



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
JANUARY 15, 2026
10:00 AM**

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

AGENDA CHANGES

MOTION HEARINGS

1. Case No. 2025-35 - 2887 Lake Worth Road - I.S. & R.G. LLC
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 46-3: Graffiti.
Fine Amount: \$800.00
Case No. 2025-35 Order Finding Violation July 17, 2025, Recorded July 29, 2025
Recommendation: Order Authorizing Foreclosure
2. Case 2026-03 - 1801 South Congress Avenue — SLB LLC
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & FBC 110.1): Reseal and stripe the parking lot without permits and inspections.
Citation Fine: N/A
Admin Cost: \$248.09
Recommendation: \$100.00 per day, per violation
Compliance Date: February 13, 2026
3. Case 2026-07-705 Lori Drive, Apt. 203 - SISU Trust & Jerry E. Lomax TR
CE Officer Tom Gehrman
Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): No permit or inspections for interior wall addition.

Citation Fine: N/A
Admin Cost: \$197.35
Recommendation: \$100.00 per day, per violation
Compliance Date: February 18, 2026

4. Case No. 2026-08 - 4787 South Congress Avenue - Guadalupe Sheel TRUST
CE Officer Joey Sanders

Violation of Village Code of Ordinances

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

Section 10-9: Exterior property maintenance. Remove all metal shutters covering Unit #15's windows.

Citation Fine: N/A
Admin Cost: \$277.35
Recommendation: \$100.00 per day, per violation
Compliance Date: February 1, 2026

5. Case 2026-04 - 3920 South Congress Avenue - Blackhall Inc.
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110): No permits and inspections. Metal gate.

Section 34-823: Accessory uses. Remove shed, outdoor storage of recreational vehicles, trucks, and miscellaneous items.

Section 10-8: Exterior property areas. Sanitation, keep neat & clean; broken fence, pave & stripe parking lot, gravel is not an approved surface. Permits required.

Section 10-9: Exterior of building. Replace broken windows/doors/decorative features/ walls, repair and paint. Permits required

Section 30-143: Trash & Debris.

Section 34-915: Use of recreational vehicle for living or sleeping.

Section 10-30: Vacant or unimproved property registration and maintenance requirements: Accumulation or trash, junk, debris; not maintained; yard to be paved or sodded landscaped with trees and bushes – gravel not an approved surface.

Citation Fine: N/A
Admin Cost: \$362.35
Recommendation: \$250 per day, per violation
Compliance Date: Permits required — March 13, 2026
No permits required — February 13, 2026

6. Case No. 2026-09 - 61 Lake Arbor Drive - Chamorro Alberto & Chamorro Maria F
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 14-32: No residential rental permit on file. Expired 09/30/2025.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$150 Per day, per violation
Compliance Date: January 20, 2026

7. Case No. 2026-01- 340 Greenbrier Drive - Herrera Rodriguez Milena & Perez Yamilet N
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 34.915: Recreational vehicles are not permitted to be used as apartments or living quarters. Inspection required.

Section 34.914: Parking of recreational vehicles or any vehicle on grass is prohibited. Gravel is not an approved surface.

Section 10-31 (FBC 105.1): No building permit obtained for pavers for RV parking and/or concrete slab. Gravel is not an approved surface. Rear shed with concrete slab.

Section 10-31 (FBC 110.1): Required inspections have not been completed.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$150 per day, per violation
Compliance Date: January 20, 2026

**Next Magistrate Hearing is
Thursday, February 19, 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



CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

12/30/2025

I.S. & R.G., L.L.C.
GLORIA I BESHARA, REG. AGENT
1277 Stallion Drive
Loxahatchee, FL 33470

RESOLUTION NO.: 2022-31
CASE NO.: 2025-35

Property Address: 2887 LAKE WORTH RD.

Legal Description: MODEL LAND CO SUB, SLY 276.83 FT OF WLY 130 FT OF TR 106 LYG N OF & ADJ TO SR 802 R/W & PT OF ABND 5 FT ALLEY LYG E OF & ADJ TO LTS 22 THRU 26 LYG WITHIN & BELLE VUE PARK, LTS 20 THRU 22 LYG N OF & ADJ TO SR 802 R/W & LTS 23 THRU 26

Parcel Control Number: 70-43-44-20-01-106-0020

Dear Property Owner:

Your property at 2887 Lake Worth Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above-referenced Code Enforcement cases. The fines for the violation(s) have accrued to \$3,500.00, and the Village has recorded two liens against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters, including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST

WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE ON THURSDAY, JANUARY 15, 2026, AT 10:00 A.M. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.

Please govern yourself accordingly.

Sincerely,



Code Enforcement Division

Nanciann Cuenot, C.E.P.

561-584-8300, 8524

ncuenot@vpsfl.org

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Resolution No. 2022-31

Case No. 2025--35

IS & RG LLC
GLORIA I BESHARA, REG. AGENT
1277 STALLION DRIVE
LOXAHATCHEE, FL 33470

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 30th Day of DECEMBER 2025 at 3:19 PM, I served the attached Notice of Request for Authorization of Foreclosure on the within-named Respondent(s), IS & RG LLC at 2887 Lake Worth Road, Palm Springs, FL 33461 by:

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

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

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

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

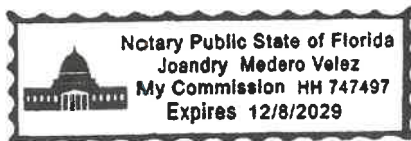
By: Tom Gehrman
Code Enforcement Officer

Date: December 30, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 5 day of January, 2026 by Tom Gehrman, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



J Medero
NOTARY PUBLIC, State of Florida



12/30/2025 3:19



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

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 FIRST-CLASS MAIL
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\$000.74⁰
 12/30/2025 ZIP 33480
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I.S. & R.G., L.L.C.
 P.O. BOX 19911
 WEST PALM BEACH, FL 33416 4911



CERTIFIED MAIL[®]



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 226 CYPRESS LANE
 PALM SPRINGS, FL 33461
 ATTN: N. CUENOT

Label 890-QDT, March 2023



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I.S. & R.G., L.L.C.
 P.O. BOX 19911
 WEST PALM BEACH, FL 33416 4911



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

POSTAL SERVICES CERTIFIED MAIL



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Label 890-QDT, March 2023



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 043M31255277

US POSTAGE

I.S. & R.G., L.L.C.
 GLORIA I BESHARA, REG. AGENT
 1277 Stallion Drive
 Loxahatchee, FL 33470



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



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US POSTAGE

I.S. & R.G., L.L.C.
 GLORIA I BESHARA, REG. AGENT
 1277 Stallion Drive
 Loxahatchee, FL 33470

ALERT: WINTER WEATHER IN THE GREAT LAKES AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

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Tracking Number:

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[Copy](#)

[Schedule a Redelivery \(https://tools.usps.com/redelivery.htm\)](https://tools.usps.com/redelivery.htm)

Latest Update

We attempted to deliver your item at 1:57 pm on January 2, 2026 in LOXAHATCHEE, FL 33470 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning January 3, 2026. If this item is unclaimed by January 17, 2026 then it will be returned to sender.

Feedback

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt: Action Needed

Notice Left (No Authorized Recipient Available)

LOXAHATCHEE, FL 33470
January 2, 2026, 1:57 pm

In Transit to Next Facility

January 1, 2026

[See All Tracking History](#)

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

Text & Email Updates



Schedule Redelivery



ALERT: WINTER WEATHER IN THE GREAT LAKES AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

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Copy

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

Latest Update

Your item arrived at the WEST PALM BEACH, FL 33416 post office at 10:30 am on January 3, 2026 and is ready for pickup. Your item may be picked up at WEST PALM BCH WINDOW UNIT, 3200 SUMMIT BLVD, WEST PALM BEACH, FL 334163525, M-F 0800-2100; SAT 0900-1900.

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Delivered

Available for Pickup

Available for Pickup

WEST PALM BCH WINDOW UNIT
3200 SUMMIT BLVD
WEST PALM BEACH FL 33416-3525
M-F 0800-2100; SAT 0900-1900
January 3, 2026, 10:30 am

Arrived at Post Office

WEST PALM BEACH, FL 33416
January 3, 2026, 10:26 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)

CASE PRESENTATION
Resolution No. 2022-31
CASE No. 2025-35

1. Good morning. My name is **Nanciann Cuenot**, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, Code Enforcement Officer.
3. This is **Code Enforcement Notice of Request for Authorization of Foreclosure of Two (2) Code Cases Resolution No. 2022-31 & Case No. 2025-35**. These two cases pertain to the property located at **2887 Lake Worth Road** in the Village of Palm Springs, FL.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records, the current owner(s) of the property is **IS & RG LLC**.
5. The property was found in **Case 2025-35** to be in repeat violation of Section 46-3: Graffiti – and accrued fines totaling **\$800.00**.
6. The property was found to be in violation of Section 10-19 Nuisance Declared by the existence of debris, vegetation, trees, or other matter thereon which created a hazard and declared to be a public nuisance. The owners failed to bring their property into compliance, and the lots have been cleared. **Resolution 2022-31** was adopted, and the cost of \$2,700.00 incurred by the Village to abate public nuisance was assessed against said property as a special assessment lien.
7. The signed **Order Finding Violation** for Resolution 2022-31 & Case No. 2025-35 are included in the file.
6. Pursuant to Section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking the Code Enforcement Special Magistrate to authorize the Village to foreclose the two (2) liens presented at this Hearing today.
8. NOTICE WAS mailed Certified and Regular to the Property Owner's Address on Record and posted at the Property and Village Hall.
9. There has been no communication with the property owner.
10. Subject to any questions you might have, this concludes the Village Testimony.

Liens Recorded and Letters Sent Regarding Your Property

From Andrea J. Medero <amedero@vpsfl.org>

Date Tue 7/29/2025 4:02 PM

To gibeshara@gmail.com <gibeshara@gmail.com>

Cc Nanciann M. Cuenot <ncuenot@vpsfl.org>; Jane R. Worth <jworth@vpsfl.org>

 2 attachments (1 MB)

Case 2025-35 - Order Finding Violation - 2887 Lake Worth Rd - Recorded Copy.pdf; Resolution No. 2022-31 - Recorded Copy.pdf;

Good afternoon Ms. Beshara

This is to inform you that the Village of Palm Springs has officially placed liens on your property due to non-compliance with the Order Finding Violation (OFV) and/or failure to pay related fines or abatement costs.

We have also sent official letters to your address regarding this matter.

Attached you will find a copy of both recorded liens for your reference.

If you have any questions, please do not hesitate to contact our Code Enforcement Division at 561-584-8200, extension 8520.

Regards,
Andrea Medero



Andrea Medero
Records Clerk
Village of Palm Springs
Phone: (561) 584-8200, 8433



Village Clerk
226 Cypress Lane
Palm Springs, FL 33461
(561) 584-8200 ext. 8431
www.vpsfl.org

July 29, 2025

IS & RG LLC
2887 Lake Worth Road
Palm Springs, FL 33461

Re: Ordinance 2008-27 / Resolution 2022-31

Dear Respondent:

Please be advised that due to non-compliance and/or non-payment of fines, the following Order has been officially recorded with the Clerk of the Circuit Court and lien has been placed on the property.

Once full compliance has been achieved, please contact your Code Enforcement Officer to schedule a reinspection. A Release of Lien will be issued upon verification of compliance and/or receipt of payment.

If you have any questions, please contact the Code Enforcement office, (561) 584-8200, ext. 8520.

Sincerely,

Andrea Medero

Andrea Medero
Records Clerk

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9489 0178 9820 3040 0460 33
9489 0178 9820 3040 0460 57
9489 0178 9820 3040 0460 40

Enclosure

Cc: Code Officer, Nanciann Cuenot

Mailed to:
IS & RG LLC
PO BOX 19911
West Palm Beach, FL 33416 4911

IS & RG LLC
1277 Stallion Drive
Loxahatchee, FL 33470

UNITED STATES POSTAL SERVICE® **CERTIFIED MAIL®**



226 Cypress Lane • Palm Springs, FL 33461
Resolution 2022-31



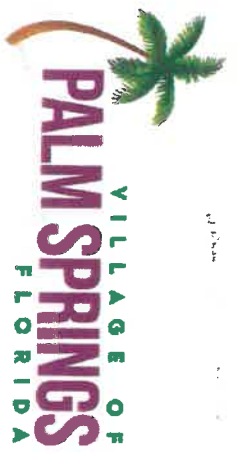
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IS & RG LLC
1277 Stallion Drive
Loxahatchee, FL 33470

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226 Cypress Lane • Palm Springs, FL 33461
Resolution 2022-31

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Lake Worth, FL 33461

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US POSTAGE

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226 Cypress Lane • Palm Springs, FL 33461

Case 2025-35

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Lake Worth, FL 33461

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Label 890-QDT, March 2025



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US POSTAGE



226 Cypress Lane • Palm Springs, FL 33461

Case 2025-35

IS & RG LLC
1277 Stallion Drive
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Latest Update

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Delivery Attempt

Reminder to pick up your item

WEST PALM BEACH, FL 33416

August 7, 2025

Available for Pickup

WEST PALM BCH WINDOW UNIT

3200 SUMMIT BLVD

WEST PALM BEACH FL 33416-3525

M-F 0800-2100; SAT 0900-1900

August 2, 2025, 9:49 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



Tracking Number:

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Latest Update

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Delivery Attempt

Reminder to pick up your item

WEST PALM BEACH, FL 33416
August 7, 2025

Available for Pickup

WEST PALM BCH WINDOW UNIT
3200 SUMMIT BLVD
WEST PALM BEACH FL 33416-3525
M-F 0800-2100; SAT 0900-1900
August 2, 2025, 9:49 am

[See All Tracking History](#)

Feedback

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Text & Email Updates



Return Receipt Electronic



Property Detail

Location Address : 2887 LAKE WORTH RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-20-01-106-0020
Subdivision : MODEL LAND CO
Official Records Book/Page : 12260 / 1564
Sale Date : 01/16/2001
Legal Description : MODEL LAND CO SUB, SLY 276.83 FT OF WLY 130 FT OF TR 106 LYG N OF & ADJ TO SR 802 R/W & PT OF ABND 5 FT ALLEY LYG E OF & ADJ TO LTS 22 THRU 26 LYG WITHIN & BELLE VUE PARK, LTS 20 THRU 22 LYG N OF & ADJ TO SR 802 R/W & LTS 23 THRU 26

Owner Information

Owner(s) IS & RG LLC
Mailing Address PO BOX 19911
 WEST PALM BCH FL 33416 4911

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/16/2001	\$240,000	12260 / 01564	WARRANTY DEED	IS & RG LLC
08/01/1990	\$100	06574 / 00121	QUIT CLAIM	
01/01/1982	\$100	03665 / 00008	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$305,965	\$307,181	\$211,815	\$204,895	\$170,304
Land Value	\$666,787	\$635,036	\$635,036	\$604,944	\$518,820
Total Market Value	\$972,752	\$942,217	\$846,851	\$809,839	\$689,124

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$972,752	\$917,224	\$833,840	\$758,036	\$689,124
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$972,752	\$917,224	\$833,840	\$758,036	\$689,124

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$18,879	\$17,979	\$16,420	\$15,517	\$14,186
NON AD VALOREM	\$776	\$730	\$715	\$691	\$667
TOTAL TAX	\$19,655	\$18,709	\$17,135	\$16,207	\$14,853

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

Account Information

Property Control Number:

70-43-44-20-01-106-0020

Mailing Address:

PO BOX 19911
West Palm Bch, FL 33416-4911

Owner of Record:

IS & RG LLC

Property Type:

Real Property

Property Address:

2887 LAKE WORTH RD
LAKE WORTH, FL 33461

Second Owner:

Status: Active

Legal Description:

MODEL LAND CO SUB, SLY 276.83 FT OF WLY
130 FT OF TR 106 LYG N OF & ADJ TO SR 802
R/W & PT OF ABND 5 FT ALLEY LYG E OF &
ADJ TO LTS 22 THRU 26 LYG WITHIN & BELLE
VUE PARK, LTS 20 THRU 22 LYG N OF & ADJ
TO SR 802 R/W & LTS 23 THRU 26

Last updated: 1/05/2026 08:53:30 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: \$19,262.33 Total Due: \$61,172.52 [ADD ALL TO CART](#)

2025 | BILL TYPE: ORIGINAL | BILL NO: 101633372 | ROLL: ANNUAL |
DUE \$19,262.33

[ADD TO CART](#)

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$19,262.33 Net Tax: \$19,655.43 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$393.10	\$0.00	<input type="checkbox"/> \$19,262.33 ▶ 1/5/26 \$19,262.33 1/31/26 \$19,262.33 2/2/26 \$19,262.33 2/28/26 \$19,458.88	<input checked="" type="radio"/> Due	<input type="radio"/> \$19,262.33 Clear all
Total: \$0.00					ADD TO CART

Delinquent Year Bills

2024 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2025) 2025:20057 | ANNUAL |
PAST DUE \$21,274.42

NOT PAYABLE ?

