HEARING CASE 2025-104

SEC 34-913- PROHIBITED VEHICLES IN RESIDENTIAL AREAS. (TOW TRUCKS). CAN ONLY BE ON PROPERTY FOR VISITING OR BUSINESS MATTERS, NO LONER THAN ONE (1) HR.MAY NOT STAY/KEPT OVERNIGHT. (PRIOR/REPEAT OFENDER).

The options available include coming into voluntary compliance on or before NOVEMBER 23RD, 2025, OR arguing your case at the Special Magistrate hearing on **THURSDAY, DECEMBER 18TH, 2025, AT 10:00 AM.** This is part of your rights under the judicial system.

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

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

Respectfully,

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



PALM SPRINGS POLICE DEPARTMENT
 CODE ENFORCEMENT
 230 CYPRESS LANE
 PALM SPRINGS, FL 33461
 CEO OFFICER HENRY STOUT
Cover



quodent
 FIRST-CLASS MAIL
 IMI
\$000.74⁹
 11/23/2025 ZIP 33480
 043M31255277

US POSTAGE

CERVINO EDUARDO FRIAS
 356 MID PINES ROAD
 PALM SPRINGS, FL 33461



CERTIFIED MAIL®



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



9489 0178 9820 3046 8364 47

Label B96-QDT, March 2023



quodent
 FIRST-CLASS MAIL
 IMI
\$008.86⁹
 11/23/2025 ZIP 33480
 043M31255277

US POSTAGE

CERVINO EDUARDO FRIAS
 356 MID PINES ROAD
 PALM SPRINGS, FL 33461

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

- (a) All vehicles permitted to be parked on any residential premises, as provided in this section, must be primarily operated by a resident of the premises or a guest, or business invitee of the said resident.
- (b) The following vehicles shall not be parked in any residential land use district except for the purpose of loading or unloading materials or persons engaged in providing a commercial service at the premises or for the purpose of the driver to make a temporary convenience stop at the residence (a temporary convenience stop shall be limited to no more than one hour in any 24-hour period and shall not be between the hours of 11:00 p.m. and 7:00 a.m.):
 - (1) Tractor trailers, and semi-trailer trucks;
 - (2) Tow trucks, wreckers or flat bed vehicle carriers;
 - (3) Commercial buses, school buses, or vans accommodating more than 16 passengers;
 - (4) Dump trucks;
 - (5) Construction equipment and vehicles, whether self-propelled or towed, including farm tractors, backhoes, front-end loaders, cranes, cement mixers, pitch buckets or similar items;
 - (6) Step vans and panel trucks, and any vehicle used for the commercial sale of food or beverages;
 - (7) More than three, in total, of any taxi, car service vehicle, limousine, or stretch limousine provided the allowable vehicles are able to be parked on a paved surface and not obstructing any sidewalk or extending into any swale or public right-of-way areas;
 - (8) Boom or bucket trucks;
 - (9) Swamp buggies and half-tracks;
 - (10) Any vehicle that exceeds the roof height of the principal building on the lot.
- (c) No mobile unit shall be parked or stored on private property within the village, unless provided for in a properly approved site plan.

(Ord. No. 2005-25, § 2(30-627), 10-13-2005; Ord. No. 2017-19, § 2, 9-28-2017)

CASE PRESENTATION
CASE No. CASE 2025-104

1. Good morning, my name is HENRY STOUT, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, Code Enforcement Officer.
3. This is Case No. 2025-104. It concerns the property at 356 MID PINES ROAD in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector's records, the current owner of the property is CERVINO EDUARDO FRIAS
5. Under observation, there are Violations of local ordinances
SEC 34-913- PROHIBITED VEHICLES IN RESIDENTIAL AREAS. (TOW TRUCKS). CAN ONLY BE ON PROPERTY FOR VISITING OR BUSINESS MATTERS, NO LONER THAN ONE (1) HR.MAY NOT STAY/KEPT OVERNIGHT. (PRIOR/REPEAT OFENDER).