[View Info](#)

Installment	Date	Total Tax	Paid	Amount Due If Paid By Date	Status
1	3/31/25	☐ \$21,274.42 Net Tax: \$20,255.40 Interest: \$1,012.77 Penalty: \$0.00 Fees: \$6.25 Discount: \$0.00	\$0.00	☐ \$21,274.42 ▶ 1/5/26 \$21,274.42 1/31/26 \$21,274.42 2/2/26 \$21,274.42 2/28/26 \$21,274.42	● Past Due

2023 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2024) 2024:19135 | ANNUAL | PAST DUE \$20,635.77

NOT PAYABLE ?

[View Info](#)

Installment	Date	Total Tax	Paid	Amount Due If Paid By Date	Status
1	4/1/24	☐ \$20,635.77 Net Tax: \$18,543.39 Interest: \$2,086.13 Penalty: \$0.00 Fees: \$6.25 Discount: \$0.00	\$0.00	☐ \$20,635.77 ▶ 1/5/26 \$20,635.77 1/31/26 \$20,635.77 2/2/26 \$20,740.08 2/28/26 \$20,740.08	● Past Due

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$17,545.61 Net Tax: \$16,207.45 Interest: \$486.22 Penalty: \$0.00 Fees: \$851.94 Discount: \$0.00	1/17/25	-\$17,545.61	● Paid
3/31/22	☐ \$16,077.77 Net Tax: \$14,853.00 Interest: \$445.59 Penalty: \$0.00 Fees: \$779.18 Discount: \$0.00	7/3/23	-\$16,077.77	● Paid
3/31/21	☐ \$16,350.82 Net Tax: \$15,105.48 Interest: \$453.16 Penalty: \$0.00 Fees: \$792.18 Discount: \$0.00	6/1/22	-\$16,350.82	● Paid
3/31/20	☐ \$14,100.91 Net Tax: \$14,537.01 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$436.10	12/31/19	-\$14,100.91	● Paid

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

Select the "Tax Year" link to **View Tax Assessment Values** for the entire tax year.

[Export data](#)

Tax Year	Bill Number	Last Paid	Paid By	Receipt Number	Amount Paid
2024	101634536	5/31/25	MIKON FINANCIAL SERVICES INC	B25.578898	\$20,255.40
2023	(05/31/2023) 2023:16035	1/17/25	BESHARA ASSOCIATES INC /DBAFOREST HILL PHARMACY	U25.175305	\$19,147.12
2023	102288385	5/31/24	THE ARSALI FAMILY TRUST DATED12-13-2005	B24.575259	\$18,543.39
2022	101635128	1/17/25	BESHARA ASSOCIATES INC /DBAFOREST HILL PHARMACY	U25.175305	\$6.25
2022	(05/31/2022) 2022:15987	7/3/23	IS & RG LLC	U23.408562	\$16,875.10
2022	101635128	5/31/23	TLOA OF FLORIDA LLC	B23.614236	\$17,539.36
2021	101636407	7/3/23	IS & RG LLC	U23.408562	\$6.25
2021	(05/31/2021) 2021:16415	6/1/22	IS & RG LLC	U22.371563	\$17,161.80
2021	101636407	5/31/22	JUNO TAX, LLC	B22.556801	\$16,071.52
2020	101637314	6/1/22	IS & RG LLC	U22.371563	\$6.25
2020	101637314	5/31/21	TLGFY, LLC	B21.513079	\$16,344.57
2019	101638301	12/31/19	IS & RG LLC	U20.189317	\$14,100.91
2018	101639724	11/30/18	IS & RG LLC	B19.299974	\$13,406.94



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-35

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

I.S. & R.G., L.L.C.
GLORIA I BESHARA, REG. AGENT
1277 Stallion Drive
Loxahatchee, FL 33470
Respondent(s).

ORDER FINDING REPEAT VIOLATION

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

Section : 46-3 - Graffiti

Address: 2887 LAKE WORTH RD.
**Legal Description: MODEL LAND CO SUB, SLY 276.83 FT OF WLY 130 FT OF TR 106
LYG N OF & ADJ TO SR 802 R/W & PT OF ABND 5 FT ALLEY LYG E
OF & ADJ TO LTS 22 THRU 26 LYG WITHIN & BELLE VUE PARK, LTS
20 THRU 22 LYG N OF & ADJ TO SR 802 R/W & LTS 23 THRU 26**
PCN: 70-43-44-20-01-106-0020

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 17th day of July 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / _____ was not present at the hearing. There was a finding of proper notice.
 2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.
- Respondent **is in Repeat violation** of the following Village of Palm Springs Code of Ordinances:
- Section : 46-3 - Graffiti**

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

- Section: 46-3 - Graffiti**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. **Respondent is found to be in repeat violation of Section 46-3 (Graffiti)** and is assessed a fine of ~~\$250.00~~ **per day from June 16, 2025, through June 20, 2025, for a total fine amount of \$1,000.00.** Respondent has failed to pay and is ordered to pay the following amounts on or before **July 28, 2025:**
 - Administrative costs of **\$216.60**
 - Repeat Fine Amount of ~~\$1,000.00~~ **\$800.00**
 - Re-inspection fee of **\$ N/A**

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **July 28, 2025**. If the Respondent fails to comply within the time given, a fine of ~~\$250.00~~ **per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by ~~June 28, 2025~~ **JULY 28, 2025**
 - Administrative costs of **\$216.60**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

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

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

DONE AND ORDERED this 17th day of July 2025.

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

I hereby certify that this is a true
and correct copy of Order Finding
Violation for Code Case 2025-35
and the original is on file
in the Clerk's Office.

SEAL
1957

Special Magistrate

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

1277 Stallion Drive
Loxahatchee, FL 33470

Andrea Medero
Records Clerk

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION 2025-35

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

I.S. & R.G. L.L.C.
GLORIA I. BESHARA, REG. AGENT
1277 STALLION DRIVE
LOXAHATCHEE, FL 33470

Respondent

The property at 2887 Lake Worth Road in Palm Springs in the Order Finding Repeat Violation dated **July 17, 2025**, in the above-mentioned case, was found to be in Repeat Violation and assessed a fine of \$200.00 per day from June 16, 2025 through June 20, 2025, for a total fine of \$800.00 and I Nanciann Cuenot state that said property is **NOW in compliance with Section 46-3 – Graffiti** of the Ordinance Codes of the Village of Palm Springs. The Respondent has failed to pay the Ordered fine amount of \$800.00 by July 28, 2025, and is **NOT** in compliance on the **Twenty-nineth (29th) day of July 2025**.

ADMINISTRATIVE COSTS OF \$216.60 HAVE BEEN PAID

Nanciann Cuenot
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to, (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29th day of July, 2025, by, NANCIANN M. CUENOT, who is personally known to me or who has produced _____ as identification.

My Commission expires:

NOTARY SIGNATURE

Ana Gaei Cadahiah
PRINT NAME

Notary Public, State of Florida
Commission No.:





ORDER AUTHORIZING FORECLOSURE

CASE NO.: 2025-35

RESPONDENT: IS & RG LLC

PROPERTY: 2887 LAKE WORTH ROAD

LEGAL DESCRIPTION: MODEL LAND CO SUB, SLY 276.83 FT OF WLY 130 FT OF TR 106 LYG N OF & ADJ TO SR 802 R/W & PT OF ABND 5 FT ALLEY LYG E OF & ADJ TO LTS 22 THRU 26 LYG WITHIN & BELLE VUE PARK, LTS 20 THRU 22 LYG N OF & ADJ TO SR 802 R/W & LTS 23 THRU 26

PCN: 70-43-44-20-01-106-0020

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs (“Village”) in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 15th day of January 2026, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSION OF LAW and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / was not present for the hearing.
2. The Village presented evidence and testimony relating to the subject code enforcement case, including the relevant Order Finding Violation (the “Order”).
3. Case No. 2025-35 is NOW in compliance as of the date of this order. Fines in that case have accrued to \$800.00.
4. The subject fines have NOT been paid and remain due and owing to the Village.
5. The subject property is not a homestead under Section 4, Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The lien for Case No. 2025-35 was duly recorded in the public records and remains unpaid, and it has been more than three (3) months since the Village recorded its lien in the public

record. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met.

ORDER

Pursuant to section 162.09, Florida Statutes, it is the Order of the Code Enforcement Special Magistrate that the Village Attorney is authorized to foreclose on the Code Enforcement lien in Case No. 2025-35

DONE AND ORDERED on _____, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By: _____
Special Magistrate



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2026-03

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

SLB LLC
1801 S. CONGRESS AVENUE
WEST PALM BEACH, FL 33406
Respondent(s).

PCN : 70-43-44-07-01-002-0150

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on **OCTOBER 1, 2025**, the Respondent(s), **SLB LLC** owner(s) of the property at **1801 S. CONGRESS AVENUE WEST PALM BEACH, FL, 33406** is in violation of local ordinances.

SECTION 10-31 (Florida Building Code) 105.1 & 110.1 Work without Permits and Inspections - Parking lot repave and stripe.

These violations must be corrected on or before **JANUARY 2, 2026**. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, **at 10:00 A.M. THURSDAY JANUARY 15, 2026**. **IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.**

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

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

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

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

Code Enforcement Officer 561-584-8300 x 8524

Date Issued: DECEMBER 16, 2025

Nanciann Cuenot
Printed Name of Officer



PALM SPRINGS POLICE DEPARTMENT

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

DECEMBER 16, 2025

SLB LLC
1801 S. Congress Avenue
West Palm Beach, FL 33406

Dear Property Owners,

A **NOTICE OF VIOLATION / NOTICE OF HEARING** has been issued by the Code Enforcement Division of the Palm Springs Police Department. This is regarding the property at:

1801 S Congress Avenue in Palm Springs, FL. PCN: 70-43-44-07-01-002-0150

VIOLATION / HEARING CASE 2026-03

SECTION 10-31 (Florida Building Code) 105.1 & 110.1 Work without required Permits and Inspections - Parking lot repave and stripe.

The options available include coming into voluntary compliance on or before **January 2, 2026 OR** arguing your case at the Special Magistrate Hearing on **Thursday, January 15, 2026, at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your right under the judicial system.

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

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

Respectfully,

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

Professionalism · Respect · Integrity · Duty · Excellence



Posted: 12-17-2025
Time: 10:50am
Nanciann

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-03

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.
SLB LLC
1801 S. CONGRESS AVENUE
WEST PALM BEACH, FL 33406
Respondent(s)

PCN | 70-43-44-07-01-002-0150

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on OCTOBER 1, 2025, the Respondent(s), SLB LLC owner(s) of the property at 1801 S. CONGRESS AVENUE WEST PALM BEACH, FL 33406 is in violation of local ordinances.

SECTION 10-31 (Florida Building Code) 105.1 & 110.1 Work without Permits and Inspections - Parking lot repairs and stripe.

These violations must be corrected on or before **JANUARY 2, 2026**. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 250 Cypress Lane, Palm Springs, FL 33461, Tel: 561-584-8300 Ext 8520, at 10:00 A.M. **THURSDAY JANUARY 15, 2026**. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at 561-584-8300 EXT 8430. Any interested party seeking to appear, 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 typical accommodation in order to attend or participate in this hearing must advise the Village Clerk at 561-584-8300 Ext 8430, at least 30 hours prior to the hearing.

Nanciann Cuenot
Code Enforcement Officer 561-584-8300 x 8520

Date Issued: DECEMBER 16, 2025

Nanciann Cuenot
Printed Name of Officer



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

Posted: 12-17-2025
Time: 10:50am
Nanciann

DECEMBER 16, 2025

SLB LLC
1801 S. Congress Avenue
West Palm Beach, FL 33406

Dear Property Owners,

A **NOTICE OF VIOLATION / NOTICE OF HEARING** has been issued by the Code Enforcement Division of the Palm Springs Police Department. This is regarding the property at:

1801 S Congress Avenue in Palm Springs, Fl. PCN: 70-43-44-07-01-002-0150

VIOLATION / HEARING CASE 2025-03

SECTION 10-31 (Florida Building Code) 105.1 & 110.1 Work without required Permits and Inspections - Parking lot repave and stripe.

The options available include coming into voluntary compliance on or before January 2, 2026 OR arguing your case at the Special Magistrate Hearing on **Thursday, January 15, 2026, at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your right under the judicial system.

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

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

Respectfully,

Nanciann Cuenot
Nanciann Cuenot
Code Enforcement Officer
Phone: 561-584-8300 Ext. 8524
Email: ncuenot@vpefl.org

9459 0375 9628 3094 8365 77

Professionalism - Respect - Integrity - Duty - Excellence

12/17/2025 10:53



VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2026-03

SLB, LLC
1801 S. CONGRESS AVENUE
WEST PALM BEACH, FL 33406

PCN: 70-43-44-07-01-002-0150

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 17TH Day of DECEMBER, 2025, at 10:50 AM, I served the attached Notice of Violation Notice of Hearing on the within-named Respondent(s), **SLB LLC, 1801 S Congress Avenue, Palm Springs, FL 33406** by:

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

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

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

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

By: Nanciann Cuenot
Code Enforcement Officer

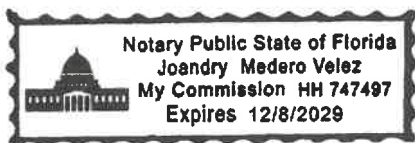
Date: 12/17/2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 18th day of December 2025, by Nanciann Cuenot Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

Joandry Medero Velez
NOTARY PUBLIC, State of Florida



Tracking Number:

Remove X

9489017898203046836577

Copy

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

Latest Update

Your item was delivered to an individual at the address at 10:44 am on December 18, 2025 in WEST PALM BEACH, FL 33406.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

WEST PALM BEACH, FL 33406

December 18, 2025, 10:44 am

[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)

Feedback

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus[®]



Product Information



See Less ^



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

UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL



9489 0178 9820 3046 8365 77

Label 890-QDT, March 2023



quafent
FIRST-CLASS MAIL
IMI
\$008.86⁰
12/16/2025 ZIP 33480
043M31255277

US POSTAGE

**SLB LLC
1801 S. CONGRESS AVENUE
WEST PALM BEACH, FL 33406**



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



quafent
FIRST-CLASS MAIL
IMI
\$000.74⁰
12/16/2025 ZIP 33480
043M31255277

US POSTAGE

**SLB LLC
1801 S. CONGRESS AVENUE
WEST PALM BEACH, FL 33406**



9/26/2025 11:46:31 AM

Parking lot pave + stripe ~ no permit + inspections



9/26/2025 11:46:26 AM



9/26/2025 11:46:42 AM



9/26/2025 11:46:52 AM



9/26/2025 11:46:58 AM



9/26/2025 11:47:06 AM

CASE PRESENTATION
CASE No. CASE 2026-03

1. GOOD MORNING, MY NAME IS Nanciann Cuenot, and I have been sworn in.
2. I AM A CODE ENFORCEMENT OFFICER FOR THE VILLAGE OF PALM SPRINGS, FLORIDA.
3. THIS CASE CONCERNS THE PROPERTY AT 1801 S. CONGRESS AVENUE 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 SLB LLC.
5. PERSUANT TO MY OWN OBSERVATION AND INVESTIGATION, there are violations of local ordinances, Section 10-31: (Florida Building Code 105.1 Permits required & Florida Building Code 110.1 Inspections required). The parking lot was resealed and striped without permits and inspections. Photos are included in the Case File.
5. Courtesy Notices were mailed on October 21, 2025, and phone conversations were had with the business manager, Carmen Gaytan. These violations continued.
6. On December 16, 2025, Notice of Violation, Notice of Hearing 2026-03 was issued for the Violations. THE NOTICE WAS MAILED CERTIFIED AND REGULAR TO THE RESPONDENT'S ADDRESS OF RECORD, AND ALSO POSTED AT THE PROPERTY and at Village Hall. USPS tracking was updated to show delivery on December 18, 2025. The property remains in violation.
7. I REQUEST THAT THE RESPONDENT BE ORDERED TO COME INTO COMPLIANCE with actions to correct the violations and gain compliance by obtaining Building Permits and Inspections by February 13, 2026. If not in compliance by the stated date, a \$100.00 per day per violation Fine shall commence.
8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$248.09 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN February 13, 2026.
9. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



PALM SPRINGS POLICE DEPARTMENT

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

October 01, 2025

SLB LLC
1801 CONGRESS AVE
PALM SPRINGS, FL 33406

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 1801 S CONGRESS Ave, Palm Springs, FL 33406.
PCN: 70434407010020150

This property is in violation of local ordinances.

Sec 10-31 (FBC 105.1, 110.1) work without permit and inspections - parking lot reseal & restripe.

Compliance Date: October 8, 2025

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

Respectfully,

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

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

Professionalism · Respect · Integrity · Duty · Excellence



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



quadiant

FIRST-CLASS MAIL
!M!

\$000.74⁰

10/01/2025 ZIP 33480
043M31255277

US POSTAGE

**SLB LLC
1801 CONGRESS AVE
PALM SPRINGS, FL 33406**

Property Detail

Location Address : 1801 S CONGRESS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-07-01-002-0150
Subdivision : BRYANT PARK IN
Official Records Book/Page : 16903 / 897
Sale Date : 04/19/2004
Legal Description : BRYANT PARK LTS 15, 16 & 17 (LESS E 17 FT SR 807 R/W) BLK B BLK B

Owner Information

Owner(s)	Mailing Address
SLB LLC	1801 S CONGRESS AVE WEST PALM BEACH FL 33406 6686

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/19/2004	\$10	16903 / 00897	QUIT CLAIM	SLB LLC
08/25/1999	\$115,000	11318 / 01595	WARRANTY DEED	SLB LLC PB CNTY
08/01/1999	\$120,000	11372 / 00887	WARRANTY DEED	
08/01/1999	\$120,000	11316 / 00879	WARRANTY DEED	
06/09/1998	\$100	10459 / 00364	WARRANTY DEED	BAUER MARJORIE E TR
09/01/1996	\$100	09446 / 01653	WARRANTY DEED	
01/01/1978	\$62,500	02879 / 01377		
01/01/1974	\$55,000	02369 / 00972		
01/01/1974	\$100	02348 / 01386		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$1,480,028	\$1,483,025	\$1,331,268	\$1,321,266	\$1,102,658
Land Value	\$1,289,070	\$1,210,007	\$1,210,007	\$1,152,429	\$988,287
Total Market Value	\$2,769,098	\$2,693,032	\$2,541,275	\$2,473,695	\$2,090,945

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$2,769,098	\$2,693,032	\$2,530,044	\$2,300,040	\$2,090,945
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$2,769,098	\$2,693,032	\$2,530,044	\$2,300,040	\$2,090,945

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$53,743	\$52,325	\$49,640	\$47,188	\$43,044
NON AD VALOREM	\$2,856	\$2,703	\$2,645	\$2,520	\$2,340
TOTAL TAX	\$56,600	\$55,028	\$52,285	\$49,708	\$45,384

Account Information

Property Control Number:
 70-43-44-07-01-002-0150
Mailing Address:
 1801 S CONGRESS AVE
 West Palm Beach, Fl 33406-6686
Owner of Record:
 SLB LLC

Property Type:
 Real Property
Property Address:
 1801 S CONGRESS AVE
 PALM SPRINGS, FL 33406
Second Owner:

Status: Active
Legal Description:
 BRYANT PARK LTS 15, 16 & 17 (LESS E 17 FT
 SR 807 R/W) BLK B BLK B

Last updated: 12/16/2025 10:10:11 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: \$14,106.56 Total Due: \$28,649.43

2025 BILL TYPE: ORIGINAL BILL NO: 207041886 ANNUAL						
DUE \$28,649.43						
ADD TO CART						
NOT PAYABLE All past due items must be paid together. View Info						
Installment	Date	Total Tax	Paid	Amount Due if Paid By Date	Status	Payment Options
3	12/31/25	<input type="checkbox"/> \$14,106.57 Net Tax: \$14,542.87 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$436.30	-\$0.01	<input type="checkbox"/> \$14,106.56 ▶ \$14,106.56 12/16/25 12/31/25 \$14,106.56 1/31/26 \$14,542.86 2/28/26 \$14,542.86	Due	<input type="radio"/> \$14,106.56 Clear all
4	3/31/26	<input type="checkbox"/> \$14,542.87 Net Tax: \$14,542.87 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	\$0.00	<input type="checkbox"/> \$14,542.87 ▶ \$14,542.87 12/16/25 12/31/25 \$14,542.87 1/31/26 \$14,542.87 2/28/26 \$14,542.87	Due	
Total: \$0.00						ADD TO CART

[+ Recently Paid Bills](#)



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

Detail by Entity Name

Florida Limited Liability Company
SLB, L.L.C.

Filing Information

Document Number L14000127973
FEI/EIN Number 47-1607408
Date Filed 08/14/2014
State FL
Status ACTIVE

Principal Address

4291 Bluefish Drive SE
Saint Peterburg, FL 33705

Changed: 02/05/2025

Mailing Address

4291 Bluefish Drive SE
Saint Petersburg, FL 33705

Changed: 02/05/2025

Registered Agent Name & Address

BRENNER, SUSAN L
4291 Bluefish Drive SE
Saint Petersburg, FL 33705

Address Changed: 02/05/2025

Authorized Person(s) Detail

Name & Address

Title MGR

BRENNER, SUSAN L
4291 Bluefish Drive SE
Saint Petersburg, FL 33705

Annual Reports

Report Year	Filed Date
2023	01/31/2023



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2026-03

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

**SLB LLC
1801 SOUTH CONGRESS AVENUE
WEST PALM BEACH, FL 33406**

Respondent(s).

ORDER FINDING VIOLATION

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

Section: 10-31 FBC (Florida Building Code) 105.1: Working without permits. Reseal and stripe parking lot.

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

Address: 1801 SOUTH CONGRESS AVENUE
Legal Description: BRYANT PARK LTS 15, 16 & 17 (LESS E 17 FT SR 807 R/W)
BLK B BLK B
PCN: 70-43-44-07-01-002-0150

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **15th** day of **January 2026**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

- Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:
- SECTION 10-31 FBC (Florida Building Code) 105.1: Working without Permits Reseal and Stripe Parking Lot.**
 - SECTION 10-31 FBC (Florida Building Code) 110.1: No required Inspections**

- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
 - SECTION 10-31 FBC (Florida Building Code) 105.1 - Working without permits. Reseal and stripe parking lot.**
 - SECTION 10-31 FBC (Florida Building Code) 110.1 - No required inspections**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **February 13, 2026:**
 - Administrative costs of **\$248.09**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**
- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **February 13th, 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 is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **February 13, 2026.**
 - Administrative costs of **\$248.09**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this 15th day of January 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[1801 SOUTH CONGRESS AVENUE](#)
[WEST PALM BEACH, FL 33406](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2026 - 7 (25-01138)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

SISU TRUST
JERRY E. LOMAX TR
705 LORI DRIVE, Apt 203
PALM SPRINGS, FL 33461 1223
Respondent.

Notices
Certified 12-30-2025
9489 0178 9820 3046 8366 07
Regular 12-30-2025
Posting 12-30-2025

PCN 70-43-44-18-19-002-2030

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 30, 2025**, the Respondent, **SISU TRUST & JERRY E. LOMAX TR**, owners of the property at **705 LORI DRIVE, Apt 203, PALM SPRINGS, FL, 33461 1223** is in Violation of local ordinances.

VIOLATIONS

Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Interior Wall Construction

These violations must be corrected on or before **JANUARY 12, 2026**, 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 JANUARY 15, 2026**. 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 30, 2025

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2026 – 7 (25-01138)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

SISU TRUST
JERRY E. LOMAX TR
705 LORI DRIVE, Apt 203
PALM SPRINGS, FL 33461 1223
Respondent.

PCN 70-43-44-18-19-002-2030

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 30, 2025**, the Respondent, SISU TRUST & JERRY E. LOMAX TR, owners of the property at 705 LORI DRIVE, Apt 203, PALM SPRINGS, FL, 33461 1223 is in Violation of local ordinances.

VIOLATIONS

Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Interior Wall Construction

These violations must be corrected on or before JANUARY 12, 2026, 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 JANUARY 15, 2026. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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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 30, 2025

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2026 – 7 (25-01138)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

SISU TRUST
JERRY E. LOMAX TR
705 LORI DRIVE, Apt 203
PALM SPRINGS, FL 33461 1223
Respondent.

PCN 70-43-44-18-19-002-2030

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 30, 2025**, the Respondent, **SISU TRUST & JERRY E. LOMAX TR**, owners of the property at **705 LORI DRIVE, Apt 203**, PALM SPRINGS, FL, 33461 1223 is in Violation of local ordinances.

VIOLATIONS

Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Interior Wall Construction

These violations must be corrected on or before **JANUARY 12, 2026**, 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 JANUARY 15, 2026**. 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 30, 2025

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2026 - 7

SUSI TRUST
JERRY E. LOMAX TRUST
705 LORI DRIVE, Apt 203
PALM SPRINGS, FL 33461 1223

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 30TH Day of DECEMBER 2025 at 2:11 PM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), SUSI TRUST, JERRY E. LOMAX TR at 705 LORI DRIVE, Unit 203, Palm Springs, FL 33461 by:

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

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

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

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

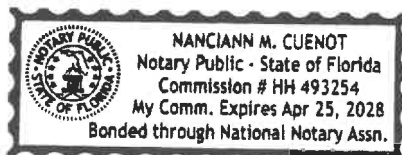
By: Tom Gehman
Code Enforcement Officer

Date: JANUARY 7, 2026

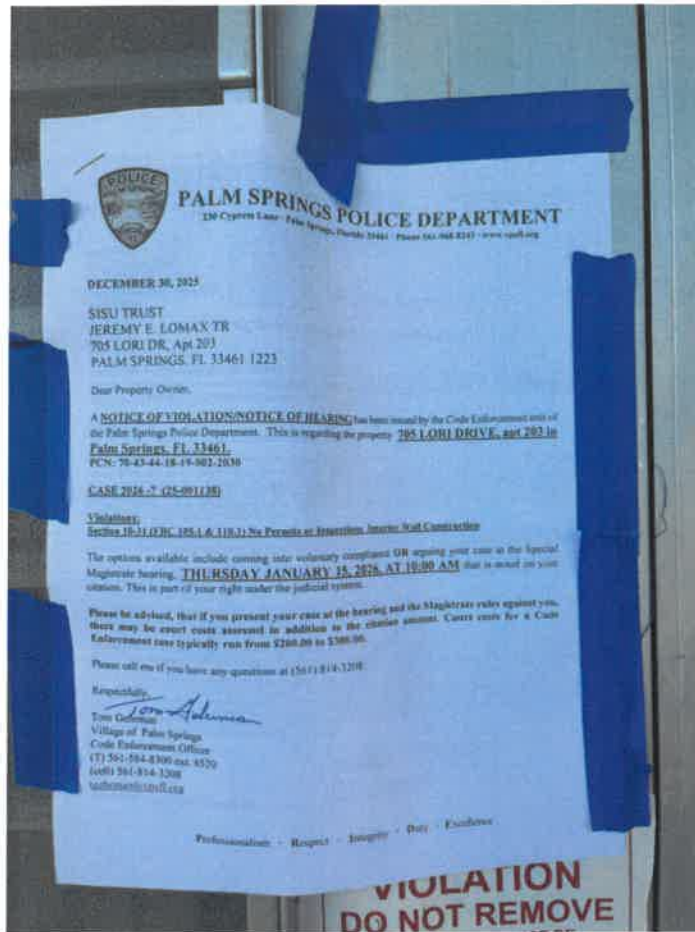
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 7th day of JANUARY, 2026 by TOM GEHRMAN, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida



12/30/2025 2:11:40 PM



12/30/2025 2:11:53 PM

705 Lari Dr., 203

Case 2026-7



705 Lari Dr. #203 Case #026-7



1/7/2026 11:50

705 Lopez Dr. 203
Case 2026-7



Armed walls

1/7/2026 11:49:47 AM

Armed walls



1/7/2026 11:49:09 AM

755641 Dr. 203
Case 2026-7
Artes Waxes



1/7/2026 11:49:09 AM

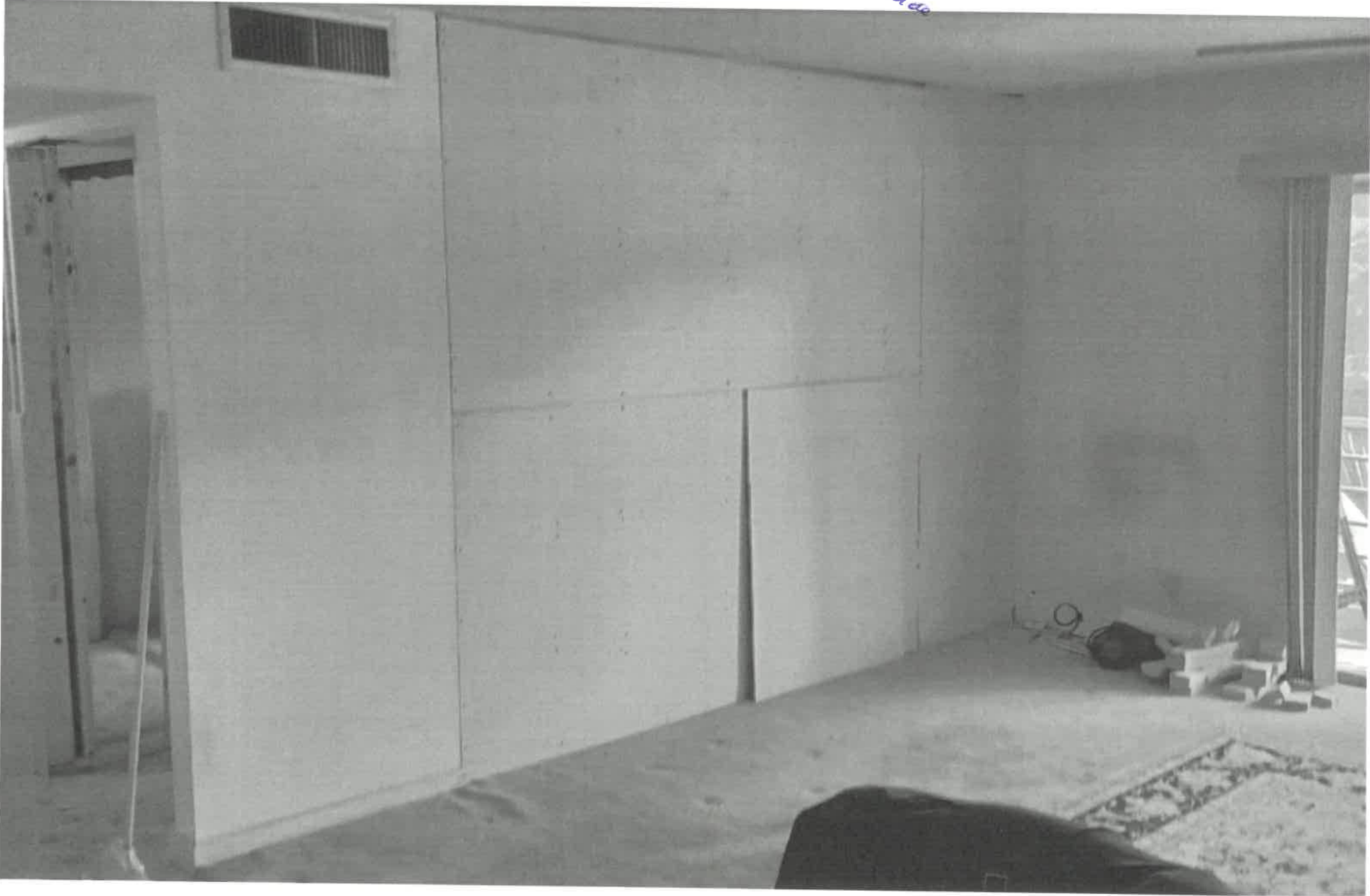


1/7/2026 11:49:07 AM

Case
9226-7

Unfinished
New
Wall

705 Lor. Drive
#203





PALM SPRINGS POLICE DEPARTMENT

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

DECEMBER 30, 2025

SISU TRUST
JEREMY E. LOMAX TR
705 LORI DR, Apt 203
PALM SPRINGS, FL 33461 1223

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 **705 LORI DRIVE, apt 203 in Palm Springs, FL 33461.**

PCN: 70-43-44-18-19-002-2030

CASE 2026 -7 (25-001138)

Violations:

Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Interior Wall Construction

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY JANUARY 15, 2026, AT 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,


Tom Gehrman

Village of Palm Springs
Code Enforcement Officer
(T) 561-584-8300 ext. 8520
(cell) 561-814-3208
tgehrman@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

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

DECEMBER 30, 2025

SISU TRUST
JEREMY E. LOMAX TR
705 LORI DR, Apt 203
PALM SPRINGS, FL 33461 1223

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 **705 LORI DRIVE, apt 203 in Palm Springs, FL 33461.**
PCN: 70-43-44-18-19-002-2030

CASE 2026 -7 (25-001138)

Violations:

Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Interior Wall Construction

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY JANUARY 15, 2026, 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.