11/23- This property has received three separate Code Compliance Violations (CCVs) for the parking of commercial vehicles (specifically tow trucks) on residential property. Before the issuance of the first CCV, a verbal warning was given, and another CCV was issued afterwards. I will take this case to the magistrate in December 2025 for a finding of fact.

25-00493 Closed Code Enf. 356 MID PINES Rd, Palm Springs, FL 33461
hstout SEC 34-913- PROHIBITED VEHICLES IN RESIDENTIAL AREAS. (TOW TRUCKS). CAN ONLY BE ON PROPERTY FOR VISITING OR BUSINESS MATTERS, NO LONER THAN ONE (1) HR.MAY NOT STAY/KEPT OVERNIGHT. 05/05/2025

24-01204 Closed Code Enf. 356 MID PINES Rd, Palm Springs, FL 33461
hstout SECTION 34.914—To maintain the beauty of our community, cars, and commercial vehicles are strictly prohibited from parking on the grass (front lawn). However, you may park in the swale. Thank you for your cooperation! 11/04/2024

24-00601 Closed Code Enf. 356 MID PINES Rd, Palm Springs, FL 33461
hstout SECTION 34-913- PROHIBITED VEHICLES IN RESIDENTIAL DISTRICTS. (TOW TRUCK). 06/11/2024

24-00317 Closed Code Enf. 356 MID PINES Rd, Palm Springs, FL 33461
hstout SECTION 34-913- PROHIBITED VEHICLES IN RESIDENTIAL DISTRICTS. (TOW TRUCK). 04/12/2024

23-00173 Closed Code Enf. 356 MID PINES Rd, Palm Springs, FL 33461
dthomas * FBC 105.1 NO PERMIT *FBC 110.1 NO INSPECTION * 34-913 PARKING PROHIBITED ROLLBACK TRUCK *34-912 PARKING IN PUBLIC RIGHT OF WAY 12/12/2023

5. On NOVEMBER 23RD, 2025, a Notice of Violation/ Notice of Hearing 2025-104 was issued for the Violations. The notice was mailed certified and regular to the respondent's address of record and posted at the property and Village Hall.
6. The Village has also incurred costs of \$265.77 in conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than DECEMBER 23RD, 2025.

CASE No. _____

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

Account Information

Property Control Number:
 70-43-44-18-07-009-0230
Mailing Address:
 356 MID PINES RD
 Lake Worth Beach, Fl 33461-1817
Owner of Record:
 CERVINO EDUARDO FRIAS

Property Type:
 Real Property
Property Address:
 356 MID PINES RD
 PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
 VILLAGE OF PALM SPRINGS PLAT 2LT 23 BLK
 9

Last updated: 11/23/2025 08:40:45 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: **\$4,505.74** [ADD ALL TO CART](#)

2025 | BILL TYPE: ORIGINAL | BILL NO: 101539603 | ROLL: ANNUAL |
DUE \$4,505.74

[ADD TO CART](#)

i INFORMATIONAL NOTICE: THE ORIGINAL TAX BILL WAS SENT TO YOUR ESCROW AGENT/LOAN SERVICER FOR PAYMENT [View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$4,505.74		\$0.00	<input type="checkbox"/> \$4,505.74	<input type="radio"/> \$4,505.74
	Net Tax: \$4,693.47		<input checked="" type="checkbox"/> 11/23/25 \$4,505.74	<input checked="" type="radio"/> Due	<input type="radio"/> Clear all
	Interest: \$0.00		11/30/25 \$4,505.74		
	Penalty: \$0.00		12/31/25 \$4,552.67		
	Fees: \$0.00		1/31/26 \$4,599.61		
	Discount: -\$187.73				
Total: \$0.00					ADD TO CART

Recently Paid Bills

2024 | BILL TYPE: ORIGINAL | BILL NO: 101540936 | ROLL: ANNUAL |
PAID

[View Info](#)