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Tom Gehrman

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tgehrman@vpsfl.org



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

UNITED STATES POSTAL SERVICE **CERTIFIED MAIL**®



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 043M31255277

US POSTAGE

SISU TRUST
 JERRY E. LOMAX TR
 705 LORI DRIVE, APT 203
 PALM SPRINGS, FL 33461 1223



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



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 FIRST-CLASS MAIL
 IMI
\$000.74⁰
 12/30/2025 ZIP 33480
 043M31255277

US POSTAGE

SISU TRUST
 JERRY E. LOMAX TR
 705 LORI DRIVE, APT 203
 PALM SPRINGS, FL 33461 1223

Florida Building Code (FBC) PERMITS

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

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

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

CASE PRESENTATION
CASE No. CASE 2026- 7 (25-01138)

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 705 LORI DRIVE, Apt 203 in Lakeside Village within THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS THE CURRENT OWNER OF THE PROPERTY IS SUSI TRUST, JERRY E. LOMAX TRUST.
5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCE§,
Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Interior Wall Construction

A Village Building Inspector observed sheets of drywall being unloaded into 705 Lori Drive, apartment 203. Upon investigation and observing a worker at the property installing an interior wall Violation Courtesy Notices were posted at the property. The written Notices resulted in a call from one of the property owners. We discussed the need for an issued permit to add an interior wall to the unit. A licensed contractor would also be required to do the work, since the work was done at a Multiunit property, Lakeside Village. HOA Approval is also required to obtain the Building Permit from the Village. The Interior wall was partially completed, but none of the Required Approvals or the required Permit were issued as required.
5. After some time had passed. On DECEMBER 30, 2025, I WROTE Notice of Violation/Notice of Hearing 2026-7 FOR THE VIOLATIONS THE NOTICE was Mailed Certified and Regular to the Property Owner/Trust's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.
6. The Building Violation remains on the property, the wall remains in a partially built condition, with no HOA Approval or Village Permit.
7. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY FEBRUARY 18, 2026. Failure to GAIN COMPLIANCE within the time designated shall result in a \$100.00 per day, per violation fine commencing on FEBRUARY 19, 2026.
8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$197.35 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, FEBRUARY 18, 2026.
9. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

PERMIT NO.

VIOLATION DO NOT REMOVE

CORRECTIONS MUST BE
MADE AS NOTED BELOW

705 Cor. Drive #203 (R109, 16)

ADDRESS

BLDG. ELEC. MECH. PLBG.

Reports of Drywall Being
Loaded into TR UNIT.
3FS9 Walls Repaired With
New Drywall Required A
Building Permit
Violation of Building Dept

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

Date: 10-28-2025

Inspector: Tom Callahan Bob Subramanian

(T) 561-814-3208

PERMIT NO.

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

705 LOR. DR #203 (Rm 14)
ADDRESS

BLDG. ELEC. MECH. PLBG.

Reports of Drywall being
Lumber into Unit
IFSO, walls repaired with
New Drywall require a
Permit

- STOP WORK! CALL 561-584-8200 EXT. 8480
BETWEEN 8:30 AM - 3:00 PM
- VIOLATION! CORRECT AS NOTED *to Village Building*
- 2nd REINSPECTION FEE OF \$100.00 MUST BE PAID.
EACH ADDITIONAL RE-INSPECTION FEE
INCREASES BY \$100.00
- CALL 561-584-8266 FOR REINSPECTIONS

Date: _____

Inspector: Tom Goodman *Col. Thompson*

Dixson St 561-814-3238

*Tomi ISAKA
OWNER of TRUST / SISU TRUST*

*25-01138
2026-07*

Property Detail

Location Address : 705 LORI DR 203
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-19-002-2030
Subdivision : LAKESIDE VILLAGE COND NO 7
Official Records Book/Page : 36052 / 1564
Sale Date : 09/26/2025
Legal Description : LAKESIDE VILLAGE COND NO 7 UNIT 203 BLDG 16

Owner Information

Owner(s)

SISU TRUST
LOMAX JERRY E TR

Mailing Address

705 LORI DR APT 203
PALM SPRINGS FL 33461 1223

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/26/2025	\$52,000	36052 / 01564	WARRANTY DEED	SISU TRUST
08/15/2019	\$10	30853 / 00553	WARRANTY DEED	IULO LIVING TRUST
02/16/2016	\$33,900	28148 / 01541	WARRANTY DEED	IULO VITO
11/17/2015	\$10	27965 / 00004	QUIT CLAIM	NEW YORK COMMUNITY BANK
10/14/2015	\$10	27887 / 01108	QUIT CLAIM	NY COMMUNITY BANK
03/12/2014	\$7,200	26663 / 00684	CERT OF TITLE	COUNTRYWIDE HOME LOANS INC
07/10/1998	\$100	10760 / 00176	WARRANTY DEED	MILLER JEFFREY
01/01/1973	\$20,100	02223 / 01674	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 696
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Name	LAKESIDE VILLAGE COND NO 7
Area	696
Year Built	1973
No of Bedroom(s)	1
No of Bath(s)	1
No of Half Bath(s)	
Exterior Wall 1	MSY: CB STUCCO
Air Condition DESC	HTG & AC
Heat Type	FORCED AIR DUCT
Exterior Wall 2	NONE
Roof Structure	WOOD TRUSS
Roof Cover	BUILT-UP TAR/GRAVEL
Interior Wall 1	DRYWALL
Interior Wall 2	N/A

Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

No Image Found

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$63,000	\$70,000	\$59,000	\$58,300	\$42,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$63,000	\$70,000	\$59,000	\$58,300	\$42,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$53,147	\$48,315	\$43,923	\$39,930	\$36,300
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$53,147	\$48,315	\$43,923	\$39,930	\$36,300

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$1,094	\$1,076	\$958	\$919	\$786
NON AD VALOREM	\$351	\$344	\$341	\$323	\$288
TOTAL TAX	\$1,444	\$1,419	\$1,298	\$1,242	\$1,074

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

Account Information

Property Control Number:
70-43-44-18-19-002-2030

Mailing Address:
3105 DICK POND RD UNIT 204
Myrtle Beach, Sc 29588-9805

Owner of Record:
IULO LIVING TRUST

Property Type:
Real Property

Property Address:
705 LORI DR 203
PALM SPRINGS, FL 33461

Second Owner:
IULO LUCY TR, IULO VITO TR &

Status: Active

Legal Description:
LAKESIDE VILLAGE COND NO 7 UNIT 203
BLDG 16

Last updated: 1/05/2026 11:53:00 AM

Real Estate Property Taxes become delinquent on April 1 each year.
Delinquent Real Estate Property Tax cannot be paid online.
Visit our [Payment Options page to view delinquent tax payment options.](#)

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

Tax Bills

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

Total Payable: **\$1,415.37** [ADD ALL TO CART](#)

2025 | BILL TYPE: ORIGINAL | BILL NO: 101540252 | ROLL: ANNUAL |
DUE \$1,415.37

[ADD TO CART](#)

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$1,415.37 Net Tax: \$1,444.25 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$28.88	\$0.00	<input type="checkbox"/> \$1,415.37 ▶ 1/5/26 \$1,415.37 1/31/26 \$1,415.37 2/2/26 \$1,415.37 2/28/26 \$1,429.81	<input checked="" type="radio"/> Due	<input type="radio"/> \$1,415.37 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"/> \$1,362.39 Net Tax: \$1,419.16 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$56.77	11/25/24	-\$1,362.39	<input checked="" type="radio"/> Paid

Prepared by and return to:

Stefan Sinn, Esq.
Standard Title
1860 Forest Hill Blvd., Ste. 107
West Palm Beach, FL 33406
(561) 966-3300
File Number: 25-121
Parcel Identification No 70-43-44-13-19-002-2030

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM-SECTION 689.02 F.S.)

THIS INDENTURE, is made this 07 day of September, 2025 *BETWEEN*

Vito Iulo, a single man, Individually and as Trustee of the Iulo Living Trust dated August 15, 2019,

Grantor*, whose address is 3105 Dick Pond Road, 204, Myrtle Beach, SC 29588,
and

Jerry E. Lomax, Trustee of Sisu Trust Agreement dated September 19th, 2025

Grantee*, whose address is 1764 1st Avenue, Apt, 5N, New York, NY 10128.

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

WITNESSETH: That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

Unit No. 203, Building 16 of Lakeside Village Condominium No. 7, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 2176, Page 471, and all exhibits and amendments thereof, Public Records of Palm Beach County, Florida.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging in or anywise appertaining.



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2026-07

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

**SUSI TRUST
JERRY E. LOMAX TRUST
705 LORI DRIVE, Apt 203
PALM SPRINGS, FL 33461 1223**

**MAILING ADDRESS:
SAME**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1 & 110.1): No permits or inspections of interior wall construction.

Address: 705 LORI DRIVE, Apt 203
Legal Description: LAKESIDE VILLAGE COND NO 7 UNIT 203 BLDG 16
PCN: 70-43-44-18-19-002-2030

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **15th** day of **January 2026**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

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

Section 10-31 (FBC 105.1 & 110.1) No Permits or Inspections Interior Wall Construction

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

Section 10-31 (FBC 105.1 & 110.1) No permits or inspections or interior wall construction.

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 **February 18, 2026:**
- Administrative costs of **\$197.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**
- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. The Respondent must comply with all Code Violations on or before **February 18, 2026. If not in compliance by February 18, 2026, a \$100.00 per day per violation. Fine shall begin to accrue.** The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **February 18, 2026.**
- Administrative costs of **\$197.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

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

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

DONE AND ORDERED this 15th day of January 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[705 LORI DRIVE, Apt 203](#)
[PALM SPRINGS, FL 33461 1223](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2026-08

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

Guadalupe Sheel TRUST
4787 S Congress Ave
Palm Springs, FL 33461

Respondent(s).

70-43-44-30-01-097-0020

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 **January 3rd, 2026**, the Respondent(s), **Guadalupe Sheel TRUST** owner(s) of the property at **4787 S Congress Ave PALM SPRINGS, FL, 33461 (Congress Motel)** is in violation of local ordinances.

SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles off the property.
SECTION 10-9: Exterior Property Maintenance-Remove all metal shutters covering Unit #15's windows.

These violations must be corrected on or before **January 12th, 2026**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8430, **at 10:00 A.M., on THURSDAY January 15th, 2026.**

IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate.

If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561)584-8200 EXT 8430. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 584-8200 Ext 8430, at least 36 hours prior to the hearing.

Code Enforcement Officer 561-584-8300 ext. 8525

Joey Sanders

Printed Name of Officer

Date Issued: January 3rd, 2026

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2026-08

RETURN OF SERVICE

**GUADALUPE SHEEL TRUST
4787 S CONGRESS AVE
PALM SPRINGS, FL 33461 4750**
_____ /

Respondent

On the 3rd **Day of January 2026 at 6:55PM**, I served the attached NOV/NOH on the within named Respondent, **Guadalupe Sheel TRUST at 4787 S Congress Ave** Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

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

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

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

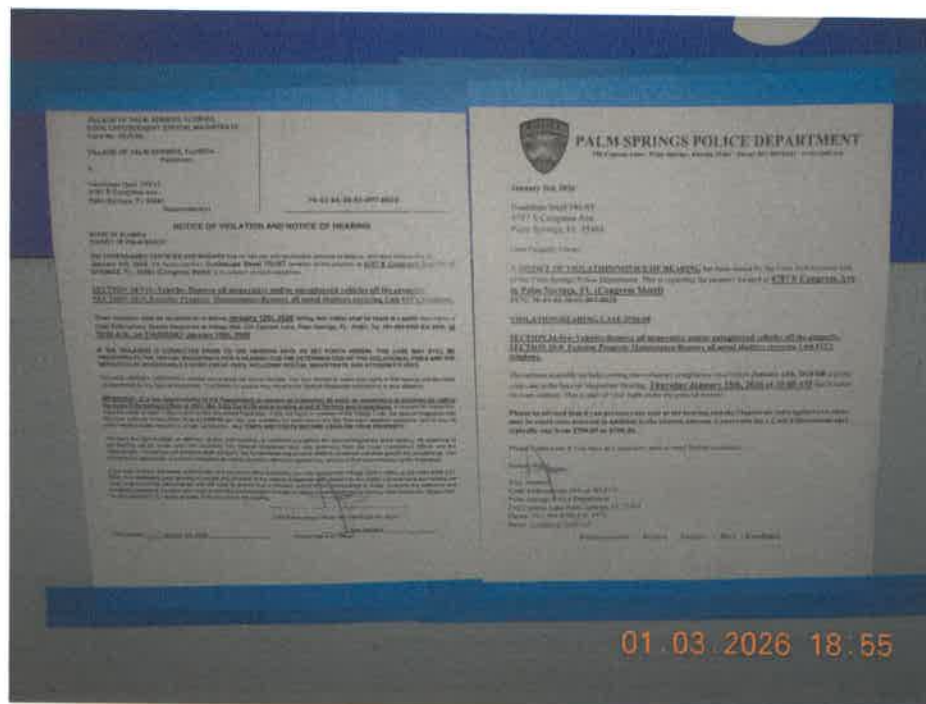
VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By:

Joey Sanders
Code Enforcement Officer



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DSCN4729.JPG



01.03.2026 17:11

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01.03.2026 17:12

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01.03.2026 17:12

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PALM SPRINGS POLICE DEPARTMENT

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

January 3rd, 2026

Guadalupe Sheel TRUST
4787 S Congress Ave
Palm Springs, FL 33461

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property located at **4787 S Congress Ave in Palm Springs, FL (Congress Motel)**

PCN: 70-43-44-30-01-097-0020

VIOLATION/HEARING CASE 2026-08

SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles off the property.
SECTION 10-9: Exterior Property Maintenance-Remove all metal shutters covering Unit #15's windows.

The options available include coming into voluntary compliance on or before **January 12th, 2026 OR** arguing your case at the Special Magistrate Hearing, **Thursday January 15th, 2026 at 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,

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

Professionalism · Respect · Integrity · Duty · Excellence



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



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 FIRST-CLASS MAIL
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\$000.74⁰
 01/03/2026 ZIP 33480
 043M31255277

US POSTAGE

Guadalupe Sheel TRUST
 4787 S Congress Ave
 Palm Springs, FL 33461

9489 0178 9820 3046 8366 38



PALM SPRINGS POLICE DE
 CODE ENFORCEMENT DIV
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Guadalupe Sheel TRUST
 4787 S Congress Ave
 Palm Springs, FL 33461

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

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

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

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

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

- (a) Parking or storage locations for cars, light trucks, motorcycles, and other vehicles not otherwise provided for in this subdivision, shall be permitted as provided below. Such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and permanent building(s), as follows:

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

action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.

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

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

CASE PRESENTATION
CASE No. CASE 2026-08

1. Good morning. My name is **Joey Sanders** and I'm a code enforcement officer for the Village of Palm Springs and I've been sworn in.
2. **Case #2026-08** is concerning the property located at **4787 S Congress Ave (Congress Motel)** within the Village of Palm Springs.
3. According to the Palm Beach County Property Appraiser's records and the Palm Beach County Tax Collector's records, the current owner of the property is **Guadalupe Sheel TRUST.**
4. Pursuant to observation there are violations of the following local ordinances:
SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles off the property.
SECTION 10-9: Exterior Property Maintenance-Remove all metal shutters covering Unit #15's windows.
Photos are included in the file.
5. On 09/13/2025, I inspected the property and observed multiple code violations to include various property maintenance issues and several inoperative and/or unregistered vehicles being stored in the motel's parking lot. I issued a code courtesy violation notice and posted it on the south side of the property. All of the other above noted violations were also discovered throughout the duration of this case. It should be noted that I mailed the property owner a total of two follow-up letters which included a "Final Notice Before Special Magistrate Hearing" warning notice dated 11/29/2025 with a compliance date of 12/13/2025.

The property owner and I have remained in contact with one another over the past (4) months on numerous occasions via telephone and onsite visits. On 01/03/2026, I met with the property owner as I was posting a copy of the NOV/NOH at the property. I advised the property owner the purpose of my visit and the property owner assured me that she would have all of the above listed violations cured by no later than January 12th, 2026. As of this writing, the property owner has not brought the property into compliance and has failed to make any further efforts to communicate with me.
6. On **January 3rd, 2026**, Notice of Violation/ Notice of Hearing **2026-08** was issued for the violations. The NOV/NOH notice was sent certified and regular mail to the respondent's address of record and posted at the property and at Village Hall. The Green Card from the certified mailing was not signed and returned. Unfortunately, the property remains in non-compliance.
7. I request that the respondent be ordered to come into compliance by correcting all the property violations by **February 1st, 2026**. If not in compliance by **February 1st, 2026**, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.
8. The Village has also incurred costs in the amount of **\$277.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **February 1st, 2026**.
9. Subject to any questions you might have, this concludes the Village's testimony.



PALM SPRINGS POLICE DEPARTMENT

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

November 29th, 2025

Guadalupe Sheel TRUST
4787 S Congress Ave
Palm Springs, FL 33461

Final Notice Before Special Magistrate Hearing

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **4787 S Congress Ave Palm Springs, FL 33461 (Congress Motel)**
PCN: 70-43-44-30-01-097-0020

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

SECTION 34-914

Vehicles: Remove all inoperative and/or unregistered vehicles off the property.

SECTION 34-225

Fence Maintenance: White wood fence posts need to be cut and level with the fence line (south side).

SECTION 62-75:

Commercial Development Storage Areas: Remove green "WASTE PRO: commercial container or conceal inside a dumpster enclosure.

SECTION 30-143 & 34-1381

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

SECTION 10-9

Exterior Property Maintenance/Electrical/Shutters/Awnings/Fascia:

- Replace all missing lightbulbs (south side).
- Open all shutters/awnings (west side).
- Remove all black discoloration off the fascia (west side).

Compliance Date: December 13th, 2025

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

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

Respectfully,

Joey Sanders

Code Enforcement Officer ID #211

Palm Springs Police Department

Phone: 561-584-8300 Ext: 8525

Email: jsanders@vpsfl.org

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PALM SPRINGS POLICE DEPARTMENT

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

September 13th, 2025

Guadalupe Sheel TRUST
4787 S Congress Ave
Palm Springs, FL 33461

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **4787 S Congress Ave Palm Springs, FL 33461 (Congress Motel).**

PCN: 70-43-44-30-01-097-0020

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

SECTION 34-913, 34-914 & 34-916

Vehicles: Remove white box/panel truck as commercial vehicles may not be stored on commercial property. Also, remove all inoperative and/or unregistered vehicles and trailers off the property.

SECTION 30-141 & 34-883

Overgrowth/Hedges: Trim all overgrown trees/bushes/vegetation/hedges.

SECTION 34-225

Fence Maintenance: Repair all broken sections of the wood fence.

SECTION 62-75:

Commercial Development Storage Areas: All commercial dumpsters must be concealed inside a dumpster enclosure. Contact the PZB Department at 561-584-8200 Ext: 8460 or permits@vpsfl.org for further assistance.

SECTION 30-143 & 34-1381

Trash/Debris/Materials/Open Storage: Remove all trash, debris, materials and misc. items stored around the property (reference attached photos). Also, all metal shutters need to be below the fence line and out of public view.

SECTION 34-265

Signage: Repair all damaged sections of plexiglass on the green and yellow Congress Motel sign.

Compliance Date: September 27th, 2025

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

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

Respectfully,



Joey Sanders

Code Enforcement Officer ID #211

Palm Springs Police Department

Phone: 561-584-8300 Ext: 8525

Email: jsanders@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence

Courtesy Code Violation Notice

Case# _____

Date: 09/13/2025 Time: _____

Location: 41787 S Congress Ave
(Congress Hotel)

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

Please address the listed code violations:

- 34-913/34-914/34-916 - Vehicles
- 34-111/34-883 - Overgrowth/Hedges
- 34-225 - Fence Maintenance
- 62-75 - Commercial Development Storage Areas
- 34-143/34-1381 - Trash/Debris/Materials/Open Storage
- 34-265 - Signage

Reference Attached Letter

Compliance Date: 09/27/2025

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

Code Officer J. Sanders #211

Name I.D. #

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



Property Detail

Location Address : 4787 S CONGRESS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-30-01-097-0020
Subdivision : PALM BEACH FARMS CO PL 7 IN
Official Records Book/Page : 29612 / 1101
Sale Date : 01/19/2018
Legal Description : PALM BEACH FARMS CO PL 7 LT B BLK 97 (LESS S 30 FT RD R/W)

Owner Information

Owner(s)	Mailing Address
SHEEL GUADALUPE TRUST	4787 S CONGRESS AVE LAKE WORTH BEACH FL 33461 4750

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/19/2018	\$10	29612 / 01101	DEED OF TRUST	SHEEL GUADALUPE TRUST
11/01/2004	\$1,095,000	17766 / 01421	WARRANTY DEED	SHEEL GUADALUPE D
06/01/1988	\$610,000	05723 / 01416	WARRANTY DEED	
01/01/1977	\$228,000	02773 / 00987		
01/01/1975	\$185,000	02406 / 00019	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 16
***Total Square Feet :** 7461
Acres : .75
Property Use Code : 0300—MULTIFAMILY 10 UNITS OR MORE
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Year Built	1962	
APARTMENTS LOW RISE	7461	

Subarea and Square Footage for Building 1	
Code Description	square Footage
APARTMENT	3456
APARTMENT	2085
SUPPORT	240
APARTMENT	1560
SUPPORT	120
Total Square Footage	7461



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



\$0.00
CHECK OUT

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

Account Information

Property Control Number: 70-43-44-30-01-097-0020	Property Type: Real Property	Status: Active
Mailing Address: 4787 S CONGRESS AVE Lake Worth Beach, FL 33461-4750	Property Address: 4787 S CONGRESS AVE LAKE WORTH, FL 33461	Legal Description: PALM BEACH FARMS CO PL 7 LT B BLK 97 (LESS S 30 FT RD R/W)
Owner of Record: SHEEL GUADALUPE TRUST	Second Owner:	

Last updated: 1/03/2026 06:31:09 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: **\$27,908.66** [ADD ALL TO CART](#)

2025 | Bill Type: Original | Bill No: 101283294 | Roll: Annual |

Due **\$27,908.66** [ADD TO CART](#)

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$27,908.66	\$0.00	<input type="checkbox"/> \$27,908.66	● Due	<input type="radio"/> \$27,908.66
	Net Tax: \$28,478.23		▶ 1/3/26 \$27,908.66		Clear all
	Interest: \$0.00		1/31/26 \$27,908.66		
	Penalty: \$0.00		2/2/26 \$27,908.66		
	Fees: \$0.00		2/28/26 \$28,193.45		
	Discount: -\$569.57				

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2026-08

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

**GUADALUPE SHEEL TRUST
4787 S CONGRESS AVE
PALM SPRINGS, FL 33461 4750**

Respondent(s).

ORDER FINDING VIOLATION

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

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

Section 10-9: Exterior property maintenance. Remove all metal shutters covering Unit #15's windows.

Address: 4787 SOUTH CONGRESS AVENUE (CONGRESS MOTEL)

Legal Description: PALM BEACH FARMS CO PL 7LTB BLK 97 (LESS S 30 FT RD R/W)

PCN: 70-43-44-30-01-097-0020

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 **15th** day of **January 2026**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

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

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

Section 10-9: Exterior property maintenance. Remove all metal shutters covering Unit #15's windows.

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

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

Section 10-9: Exterior property maintenance. Remove all metal shutters covering Unit #15's windows.

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **February 1st, 2026:**
- Administrative costs of **\$277.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**
- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **February 1st, 2026.** If Respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **February 1st, 2026.**
- Administrative costs of **\$277.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

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

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

DONE AND ORDERED this 15th day of January 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[4787 S CONGRESS AVE](#)
[PALM SPRINGS, FL 33461 4750](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2026-04

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

BLACKHALL INC.
3920 S. CONGRESS AVENUE
LAKE WORTH BEACH, FL 33461
Respondent(s).

PCN: 70-43-44-20-01-104-0020

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on **OCTOBER 31, 2025**, the Respondent(s), **SLB LLC** owner(s) of the property at **3920 S. CONGRESS AVENUE LAKE WORTH BEACH, FL, 33461** is in violation of local ordinances.

- SECTION 10-31 (Florida Building Code) 105.1 & 110: No Permits and Inspections – Metal Gate**
- SECTION 34-823 Accessory Uses: Remove shed, outdoor storage of recreational vehicles, trucks and miscellaneous items.**
- SECTION 10-8 Exterior property areas: Sanitation, keep neat & clean; broken fence; pave & striped parking lot, gravel not an approved surface.**
- SECTION 10-9 Exterior of building: Replace broken windows/doors/decorative features/ walls repair and paint.**
- SECTION 30-143 Trash & Debris.**
- SECTION 34-915 Use of recreational vehicle for living or sleeping.**
- SECTION 10-30 Vacant or unimproved property registration and maintenance requirements: Accumulation or trash, junk, debris; not maintained; yard to be paved or sodded landscaped with trees and bushes – gravel not an approved surface.**

These violations must be corrected on or before **JANUARY 2, 2026**. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, **at 10:00 A.M., THURSDAY JANUARY 15, 2026**. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY’S FEES.

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

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

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


Code Enforcement Officer 561-584-8300 x 8524

Date Issued: DECEMBER 16, 2025

Nanciann Cuenot
Printed Name of Officer

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2026-04

BLACKHALL INC.
3920 S. CONGRESS AVENUE
LAKE WORTH BEACH, FL 33461

PCN: 70-43-44-20-01-104-0020

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 17TH Day of DECEMBER, 2025, at 9:45 AM, I served the attached Notice of Violation Notice of Hearing on the within-named Respondent(s), **BLACKHALL INC, 3920 S. Congress Avenue, Palm Springs, FL 33406** by:

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

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

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

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

By: Nanciann Cuenot
Code Enforcement Officer

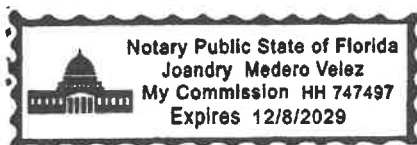
Date: 12/17/2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 18th day of December 2025, by Nanciann Cuenot Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

Joandry Medero
NOTARY PUBLIC, State of Florida



Posted 12-17-2025
Time 9:45am
MmCuenot

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2026-04

VILLAGE OF PALM SPRINGS, FLORIDA
Palmsprings

BLACKHALL INC
3920 S. CONGRESS AVENUE
LAKE WORTH BEACH, FL 33461

Respondent(s)

PCN: 76-43-44-20-01-104-0020

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

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and then believe that on OCTOBER 31, 2025, the Respondent(s) 3920 S. CONGRESS AVENUE LAKE WORTH BEACH, FL 33461 is in violation of local ordinances.

- SECTION 10-21 (Florida Building Code) 105.1 & 110: No Permits and Inspections - Metal Gate
- SECTION 34-923 Accessory Uses: Remove shed, outdoor storage of recreational vehicles, trucks and miscellaneous items.
- SECTION 10-8 Exterior property areas: Sanitation, keep neat & clean; broken fence; pava & striped parking lot, gravel not an approved surface.
- SECTION 10-9 Exterior of building: Replace broken windows/doors/decorative features/ walls repair and paint.
- SECTION 30-143 Trash & Debris.
- SECTION 34-915 Use of recreational vehicle for living or sleeping.
- SECTION 10-50 Vacant or unimproved property registration and maintenance requirements: Accumulation of trash, junk, debris, not maintained, yard to be paved or sodded landscaped with trees and bushes - gravel not an approved surface.

These violations must be corrected on or before **JANUARY 2, 2026**. This matter will be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Tel: 941-644-8300 Ext 8320, at **10:00 A.M. THURSDAY JANUARY 15, 2026**. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence. **IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (941) 584 - 8300 Ext 8520.** A request for inspection must be made at least 1 (day) prior to the requested inspection.

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

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Code Officer at (941) 584-8300 EXT 8430. Any interested party wishing 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 the hearing must advise the Village Clerk at (941) 584-8200 Ext 8430, at least 36 hours prior to the hearing.

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

Date Issued: **DECEMBER 16, 2025**

Nanciann Cuenot
Printed Name of Officer

Posted 12-17-2025
Time 9:45am
MmCuenot



PALM SPRINGS POLICE DEPARTMENT
250 Cypress Lane - Palm Springs, Florida 33461 - Phone 941-584-8300 - www.pspfl.org

DECEMBER 16, 2025

BLACKHALL INC
3920 S. Congress Avenue
Lake Worth Beach, FL 33461

Dear Property Owners,

A **NOTICE OF VIOLATION / NOTICE OF HEARING** has been issued by the Code Enforcement Division of the Palm Springs Police Department. This is regarding this property at:

3920 S Congress Avenue in Palm Springs, FL PCN: 76-43-44-20-01-104-0020

VIOLATION / HEARING CASE 2026-04

- SECTION 10-21 (Florida Building Code) 105.1 & 110: No Permits and Inspections - Metal Gate
- SECTION 34-923 Accessory Uses: Remove shed, outdoor storage of recreational vehicles, trucks and miscellaneous items.
- SECTION 10-8 Exterior property areas: Sanitation, keep neat & clean; broken fence; pava & striped parking lot, gravel not an approved surface.
- SECTION 10-9 Exterior of building: Replace broken windows/doors/decorative features/ walls repair and paint.
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- SECTION 34-915 Use of recreational vehicle for living or sleeping.
- SECTION 10-50 Vacant or unimproved property registration and maintenance requirements: Accumulation of trash, junk, debris, not maintained, yard to be paved or sodded landscaped with trees and bushes - gravel not an approved surface.

The options available include coming into voluntary compliance on or before **January 2, 2026** OR arguing your case at the Special Magistrate Hearing on **Thursday, January 15, 2026, at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL**. This is part of your right under the judicial system.