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$4,373.17	11/27/24		<input checked="" type="radio"/> Paid
	Net Tax: \$4,555.38			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$182.21			

2023 | BILL TYPE: ORIGINAL | BILL NO: 102194634 | ROLL: ANNUAL | PAID

[View Info](#)

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	<input type="checkbox"/> \$4,266.04	11/28/23		<input checked="" type="radio"/> Paid
	Net Tax: \$4,443.80			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$177.76			

2022 | BILL TYPE: ORIGINAL | BILL NO: 101540557 | ROLL: ANNUAL | PAID

[View Info](#)

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	<input type="checkbox"/> \$4,184.74	11/29/22		<input checked="" type="radio"/> Paid
	Net Tax: \$4,359.11			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$174.37			

2021 | BILL TYPE: ORIGINAL | BILL NO: 101541007 | ROLL: ANNUAL | PAID

[View Info](#)

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	<input type="checkbox"/> \$4,104.29	11/24/21		<input checked="" type="radio"/> Paid
	Net Tax: \$4,275.30			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$171.01			

2020 | BILL TYPE: ORIGINAL | BILL NO: 101542103 | ROLL: ANNUAL | PAID

[View Info](#)

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/21	<input type="checkbox"/> \$4,270.64	11/20/20		<input checked="" type="radio"/> Paid
	Net Tax: \$4,448.58			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$177.94			

2019 | BILL TYPE: ORIGINAL | BILL NO: 101543378 | ROLL: ANNUAL | PAID

[View Info](#)

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/20	<input type="checkbox"/> \$4,778.42	11/19/19		<input checked="" type="radio"/> Paid
	Net Tax:	\$4,977.52		
	Interest:	\$0.00		
	Penalty:	\$0.00		
	Fees:	\$0.00		
	Discount:	-\$199.10		

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-104

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

CERVINO EDUARDO FRIAS

356 MID PINES ROAD

PALM SPRINGS, FLORIDA 33461

**MAILING ADDRESS:
(SAME AS ABOVE)**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-913: TOW-TRUCK PARKED IONA RESIDENTIAL AREA.

Address: 356 MID PINES ROAD

Legal Description: VILLAGE OF PALM SPRINGS PLAT 2LT 23 BLK 9

PCN: 70-43-44-18-07-009-0230

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18TH** day of **DECEMBER 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

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

Section 34-913: TOW-TRUCK PARKED IONA RESIDENTIAL AREA.

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

□ Section 34-913: SEMI-TRUCK PARKED IONA RESIDENTIAL AREA.

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 20TH, 2025:**
- Administrative costs of **\$265.77**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**
- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **DECEMBER 20TH, 2025.** If the Respondent fails to comply within the time given, a fine of **\$150.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property complies. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **December 20, 2025.**
- Administrative costs of **\$265.77**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

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

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

DONE AND ORDERED this 18TH day of DECEMBER 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:

[356 MID PINES ROAD](#)

[Palm Springs, FL 33461 2055](#)



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-104

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

**CERVINO EDUARDO FRIAS
356 MID PINES ROAD
PALM SPRINGS, FLORIDA 33461**

**MAILING ADDRESS:
(SAME AS ABOVE)**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-913: Tow-truck parked in a residential area.

Address: 356 MID PINES ROAD

Legal Description: VILLAGE OF PALM SPRINGS PLAT 2LT 23 BLK 9

PCN: 70-43-44-18-07-009-0230

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **18th** day of **December 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

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

Section 34-913: Tow-truck parked in a residential area.

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

Section 34-913: Semi-truck parked in a residential area.