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

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

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

3920

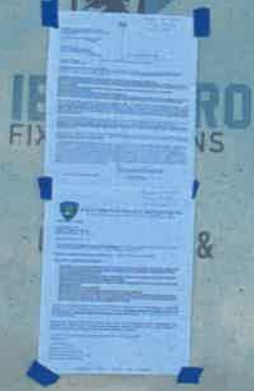


NO LOITERING

SAME DAY
UNLOCKING

OPEN
MONDAY - SUNDAY
10AM - 7PM

561-629-5101



IE PRO
FIX NS
&

Tracking Number:

Remove X

9489017898203046836560

Copy

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

Latest Update

Your item was delivered to an individual at the address at 11:38 am on December 18, 2025 in LAKE WORTH, FL 33461.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

LAKE WORTH, FL 33461

December 18, 2025, 11:38 am

[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



PALM SPRINGS POLICE DEPARTMENT

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

DECEMBER 16, 2025

BLACKHALL INC
3920 S. Congress Avenue
Lake Worth Beach, FL 33461

Dear Property Owners,

A **NOTICE OF VIOLATION / NOTICE OF HEARING** has been issued by the Code Enforcement Division of the Palm Springs Police Department. This is regarding the property at:

3920 S Congress Avenue in Palm Springs, FL. PCN: 70-43-44-20-01-104-0020

VIOLATION / HEARING CASE 2026-04

SECTION 10-31 (Florida Building Code) 105.1 & 110: No Permits and Inspections – Metal Gate
SECTION 34-823 Accessory Uses: Remove shed, outdoor storage of recreational vehicles,
trucks and miscellaneous items.

SECTION 10-8 Exterior property areas: Sanitation, keep neat & clean; broken fence; pave &
striped parking lot, gravel not an approved surface.

SECTION 10-9 Exterior of building: Replace broken windows/doors/decorative features/ walls
repair and paint.

SECTION 30-143 Trash & Debris.

SECTION 34-915 Use of recreational vehicle for living or sleeping.

SECTION 10-30 Vacant or unimproved property registration and maintenance requirements:
Accumulation or trash, junk, debris; not maintained; yard to be paved or sodded landscaped
with trees and bushes – gravel not an approved surface.

The options available include coming into voluntary compliance on or before **January 2, 2026 OR** arguing your case at the Special Magistrate Hearing on **Thursday, January 15, 2026, at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your right under the judicial system.

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

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

Respectfully,

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

9489 0178 9820 3046 8365 60



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



Label 880-QDT, March 2023



quodient
 FIRST-CLASS MAIL
 IMI
\$008.86
 12/16/2025 ZIP 33480
 043M31255277

US POSTAGE

UNITED STATES POSTAL SERVICE
CERTIFIED MAIL

**BLACKHALL INC.
 3920 S. CONGRESS AVENUE
 LAKE WORTH BEACH, FL 33461**



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



quodient
 FIRST-CLASS MAIL
 IMI
\$000.74
 12/16/2025 ZIP 33480
 043M31255277

US POSTAGE

**BLACKHALL INC.
 3920 S. CONGRESS AVENUE
 LAKE WORTH BEACH, FL 33461**

1. INSTALL Hedge along Bldg
2. Patch Holes IN Stucco
3. Remove loose Wires
4. Paint



12/17/2025 9:45

PEED
MIT
0

**WE FIX DESKTOPS,
LAPTOPS AND TABLETS**

- Password Reset
- Virus/Malware Removal
- Slow Performance
- Data Recovery/Transfer
- Computer Setup
- System Up



1. Replace Broken Window
2. Patch holes + paint

12/17/2025 9:45

OPEN

CELL PHONE REPAIR

- Screen Damage
- Water Damage
- Battery Issues
- Unlocking
- Full Diagnostic

SAME DAY SERVICE

629-5101



1. Patch Holes in Stucco + paint

12/17/2025 9:45

1. Repair / Replace Broken Fence Slats
2. Replace decorative moulding



12/17/2025 9:48

1. Broken Fence
2. Recreational Vehicles Stored on Property



12/17/2025 9:49 /

Metal Gate - no permit/inspections



12/17/2025 9:52

1. Gravel not approved surface -
2. Multiple RV's - remove
3. Prohibited Accessory Use - Shed - remove



12/17/2025 9:54

1. Miscellaneous Accumulation of Trash, Junk debris
2. RV's Prohibited used for living - sleeping
3. Shed - Accessory use
4. Gravel not approved surface - sod/pave
5. Broken Fence



12/17/2025 9:57



12/17/2025 9:53

1. Pave + Strip Parking lot
2. Landscape required
3. Parking vehicles - no use on property
4. Metal gate - no permit
5. Broken fence



12/17/2025 9:56



Parking Vehicle on Vacant Commercial

12/17/2025 9:46

1. Vehicle parked at vacant Commercial Property



12/17/2025 9:52



10/22/2025 9:34:30 AM



10/22/2025 9:34:12 AM



10/22/2025 9:28:45 AM



10/22/2025 9:28:58 AM



7/1/2025 10:38:24 AM



7/1/2025 10:38:33 AM



7/1/2025 10:39:20 AM



11/1/2024 10:44:37 AM



11/1/2024 10:44:19 AM



10/22/2025 9:25:28 AM



10/22/2025 9:25:47 AM



10/22/2025 9:26:24 AM

(Code 1994, § 30-561)

Sec. 34-822. Permitted uses.

Permitted uses within the CG commercial general land development district shall be limited to the following:

- (1) All permitted uses in the CN commercial neighborhood land development district.
- (2) Financial institutions.
- (3) Retail sales and services.
- (4) Personal services.
- (5) Commercial Planned Developments.

(Code 1994, § 30-562; Ord. No. 2007-08, § 6, 4-26-2007; Ord. No. 2014-06, § 6, 5-8-2014)

Sec. 34-823. Accessory uses.

No accessory uses shall be permitted in the CG commercial general land development district.

Sec. 34-892. Accessory uses, buildings and structures.

- (a) *Location.* All accessory uses, buildings and structures shall be located on the same lot as the principal use and not within any required yard area, except as provided in this section. Where the accessory building is attached to the principal building or connected thereto by a breezeway, the side yard shall be measured from the outer wall thereof.
- (b) *Height.* No accessory use, building or structure shall exceed the height permitted in the district in which the principal use is located.
- (c) *Use.* The accessory building shall not be rented or otherwise used as a separate dwelling unit.
- (d) *Utility sheds.*

Sec. 10-8. - Exterior property areas.

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

(Ord. No. 2006-47, § 2, 11-9-2006)

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

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

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

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

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

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

(Code 1994, § 26-86)

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

Sec. 34-915. - Use of vehicle, boat, trailer or other conveyance for living or sleeping; prohibited.

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

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

CASE PRESENTATION
CASE No. CASE 2026-04

1. GOOD MORNING, MY NAME IS Nanciann Cuenot, and I have been sworn in.
2. I AM A CODE ENFORCEMENT OFFICER FOR THE VILLAGE OF PALM SPRINGS, FLORIDA.
3. THIS CASE CONCERNS THE PROPERTY AT 3920 S. CONGRESS AVENUE 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 Blackhall Inc.
5. PERSUANT TO MY OWN OBSERVATION, INVESTIGATION and complaints from neighbors and Village Police, there are violations of local ordinances:

SECTION 10-31 (Florida Building Code) 105.1 & 110: Metal Gate. - No Permits and Inspections on record with the Village building department.

SECTION 34-823 Accessory Uses: Remove shed, the outdoor storage of recreational vehicles, RV's, trucks, and miscellaneous items.

SECTION 10-8 Exterior property areas: Sanitation, keep property neat & clean; repair/replace broken fence; pave & stripe parking lot, remove gravel which is not an approved surface.

SECTION 10-9 Exterior of building: Replace broken windows/doors/decorative features/ repair walls and paint.

SECTION 30-143 Trash & Debris.

SECTION 34-915 Use of recreational vehicle for living or sleeping.

SECTION 10-30 Vacant or unimproved property registration and maintenance requirements: Accumulation or trash, junk, debris; property not maintained; yard to be paved or sodded, landscaped with trees and bushes – gravel is not an approved surface.

Photos are included in the Case File.

6. Courtesy Notices were mailed on October 31, 2025. I had phone conversations and onsite meetings with Jamie Rio's who told me he is the property manager. The violations continued.
7. On December 16, 2025, Notice of Violation, Notice of Hearing 2026-04 was issued for the Violations. THE NOTICE WAS MAILED CERTIFIED AND REGULAR TO THE RESPONDENT'S ADDRESS OF RECORD, AND ALSO POSTED AT THE PROPERTY and at Village Hall. USPS tracking was updated to show delivery on December 18, 2025. The property remains in violation.
8. I REQUEST THAT THE RESPONDENT BE ORDERED TO COME INTO COMPLIANCE with actions to correct the violations and gain compliance. **Respondent must comply with all code violations NOT requiring a permit on or before February 13th, 2026.** If the Respondent fails to comply within the time given, a fine of **\$250.00 per day** will continue to accrue until all violations NOT requiring a permit are in compliance and the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. **Respondent must comply with all code violations REQUIRING A PERMIT on or before March 13th, 2026.** If the

CASE No. _____

Respondent fails to comply within the time given, a fine of **\$250.00 per day** will continue to accrue until all violations REQUIRING A PERMIT are in compliance and the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance

9. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$362.35** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN **February 13, 2026**.

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



The Village of Palm Springs
FLORIDA



Case Administrative / Court Costs

January 15, 2026, 3920 S. Congress Avenue - SLB LLC		Case 2026-04		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	6.00	35.00	210.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	4.00	20.00	80.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2026-04				362.35

APPLICATION PROFILE

GENERAL APPLICATION

Application ref	201300233	Fee Effective Dt	03/18/2013
Department	PLANNING, ZONING, & BLDG		
Location	3920 SOUTH CONGRESS AVENUE		
Parcel	70434420011040020		
Cross streets			
Add'l loc desc			
Municipality	PALM SPRINGS		
Subdivision		Lot	
Existing use			
memo			
Current Zoning			
Flood zone			
Applicant	ROOFING CONTRACTOR		
Proj/Activity	COMM FENCE / SITE WALL		
Class of work	NEW		
Description	BUILT SITE WALL		
	CHANGED TO WOOD FENCE		
Proposed use			
memo			
Proposed zoning			
Flood zone			
Non-conforming	N		
Applic received	03/18/13		
Estimated cost	3,800		
Estim start/end	03/18/13		
Actual start/end	06/21/13		
Impervious Surf	0.00		
Semi-Pervious			
Assigned to			
Status	COMPLETE		
Status code desc	CLOSED	Multiple submissions	N
Next action		Government owned	N
memo			
Ordinance ref			
Reason for app			
Parent app		Point in time fee effective date	
		Fee expiration date	

PROGRESS

Prerequisites Approved	1 of	1
Restrictions/Hazards Cleared	0 of	0
Plan Reviews	1 of	1
Department/Board Reviews	0 of	0
Permits Issued/Completed	1 of	1
Inspections	1 of	1
Permit Fees Paid	2 of	2
Miscellaneous Charges Paid	0 of	0
work Orders Paid	0 of	0

APPLICATION PROFILE

Application ref: 201300233 (continued)

PERMITS

Type	Permit Number	Status	Issued	Fee	Unpaid Amt
MINOR REVI		FEE	05/21/13	50.00	.00
REROOF PIT	13000374	ISSUED	04/05/13	95.00	.00
RADON SURC		FEE	03/18/13	4.00	.00
		TOTAL:		149.00	.00

INSPECTIONS

Type	Requested	Scheduled	Insprtr	Performed	Results	Bal Due
BUILD FINA	06/20/13	06/20/13	MARK	06/21/13	PASS	.00

AUDIT HISTORY

Department Date	Comments	Action	Source	Created by
06/21/13	See text	Application status change	APP	1320icab
06/21/13	PLANNING,ZONING, & B BUILD FINA		APP	1320icab
06/21/13	06/21/2013 PASS			
05/29/13	PLANNING,ZONING, & B Permit payment collected		APP	1320icab
04/05/13	Payment collected on permit REVISION TO PERMIT		APP	1320icab
04/05/13	PLANNING,ZONING, & B Permit issued		APP	1320icab
03/25/13	Permit no 13000374 - REROOF PIT, PAID		APP	1320icab
03/25/13	PLANNING,ZONING, & B Prerequisite deleted		APP	1320icab
03/25/13	PRODUCT APPROVAL			
03/25/13	PLANNING,ZONING, & B Prerequisite approved		APP	1320icab
03/25/13	CONTRACTOR UP TO DATE on 03/25/13			
03/25/13	PLANNING,ZONING, & B Plan review completed.		APP	1320icab
03/25/13	Review #: 01 Reviewer: WL Completed: 03/25/2013			
03/18/13	PLANNING,ZONING, & B Permit payment collected		APP	1320icab
03/18/13	Payment collected on permit RADON SURCHARGE			
03/18/13	PLANNING,ZONING, & B Permit payment collected		APP	1320icab
03/18/13	Payment collected on permit REROOF PITCH B			
03/18/13	PLANNING,ZONING, & B Project code changed		APP	1320icab
03/18/13	Changed from ROOP to FENC			
03/18/13	PLANNING,ZONING, & B Application entered.		APP	1320icab
03/18/13				
03/18/13	PLANNING,ZONING, & B New plan review started.		APP	1320icab
03/18/13	Plan review number 01 was created.			

** END OF REPORT - Generated by Nanciann Cuenot **



PALM SPRINGS POLICE DEPARTMENT

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

October 31, 2025

BLACKHALL INC
3920 CONGRESS AVE
PALM SPRINGS, FL 33461

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 3920 S CONGRESS Ave, Palm Springs, FL 33461.

PCN: 70434420011040020

This property is in violation of local ordinances.

Sec. 34-823. - Accessory Uses - No accessory uses shall be permitted. Remove the shed, recreational vehicles, trucks, and outdoor storage of miscellaneous items.

Sec. 10-8 Exterior Property Areas (a) Sanitation keep in a neat and clean condition 10-8(d) keep fence in good repair. Pave and stripe the parking lot - gravel is not an approved surface. Permit Required.

Sec 10-9. Exterior of Building - Walls, decorative bands and features, windows and doors shall be repaired or replaced, holes filled, surfaces repainted, and maintained in good condition. Permits required.

Sec. 30-143 Nuisance - trash and debris.

Sec. 10-31 (FBC 105.1 & 110.1) No valid permit or required inspection for metal gate.

Sec. 34-915 – Use of vehicle for living or sleeping. Recreational vehicles parked or stored on property for living or sleeping purposes.

Sec. 10-30 Vacant or unimproved property registration and maintenance requirements.

Accumulation of trash, junk & debris. Property not being maintained. Yards to be sodded and landscaped with trees & bushes. Gravel is not an approved surface.