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 20, 2025**:
 - Administrative costs of **\$265.77**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **December 20, 2025**. If the Respondent fails to comply within the time given, a fine of **\$150.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property complies. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **December 20, 2025**.
 - Administrative costs of **\$265.77**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

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

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

DONE AND ORDERED this 18TH day of DECEMBER 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:

[356 Mid Pines Road](#)
[Palm Springs, FL 33461 2055](#)

**VILLAGE OF PALM SPRINGS, FLORIDA
CODE CITATION**

CITATION NO. 2902

DAY OF WEEK	MONTH	DAY	YEAR	TIME
Friday	November	7	2025	3:50pm
FIRST NAME	MID INT.	LAST NAME		
Corand Lake	Properties	LLC		
STREET ADDRESS				
3514 Lake Worth Rd				
CITY	STATE	ZIP CODE		
Lake Worth Beach	FL	33461		
TAG NO.	DESCRIPTION			
VIOLATION CODE SECTION(S) & DESCRIPTION:				
Section 34-898				
(2) Limitation / food truck / property				
(iv) No outside display of products				
(v) No use of tables, canopy				
<input checked="" type="checkbox"/> REPEAT VIOLATION				

Nanciam Chenot 154
Code Enforcement Officer ID#

This citation is issued pursuant to Chap. 162, Florida Statutes and Section 2-233. The violation charge is a civil infraction and may subject you to a fine of up to \$250 per day (or \$500 per day for Repeat Violations), plus costs assessed by a Magistrate before whom this matter is heard. You are scheduled to appear before the Magistrate at a hearing for this violation on:

Dec. 18, 2025 at 10:00am
Hearing Date Time

Location: Community Room,
226 Cypress Lane, Palm Springs, Florida

You may avoid a hearing by complying with the Code section cited, obtaining an inspection by calling 561-304-4826 or 561-304-4829 and paying a fine of \$ 100.00, plus a re-inspection fee of \$30.00 for a TOTAL Civil Penalty of \$ 130.00. The inspection must be completed and full payment must be received at Village Hall, Land Development Dept., 226 Cypress Lane, Palm Springs, FL 33461, no later than 5:00PM on 12-11-2025, by cash or check payable to "Village of Palm Springs".

DO NOT MAIL CASH

If you fail to pay the civil penalty within the time allowed, or fail to appear at the hearing to contest the citation, you shall be deemed to have waived your right to contest the citation and a judgment may be entered against you for an amount up to the maximum civil penalty.

[Signature]
Respondent Signature

Parlin
Printed Name



PALM SPRINGS POLICE DEPARTMENT

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

November 12, 2025

**GRAND LAKE PROPERTIES LLC
3514 LAKE WORTH RD
PALM SPRINGS, FL 33461**

Dear Property Owner,

A **CITATION** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property a **3514 LAKE WORTH Rd, Palm Springs, FL 33461, PCN: 70434430010090011.**

REPEAT VIOLATION / HEARING CIT 2025-2902.

SECTION 34-898 - Mobile Food Truck - Limit one per property, no display of products, no use of tables & canopy.

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

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

Please call the Code Enforcement Office at 561-584-8300 ext. 8520.

Respectfully,

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

9489 0178 9820 3046 8363 24
9489 0178 9820 3046 8363 31
9489 0178 9820 3046 8363 17



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

Invoice # INV25-9367

Application Date: 11/12/2025

Invoice Date 11/13/2025 Permit Number 25-01205

Address 3514 LAKE WORTH Rd, Palm Springs, FL 33461

Permit Type Assist Other Agency

Primary Contact GRAND LAKE PROPERTIES LLC

CE Citation	\$130.00
-------------	----------

Comments: Repeat Violation Sec. 34-898 Food Truck

Amount \$130.00

Total Fees \$130.00

Teller Receipt Below

Invoice # INV25-9367

Application Date: 11/12/2025

Invoice Date 11/13/2025 Permit Number 25-01205

Address 3514 LAKE WORTH Rd, Palm Springs, FL 33461

Primary Contact GRAND LAKE PROPERTIES LLC

Total Fees \$130.00



11/7/2025 3:57:43 PM

Using water + ELECTRIC



11/7/2025 4:03:38 PM

Tracking Number:

Remove X

9489017898203046836324

Copy

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

Latest Update

Your item was delivered to an individual at the address at 10:57 am on November 17, 2025 in LAKE WORTH, FL 33461.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

LAKE WORTH, FL 33461

November 17, 2025, 10:57 am

[See All Tracking History](#)

Feedback

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

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus[®]



Product Information



See Less ^

Tracking Number:

Remove X

9489017898203046836331

Copy

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

Latest Update

Your item was delivered to an individual at the address at 3:00 pm on November 19, 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 19, 2025, 3:00 pm

[See All Tracking History](#)

Feedback

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

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus[®]



Product Information



See Less ^

Tracking Number:

Remove X

9489017898203046836317

Copy

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

Latest Update

Your item was delivered to an individual at the address at 3:31 pm on November 15, 2025 in WELLINGTON, FL 33414.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

WELLINGTON, FL 33414

November 15, 2025, 3:31 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

Two (2) Food Trucks, Tables, Canopies





CASE PRESENTATION
CASE No. CASE 2025-2902

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 **Citation Case No. 2025-2901** concerning the property at **3514 Lake Worth Rd.** 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(s) of the property is/are **Grand Lake Properties LLC.**
5. Pursuant to my own observation, there are violations of local ordinances:
 - * **Section 34-898** – Mobile food truck –More than one truck operating on the property, display of products, using of tables and canopies.
6. On November 7, 2025, I entered the property to post a Notice of Violation/ Notice of Hearing for an existing violation and noticed two (2) food trucks operating on this property. They had tables and canopies set up displaying their products. Since this was a repeat violation, I wrote Citation 2902 for the repeat violation in the amount of \$100.00 with a \$30.00 reinspection fee for a total of \$130.00 and posted it at the property. I discussed the violations with the two food truck vendors and the store manager, Ladia, onsite who signed the Citation.
7. On **November 12, 2025**, I mailed Cover letter and Citation certified and regular to the respondent's address of record. The USPS acknowledges receipt of the three letters that were sent.
8. Photos of the violations are included in the file. To date the 2nd food truck is no longer there and the tables and canopies have been removed. I received a report of the food vender staying open late which is a violation of the same Ordinance section. To date the Citation has NOT been paid
9. I REQUEST THAT THE RESPONDENT BE ORDERED stay in compliance or a repeat violation and Citation will be issued. If not in compliance by the stated dates a \$100.00 per day, FINE shall commence.
10. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$190.81** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **December 26, 2025.**
11. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



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



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Label 890-QDT, March 2023



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 FIRST-CLASS MAIL
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\$008.86⁰
 11/12/2025 ZIP 33480
 043M31255277

US POSTAGE

MOHAMMED NAYEEM
GRAND LAKE PROPERTIES LLC
9216 EQUUS CIR
BOYNTON BEACH, FL 33472



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

MOHAMMED NAYEEM
GRAND LAKE PROPERTIES LLC
9216 EQUUS CIR
BOYNTON BEACH, FL 33472



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 FIRST-CLASS MAIL
 IMI
\$000.74⁰
 11/12/2025 ZIP 33480
 043M31255277

US POSTAGE



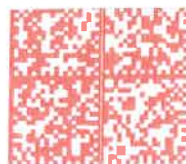
PALM SPRINGS POLICE DE
CODE ENFORCEMENT DIV
226 CYPRESS LANE
PALM SPRINGS, FL 33461
ATTN: N. CUENOT

UNITED STATES POSTAL SERVICE CERTIFIED MAIL



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Label 890-QDT, March 2023



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FIRST-CLASS MAIL
IMI
\$008.86
11/12/2025 ZIP 33480
043M31255277