Compliance Date: NOVEMBER 14, 2025

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

Respectfully,

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

Property Detail

Location Address : 3920 S CONGRESS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-20-01-104-0020
Subdivision : MODEL LAND CO
Official Records Book/Page : 24741 / 242
Sale Date : 08/19/2011
Legal Description : MODEL LAND CO S 50 FT OF N 265 FT OF W 165 FT OF TR 104 (LESS W 35 FT SR 807 R/W)

Owner Information

Owner(s)	Mailing Address
BLACKHALL INC	3920 S CONGRESS AVE LAKE WORTH BEACH FL 33461 4108

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/19/2011	\$117,500	24741 / 00242	WARRANTY DEED	BLACKHALL INC
10/19/2010	\$1,100	24148 / 01467	CERT OF TITLE	YACUB MOHAMMED
05/19/2006	\$87,500	20469 / 01590	WARRANTY DEED	SOODEEN CHATOOR P
10/15/1998	\$83,500	10716 / 01307	WARRANTY DEED	ALL CITY INSURANCE BEAUCA INC
07/01/1994	\$80,000	08394 / 00196	WARRANTY DEED	
05/01/1991	\$80,000	06830 / 00918	QUIT CLAIM	
01/01/1979	\$33,500	03103 / 00216		
01/01/1977	\$29,000	02752 / 01092		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$78,160	\$50,980	\$54,380	\$52,610	\$43,730
Land Value	\$167,637	\$140,881	\$140,881	\$134,175	\$115,045
Total Market Value	\$245,797	\$191,861	\$195,261	\$186,785	\$158,775

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$211,047	\$191,861	\$192,118	\$174,653	\$158,775
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$211,047	\$191,861	\$192,118	\$174,653	\$158,775

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$4,316	\$3,728	\$3,784	\$3,576	\$3,269
NON AD VALOREM	\$270	\$258	\$256	\$250	\$245
TOTAL TAX	\$4,586	\$3,986	\$4,040	\$3,827	\$3,514

Account Information

Property Control Number:
70-43-44-20-01-104-0020

Mailing Address:
3920 S CONGRESS AVE
Lake Worth Beach, FL 33461-4108

Owner of Record:
BLACKHALL INC

Property Type:
Real Property

Property Address:
3920 S CONGRESS AVE
PALM SPRINGS, FL 33461

Second Owner:

Status: Active

Legal Description:
MODEL LAND CO S 50 FT OF N 265 FT OF W
165 FT OF TR 104 (LESS W 35 FT SR 807 R/W)

Last updated: 10/31/2025 02:24:01 PM

Real Estate Property Taxes become delinquent on April 1 each year.
Delinquent Real Estate Property Tax cannot be paid online.
Visit our Payment Options page to [view delinquent tax payment options](#).

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

Tax Bills

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

Total Payable: \$4,400.25 Total Due: \$13,761.02 [ADD ALL TO CART](#)

2025 | BILL TYPE: ORIGINAL | BILL NO: 101623793 | ROLL: ANNUAL |
DUE \$4,400.25

[ADD TO CART](#)

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$4,400.25	\$0.00	<input type="checkbox"/> \$4,400.25	● Due	<input type="radio"/> \$4,400.25 Clear all
	Net Tax: \$4,583.59		▶ 10/31/25 \$4,400.25		
	Interest: \$0.00		10/31/25 \$4,400.25		
	Penalty: \$0.00		11/30/25 \$4,400.25		
	Fees: \$0.00		12/31/25 \$4,446.08		
	Discount: -\$183.34				
Total: \$0.00					ADD TO CART

Delinquent Year Bills

2024 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2025) 2025:20056 | ANNUAL |
PAST DUE \$4,555.15

NOT PAYABLE ?

[View Info](#)

Installment	Date	Total Tax	Paid	Amount Due If Paid By Date	Status
1	3/31/25	<input type="checkbox"/> \$4,555.15		\$0.00 <input type="checkbox"/> \$4,555.15	● Past Due
		Net Tax: \$4,332.29		▶ 10/31/25 \$4,555.15	
		Interest: \$216.61		10/31/25 \$4,555.15	
		Penalty: \$0.00		11/30/25 \$4,555.15	
		Fees: \$6.25		12/31/25 \$4,555.15	
		Discount: \$0.00			

2023 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2024) 2024:19134 | ANNUAL | PAST DUE \$4,805.62

NOT PAYABLE ?

Installment	Date	Total Tax	Paid	Amount Due If Paid By Date	Status
1	4/1/24	<input type="checkbox"/> \$4,805.62		\$0.00 <input type="checkbox"/> \$4,805.62	● Past Due
		Net Tax: \$4,380.49		▶ 10/31/25 \$4,805.62	
		Interest: \$418.88		10/31/25 \$4,805.62	
		Penalty: \$0.00		11/30/25 \$4,830.26	
		Fees: \$6.25		12/31/25 \$4,854.90	
		Discount: \$0.00			

[View Info](#)

Recently Paid Bills

2022 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2023) 2023:16033 | ROLL: ANNUAL | PAID

[View Info](#)

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	<input type="checkbox"/> \$4,155.93	9/4/24	-\$4,155.93	● Paid
	Net Tax: \$3,826.80			
	Interest: \$114.80			
	Penalty: \$0.00			
	Fees: \$214.33			
	Discount: \$0.00			

2021 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2022) 2022:15986 | ROLL: ANNUAL | PAID

[View Info](#)

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	<input type="checkbox"/> \$3,814.53	5/2/24	-\$3,814.53	● Paid
	Net Tax: \$3,513.89			
	Interest: \$105.42			
	Penalty: \$0.00			
	Fees: \$195.22			
	Discount: \$0.00			

2020 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2021) 2021:16413 | ROLL: ANNUAL | PAID

[View Info](#)



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

Detail by Entity Name

Florida Profit Corporation
BLACKHALL, INC

Filing Information

Document Number	P09000080488
FEI/EIN Number	65-1013596
Date Filed	09/28/2009
Effective Date	09/28/2009
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/24/2021
Event Effective Date	NONE

Principal Address

3920 south congress ave
LAKE WORTH ROAD, FL 33461

Changed: 04/29/2015

Mailing Address

3920 south congress ave
LAKE WORTH ROAD, FL 33461

Changed: 04/29/2015

Registered Agent Name & Address

BLACKHALL, JAMES
3920 south congress ave
LAKE WORTH, FL 33461

Address Changed: 04/29/2015

Officer/Director Detail

Name & Address

Title P

BLACKHALL, JAMES

3920 south congress ave
LAKE WORTH, FL 33461

Annual Reports

Report Year	Filed Date
2018	04/30/2018
2019	05/01/2019
2020	06/30/2020

Document Images

06/30/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
09/07/2011 -- ANNUAL REPORT	View image in PDF format
05/20/2010 -- ANNUAL REPORT	View image in PDF format
09/28/2009 -- Domestic Profit	View image in PDF format

EXHIBIT “C”

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- a. The name;
- b. The mailing address;
- c. The e-mail address;
- d. The telephone number for the mortgagee, trustee and/or servicer; and
- e. The disposition and occupancy status of the real property.

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

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

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

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

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

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

(g) Maintenance requirements, generally.

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

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

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

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

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

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

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

- (1) lighted in a manner to discourage crime;
- (2) sodded throughout the entire unimproved area of the property;
- (3) landscaped with a Category 1 buffer pursuant to Sec. 34-162;
- (4) irrigated, preferably with a timer mechanism;
- (5) surrounded with a temporary six (6) feet tall chain linked fence which shall be installed around the entire property area, unless the Village's PZB Director waives or alters the requirement (temporary fence shall be removed at the time the property is improved pursuant to Chapter 34, Land Development); and,

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

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

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

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

(j) Security requirements.

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

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

(k) Property management.

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2026-04

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

**BLACKHALL INC.
3920 SOUTH CONGRESS AVENUE
LAKE WORTH BEACH, FL 33461**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1): Work performed without required permits – installation of metal gate.

Section: 10-31 (FBC 110.1): Required inspections not obtained for metal gate.

Section 34-823: Accessory uses – unpermitted shed; outdoor storage of recreational vehicles, trucks, and miscellaneous items.

Section 10-8: Exterior property areas – property not maintained in a neat and sanitary condition; broken fence; parking lot not properly paved or striped (gravel is not an approved surface). *Permits may be required.*

Section 10-9: Exterior of building – broken windows, doors, decorative features, and walls; repairs and painting required. *Permits may be required.*

Section 30-143: Accumulation of trash and debris.

Section 34-915: Use of recreational vehicle for living or sleeping purposes.

Section 10-30: Vacant or unimproved property registration and maintenance violations – accumulation of trash, junk, and debris; property not maintained; yard not paved or sodded or properly landscaped (gravel is not an approved surface). *Permits may be required.*

Address: 3920 SOUTH CONGRESS AVENUE
Legal Description: MODEL LAND CO S 50 FT OF N 265 FT OF W 165 FT OF TR
104 (LESS W 35 FT SR 807 R/W)
PCN: 70-43-44-20-01-104-0020

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 **15th** day of **January 2026**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

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

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

- Section 10-31 (FBC 105.1): Work performed without required permits – installation of metal gate.**
- Section 10-31 (FBC 110.1): No required inspections for Metal Gate.**
- Section 34-823: Accessory uses – unpermitted shed; outdoor storage of recreational vehicles, trucks, and miscellaneous items.**
- Section 10-8: Exterior property areas – property not maintained in a neat and sanitary condition; broken fence; parking lot not properly paved or striped (gravel is not an approved surface). Permits may be required.**
- Section 10-9: Exterior of building: Replace broken windows/doors/decorative features/ walls, repair and paint. Permits may be required.**
- Section 30-143: Accumulation of trash and debris.**
- Section 34-915: Use of recreational vehicle for living or sleeping purposes.**
- Section 10-30: Vacant or unimproved property registration and maintenance violations – accumulation of trash, junk, and debris; property not maintained; yard not paved or sodded or properly landscaped (gravel is not an approved surface). Permits may be required.**

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

- Section 10-31 (FBC 105.1): Work performed without required permits – installation of metal gate.**
- Section 10-31 (FBC 110.1): No required inspections for Metal Gate.**
- Section 34-823: Accessory uses – unpermitted shed; outdoor storage of recreational vehicles, trucks, and miscellaneous items.**
- Section 10-8: Exterior property areas – property not maintained in a neat and sanitary condition; broken fence; parking lot not properly paved or striped (gravel is not an approved surface). Permits may be required.**
- Section 10-9: Exterior of building: Replace broken windows/doors/decorative features/ walls, repair and paint. Permits may be required.**
- Section 30-143: Accumulation of trash and debris.**
- Section 34-915: Use of recreational vehicle for living or sleeping purposes.**
- Section 10-30: Vacant or unimproved property registration and maintenance violations – accumulation of trash, junk, and debris; property not maintained; yard not paved or sodded or properly landscaped (gravel is not an approved surface). Permits may be required.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **February 13, 2026:**

- Administrative costs of \$362.35
 - 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 NOT requiring a permit on or before February 13th, 2026.** If the Respondent fails to comply within the time given, a fine of **\$250.00 per day** will continue to accrue until all violations NOT requiring a permit are in compliance and the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. **Respondent must comply with all code violations REQUIRING A PERMIT on or before March 13th, 2026.** If the Respondent fails to comply within the time given, a fine of **\$250.00 per day** will continue to accrue until all violations REQUIRING A PERMIT are in compliance and the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **February 13th, 2026.**
- Administrative costs of \$362.35
 - Citation fine of \$ N/A
 - Re-inspection fee of \$ N/A

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

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

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

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

DONE AND ORDERED this 15th day of January 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[1082 LAKE CLARKE DRIVE](#)

[WEST PALM BEACH, FL 33406 5327](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 26-09

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
CHAMORRO ALBERTO & MARIA F TRUST
61 LAKE ARBOR DR
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434417550020610

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 January 05, 2026, the CHAMORRO ALBERTO & MARIA F TRUST, owners of the property at 61 LAKE ARBOR Dr, Palm Springs, FL 33461, violates local ordinances.

**. SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE. EXPIRED
09/30/2025**

These violations must be corrected on or before **[01/10/2026]**, 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 **[01/15/2026]** 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


January 05, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2026-09

CHAMORRO ALBERTO & MARIA F TRUST
61 LAKE ARBOR DRIVE
Palm Springs, FL 33461

PCN: 70-43-44-17-55-002-0610

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 5th Day of JANUARY, 2026 at 4:30 PM, I served the attached Notice of Hearing on the within-named Respondent(s), 61 LAKE ARBOR DRIVE, Palm Springs, FL 33461 by:

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

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

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

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

By: [Signature]
Code Enforcement Officer

Date: January 5th, 26

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 5 day of January, 2026 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
LOCAL ENFORCEMENT
SPECIAL INVESTIGATOR

Case #: 26-02

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.
CHANDON ALBERT & BARB Y TRUST
31 LAKE ARBOR DR
PALM SPRINGS, FL 33461

Respondent

Phone: 734-247-7800x212

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWears that the facts and information herein are true and correct to the best of my knowledge and belief, and that the information herein is true and correct to the best of my knowledge and belief.

SECTION 14.12: NO RESIDENTIAL RENTAL PERMITS ON PHS, E & SPIRELL
06/30/2024

These conditions must be satisfied in order to be eligible for a permit. Failure to comply with any of the conditions set forth herein shall constitute a violation of the Ordinance. The violator shall be liable for the costs of enforcement, including the cost of a hearing, the cost of a citation, and the cost of a hearing. The violator shall also be liable for the cost of a hearing and the cost of a citation. The violator shall also be liable for the cost of a hearing and the cost of a citation.

This notice is provided to you for your information and to advise you of the violation. You may wish to consult with an attorney regarding this notice. You may wish to consult with an attorney regarding this notice.

This notice is provided to you for your information and to advise you of the violation. You may wish to consult with an attorney regarding this notice. You may wish to consult with an attorney regarding this notice.

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ALL WORK AND COSTS BECOME LIAB ON THIS PROPERTY.

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\$2,100/mo

61 Lake Arbor Dr, Palm Springs, FL 33461

Price may not include required fees and charges.

[Costs & fees breakdown](#)

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Available Wed Dec 10 2025

Cats, small dogs OK

Off street parking

Contact manager for more details about this home.

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PALM SPRINGS POLICE DEPARTMENT

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

January 5th, 2026

CHAMORRO ALBERTO & MARIA F TRUST

61 LAKE ARBOR DRIVE

PALM SPRINGS, FL 33461

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **61 LAKE ARBOR DRIVE, PALM SPRINGS, FL 33461**

PCN: 70-43-44-17-55-002-0610

HEARING CASE 2026-09

SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE. EXPIRED 09/30/2025

The options available include coming into voluntary compliance on or before **JANUARY 10TH, 2026**, OR arguing your case at the Special Magistrate hearing **on THURSDAY, JANUARY 15TH, 2026, 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
 CODE ENFORCEMENT
 230 CYPRESS LANE
 PALM SPRINGS, FL 33461
 CEO OFFICER HENRY STOUT
Nov

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 631 LUCERNE AVE APT 89
 LAKE WORTH BEACH, FL 33460 3820



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

CHAMORRO ALBERTO & MARIA F TRUST
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 LAKE WORTH BEACH, FL 33460 3820



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US POSTAGE

CASE PRESENTATION
CASE No. CASE 2026-09

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. 2026-09**. It concerns the property at **61 LAKE ARBOR DRIVE** in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector's records, the current owner of the property is **CHAMORRO ALBERTO & MARIA F TRUST**
- 5.
6. Under observation, there are Violations of local ordinances
- 7.

SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE. EXPIRED 09/30/2025

12/9- ccv posted

12/22-NO PROGRESS

1/4/26- NO PROGRESS

1/6-NO PROGRESS

1/7-NO PROGRESS ON AQUIRING THE RRL. NO CONTACT HAS BEEN MADE WITH THE VILLAGE BY OWNERS/TRUSTEES.



PALM SPRINGS POLICE DEPARTMENT
Palm Springs, Florida 33461 Phone 941.844.3333 ext. 4111 www.psd.org

December 10, 2023

LIVANBERRY AERIE BEGA & MARLENE TRISTE
411 LAKE ARBOR DR
PALM SPRINGS, FL 33461

Dear Property Owner:

You have been issued a courtesy notice in accordance with the Code Enforcement and the Palm Springs Police Department. This is regarding the property at 411 LAKE ARBOR DR, Palm Springs, FL 33461.

This property violates local ordinance SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE. EXPIRED 09/30/2023

Compliance Date: **DECEMBER 22ND 2023**

Failure to comply can result in a Citation Fine, Court Costs, and a possible Lien on the property. Please call Code Enforcement at (941) 864-8300 ext. 8523 or the Code Officer listed below if you have any concerns or questions.