US POSTAGE

GRAND LAKE PROPERTIES LLC
3514 LAKE WORTH RD
PALM SPRINGS, FL 33461



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

GRAND LAKE PROPERTIES LLC
3514 LAKE WORTH RD
PALM SPRINGS, FL 33461



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FIRST-CLASS MAIL
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11/12/2025 ZIP 33480
043M31255277

US POSTAGE



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

POSTAL SERVICE CERTIFIED MAIL

9489 0178 9820 3046 8363 17



Label 890-QDT, March 2023

SHIEKH RAHMAN, REG. AGENT
GRAND LAKE PROPERTIES LLC
1295 LONGLEA TERRACE
WELLINGTON, FL 33414



quodient
FIRST-CLASS MAIL
IMI
\$008.86⁰
11/12/2025 ZIP 33480
043M31256277

US POSTAGE

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

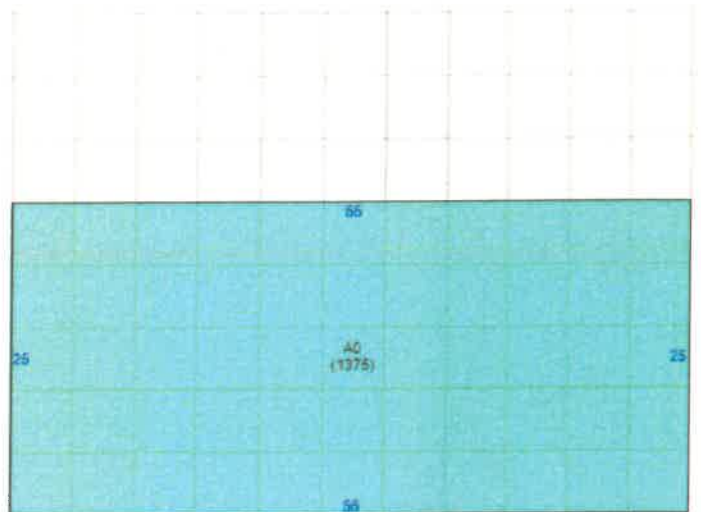
Acres : .17

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	AD VALOREM	\$6,386
Land Value	\$200,009	NON AD VALOREM	\$476
Total Market Value	\$375,720	TOTAL TAX	\$6,862
Assessed Value	\$306,502		
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 RWS) BLK 9

Last updated: 12/11/2025 09:47:26 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: **\$0.00**

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
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	11/15/25	-\$6,587.62	Paid
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
4/1/24	<input type="checkbox"/> \$5,884.32 Net Tax: \$6,129.50 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$245.18	11/1/23	-\$5,884.32	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	<input type="checkbox"/> \$4,836.95 Net Tax: \$5,038.49 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$201.54	11/5/22		- \$4,836.95 ● Paid
3/31/22	<input type="checkbox"/> \$6,709.07 Net Tax: \$6,988.61 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$279.54	11/1/21		- \$6,709.07 ● Paid
3/31/21	<input type="checkbox"/> \$6,793.99 Net Tax: \$7,077.08 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$283.09	11/4/20		- \$6,793.99 ● Paid
3/31/20	<input type="checkbox"/> \$5,778.25 Net Tax: \$6,019.01 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$240.76	11/14/19		- \$5,778.25 ● Paid

 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
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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025- 2902

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

**GRAND LAKE PROPERTIES LLC
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 :

Address: 3514 LAKE WORTH RD
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 **18th** day of **December 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 34-898 – Mobile food dispensing vehicles and mobile vendors.**
- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
- SECTION 34-898 – Mobile food dispensing vehicles and mobile vendors.**

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 26th, 2025:**
 - Administrative costs of \$ **190.81**
 - Citation fine of **\$ 100.00**
 - Re-inspection fee of **\$ 30.00**

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **December 26, 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 **December 26, 2025.**
 - Administrative costs of **\$190.81**
 - Citation fine of **\$ 100.00**
 - Re-inspection fee of **\$ 30.00**

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

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of December 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 Cir](#)

[Boynton Beach, FL 33472](#)