Respectfully,

Henry Stout
Palm Springs Police Department
Code Enforcement Officer

henry@psd.org

Professionalism | Integrity | Service | Excellence



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

CHAMORRO ALBERTO & MARIA F TRUST
631 LUCERNE AVE APT 89
LAKE WORTH BEACH, FL 33460 3820



quodient
FIRST-CLASS MAIL
IML
\$000.74 ²
12/08/2025 ZIP 33400
043M31255277

US POSTAGE

Property Detail

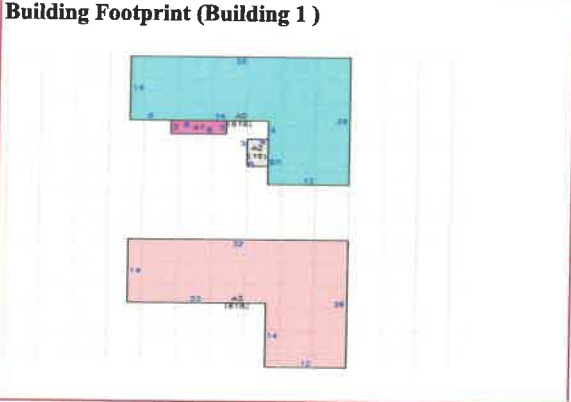
Parcel Control Number: 70-43-44-17-55-002-0610 Location Address: 61 LAKE ARBOR DR
 Owners: CHAMORRO ALBERTO & MARIA F TRUST Municipality: PALM SPRINGS
 Mailing Address: 631 LUCERNE AVE APT 89, , LAKE WORTH BEACH FL 33460 3820
 Last Sale: 12/10/2024 Book/Page#: 35461 / 01558 Price: \$10
 Property Use Code: 0110 - TOWNHOUSE Zoning: RM - RESIDENTIAL MULTI-FAMILY
 Legal Description: LAKEWOOD FIRST ADDITION OF PALM SPRINGS TH PT OF TR B IN OR3136P421 BEING UNIT 61 OF LAKEWOOD TOWNHOUSE PROJECT Total SF: 1274 Acres .03



Owner : CHAMORRO ALBERTO & MARIA F TRUST PCN: 70434417550020610

2025 Values		2025 Taxes	
Improvement Value	\$240,514	Ad Valorem	\$4,668
Land Value	\$0	Non Ad Valorem	\$351
Total Market Value	\$240,514	Total Tax	\$5,018
Assessed Value	\$240,514	2025 Qualified Exemptions	
Exemption Amount	\$0	Applicants	
Taxable Value	\$240,514		

All values are as of January 1st each year.



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	616
FUS Finished Upper Story	616
FOP Finished Open Porch	24
FOP Finished Open Porch	18
Total Square Footage : 1274	
Total Area Under Air : 1232	

Extra Features

Description	Year Built	Unit
Patio	1978	280

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

Structural Details (Building 1)

Description	
1 Bldg Type	TOWNHOUSE
2 Exterior Wall 1	WSF: BRICK
3 Year Built	1978
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	2
8 Full Baths	2
9 Half Baths	0
10 Roof Structure	WOOD TRUSS
11 Roof Cover	WOOD SHAKES
12 Interior Wall 1	DRYWALL
13 Interior Wall 2	N/A
14 Floor Type 1	CARPETING
15 Floor Type 2	CERAMIC/QUARRY TILE
16 Stories	2

Account Information

Property Control Number: 70-43-44-17-55-002-0610 Mailing Address: 631 LUCERNE AVE APT 89 Lake Worth Beach, FL 33460-3820 Owner of Record: CHAMORRO ALBERTO & MARIA F TRUST	Property Type: Real Property Property Address: 61 LAKE ARBOR DR PALM SPRINGS, FL 33461 Second Owner:	Status: Active Legal Description: LAKEWOOD FIRST ADDITION OF PALM SPRINGS TH PT OF TR B IN OR3136P421 BEING UNIT 61 OF LAKEWOOD TOWNHOUSE PROJECT
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Last updated: 1/07/2026 01:44:10 PM

Real Estate Property Taxes become delinquent on April 1 each year.
 Delinquent Real Estate Property Tax cannot be paid online.
 Visit our Payment Options page to [view delinquent tax payment options](#).

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

Tax Bills

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

Total Payable: **\$4,918.09** [ADD ALL TO CART](#)

2025 | BILL TYPE: ORIGINAL | BILL NO: 101538482 | ROLL: ANNUAL |
DUE \$4,918.09

[ADD TO CART](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$4,918.09 Net Tax: \$5,018.46 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$100.37	\$0.00	<input type="checkbox"/> \$4,918.09 ▶ 1/7/26 \$4,918.09 1/31/26 \$4,918.09 2/2/26 \$4,918.09 2/28/26 \$4,968.28	● Due	<input type="radio"/> \$4,918.09 Clear all
Total: \$0.00					ADD TO CART

[View Info](#)

[+](#) Recently Paid Bills

Installment	Due Date	Net Tax	Last Paid	Amount Paid	Status
1	7/31/25	<input type="checkbox"/> \$0.00 Net Tax: \$0.00 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00			\$0.00 ● Paid

Installment	Due Date	Net Tax	Last Paid	Amount Paid	Status
2	9/30/25	<input type="checkbox"/> \$0.00 Net Tax: \$0.00 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00			\$0.00 ● Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status	
3/31/25	<input type="checkbox"/> \$4,015.44 Net Tax: \$4,015.44 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/25/25	-\$4,015.44	● Paid	
Due Date	Net Tax	Last Paid	Amount Paid	Status	
4/1/24	<input type="checkbox"/> \$3,637.75 Net Tax: \$3,789.32 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$151.57	11/18/23	-\$3,637.75	● Paid	
Due Date	Net Tax	Last Paid	Amount Paid	Status	
3/31/23	<input type="checkbox"/> \$3,233.25 Net Tax: \$3,367.98 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$134.73	11/16/22	-\$3,233.25	● Paid	
Due Date	Net Tax	Last Paid	Amount Paid	Status	
3/31/22	<input type="checkbox"/> \$2,813.62 Net Tax: \$2,930.85 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$117.23	11/3/21	-\$2,813.62	● Paid	
Due Date	Net Tax	Last Paid	Amount Paid	Status	
3/31/21	<input type="checkbox"/> \$2,654.19 Net Tax: \$2,764.78 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$110.59	11/13/20	-\$2,654.19	● Paid	
Due Date	Net Tax	Last Paid	Amount Paid	Status	
3/31/20	<input type="checkbox"/> \$2,501.36 Net Tax: \$2,605.59 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$104.23	11/14/19	-\$2,501.36	● Paid	

 Payment Info - Select to Expand Payment History for PIN



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2026-09

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

CHAMORRO ALBERTO & MARIA F TRUST

61 LAKE ARBOR DRIVE

PALM SPRINGS, FLORIDA 33461

MAILING ADDRESS:

631 LUCERNE AVE APT 89

LAKE WORTH BEACH, FL 33460 3820

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE. EXPIRED 09/30/2025

Address: 61 LAKE ARBOR DR

Legal Description: LAKEWOOD FIRST ADDITION OF PALM SPRINGS TH PT OF
TR B IN OR3136P421 BEING UNIT 61 OF LAKEWOOD
TOWNHOUSE PROJECT

PCN: 70-43-44-17-55-002-0610

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **15TH** day of **JANUARY 2026**, 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 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE. EXPIRED 09/30/2025

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

SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE. EXPIRED 09/30/2025

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 20TH, 2026:**
- 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 **JANUARY 20TH, 2026.** 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 **JANUARY 20TH, 2026.**
- 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 15TH day of JANUARY 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

631 LUCERNE AVE APT 89
LAKE WORTH BEACH FL 33460 3820



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2026-09

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

**CHAMORRO ALBERTO & MARIA F TRUST
61 LAKE ARBOR DRIVE
PALM SPRINGS, FLORIDA 33461**

**MAILING ADDRESS:
631 LUCERNE AVE APT 89
LAKE WORTH BEACH, FL 33460 3820
Respondent(s).**

ORDER FINDING VIOLATION

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

Section 14-32: No residential rental permit on file. Expired 09/30/2025.

Address: 61 LAKE ARBOR DRIVE

Legal Description: LAKEWOOD FIRST ADDITION OF PALM SPRINGS TH PT OF
TR B IN OR3136P421 BEING UNIT 61 OF LAKEWOOD
TOWNHOUSE PROJECT

PCN: 70-43-44-17-55-002-0610

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **15th** day of **January 2026**, 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 14-32: No residential rental permit on file. Expired 09/30/2025.

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

Section 14-32: No residential rental permit on file. Expired 09/30/2025.

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 20, 2026:**
- 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 **January 20, 2026.** 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 **January 20, 2026.**
- 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 15TH day of JANUARY 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[631 LUCERNE AVE APT 89](#)

[LAKE WORTH BEACH FL 33460 3820](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 26-01

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

HERRERA RODRIGUEZ MILENA & PEREZ YAMILET N
340 GREENBRIER DR
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434418070120320

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 11, 2025, the HERRERA RODRIGUEZ MILENA & PEREZ YAMILET N, owners of the property at 340 GREENBRIER Dr, Palm Springs, FL 33461, violate local ordinances.

- . SECTION 34.915- RVS ARE NOT TO BE USED AS APT OR LIVING QUARTERS. INSPECTION REQUIRED!**
- SECTION 34.914- NO PARKING OF RV OR ANY VEHICLE ON PROPERTY GRASS. (GRAVEL IS NOT AN APPROVED SURFACE).**
- SECTION 10-31 (FBC 105.1) NO PERMIT FOR PAVERS FOR RV AND/OR CONCRETE SLAB (GRAVEL IS NOT AN APPROVED SURFACE) REAR SHED W/ CONCRETE SLAB.**
- SECTION 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS DONE.**

These violations must be corrected on or before [DECEMBER 15TH, 2025], failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [JANUARY 15TH, 2026] 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


December 11, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2026-01

HERRERA RODRIGUEZ MILENA &
PEREZ YAMILET N
340 GREENBRIER Dr.
PALM SPRINGS, FL 233461

PCN: 70434418070120320

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 11th 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), 340 GREENBRIER Dr., Palm Springs, FL 33461 by:

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

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

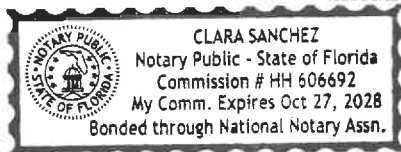
By: [Signature]
Code Enforcement Officer

Date: 12/11/25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 11 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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STATE OF FLORIDA
COUNTY OF PALM BEACH
Case # 204
COUNTY OF PALM BEACH, FLORIDA
vs
MORRIS KENNEDY AND DR. & PERSE FAMILY II
and others vs
PALM BEACH COUNTY, FLORIDA
Respondent

STATE OF FLORIDA
COUNTY OF PALM BEACH
NOTICE OF VIOLATION AND NOTICE OF HEARING
This document is prepared and issued to you by an authorized member of the staff of the County of Palm Beach. It is intended to inform you of the violation of the County Code of Ordinances and to advise you of the hearing to be held on the matter. It is not intended to constitute an offer of legal advice.

SECTION 34 915-RV8 ARE NOT TO BE USED AS OFF OR LIVING QUARTERS INSPECTION REQUIRED
SECTION 34914 NO PARKING BY RV OR ANY VEHICLE ON PROPERTY GRASS (GRAVEL IS NOT AN APPROVED SURFACE)
SECTION 16-31 09C NO 13 NO PARKING FOR PAVERS FOR RV AND/OR CONCRETE SLAB (GRAVEL IS NOT AN APPROVED SURFACE) REAR DRIV BY CONCRETE SLAB
SECTION 16-31 09C 110 11 NO REGISTERED VEHICLES (NOISE)

This violation may be corrected on or before 10/27/2016 11:59 PM. If you fail to correct the violation by the date specified, the County may take action to correct the violation. The County may also take action to enforce the County Code of Ordinances. The County may also take action to enforce the County Code of Ordinances. The County may also take action to enforce the County Code of Ordinances.











PALM SPRINGS POLICE DEPARTMENT

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

DECEMBER 11TH, 2025

Yamilet Nodarse

340 GREENBERIER DRIVE

PALM SPRINGS, FL 33461

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **340 GREENBERIER DRIVE, PALM SPRINGS, FL 33461**

PCN: 70434418070120320

REPEAT VIOLATION/HEARING CASE 2026-01

SECTION 34.915- RVS ARE NOT TO BE USED AS APT OR LIVING QUARTERS. INSPECTION REQUIRED!

SECTION 34.914- NO PARKING OF RV OR ANY VEHICLE ON PROPERTY GRASS. (GRAVEL IS NOT AN APPROVED SURFACE).

SECTION 10-31 (FBC 105.1) NO PERMIT FOR PAVERS FOR RV AND/OR CONCRETE SLAB (GRAVEL IS NOT AN APPROVED SURFACE) REAR SHED W/ CONCRETE SLAB.

SECTION 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS DONE.

The options available include coming into voluntary compliance on or before **DECEMBER 15TH, 2025**, OR arguing your case at the Special Magistrate hearing **on THURSDAY, JANUARY 15TH, 2026, 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



quodient
 FIRST-CLASS MAIL
 IMI
\$000.74²
 12/11/2025 ZIP 33480
 043M31255277

US POSTAGE

HERRERA RODRIGUEZ MILENA &
 PEREZ YAMILET N
 340 GREENBRIER DR
 PALM SPRINGS FL 33461 1825



CERTIFIED MAIL®



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



9489 0178 9820 3046 8365 39

Label 899-001, March 2023



quodient
 FIRST-CLASS MAIL
 IMI
\$008.86²
 12/11/2025 ZIP 33480
 043M31255277

US POSTAGE

HERRERA RODRIGUEZ MILENA &
 PEREZ YAMILET N
 340 GREENBRIER DR
 PALM SPRINGS FL 33461 1825

CASE PRESENTATION
CASE No. CASE 2026-01

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. 2026.01**. It concerns the property at **340 GREENBRIER DR.** 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 **HERRERA RODRIGUEZ MILENA &**
5. **PEREZ YAMILET N**
5. Under observation, there are Violations of local ordinances
SECTION 34.915- RVS ARE NOT TO BE USED AS APT OR LIVING QUARTERS. INSPECTION REQUIRED!
SECTION 34.914- NO PARKING OF RV OR ANY VEHICLE ON PROPERTY GRASS. (GRAVEL IS NOT AN APPROVED SURFACE).
SECTION 10-31 (FBC 105.1) NO PERMIT FOR PAVERS FOR RV AND/OR CONCRETE SLAB (GRAVEL IS NOT AN APPROVED SURFACE) REAR SHED W/ CONCRETE SLAB.
SECTION 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS DONE.
6. **11/22-** I DID OVER-TIME AND ARRIVED TO SEE THE PROPERTY FROM THE NEXT-DOOR NEIGHBOR VIEWPOINT AT 7:42 AM.
7. **12/7 -** No progress on the shed or RV inspection.
8. **12/11-**202501659 Corrections Required Permit 340 GREENBRIER Dr, Palm Springs, FL 33461 New storage shed 12/11/2025
9. 202501658 Corrections Required Permit 340 GREENBRIER Dr, Palm Springs, FL 33461 RV parking 12/11/2025
10. **12/11-** RV inspection on Monday! SHE NEVER CALLED-12/16
11. **12/16-**202501675 In Review Permit 340 GREENBRIER Dr, Palm Springs, FL 33461 Ribbon driveway 12/15/2025
12. 202501659 In Review Permit 340 GREENBRIER Dr, Palm Springs, FL 33461 storage shed after the fact 12/11/2025
13. **12/29-**complied with the shed and permits, but not with people living in the RV
14. **1/8-** WITNESSES OF A PARTY OVER HOLIDAY HOSTED BY THE PEOPLE LIVING AT RV.
15. On **DECEMBER 11TH, 2025**, a Notice of Violation/ Notice of Hearing **2026-01** was issued for the Violations. The notice was mailed certified and regular to the respondent's address of record and posted at the property and Village Hall.
16. The Village has also incurred costs of **\$265.77** in conducting this investigation and hearing. I request that the respondent be ordered to reimburse the Village for those costs by no later than **December 20, 2025**.
17. Subject to any questions you might have, this concludes the Village Testimony.

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PALM SPRINGS POLICE DEPARTMENT
2000 Canyon Blvd. Palm Springs, Florida 33486 Phone: 861-858-3300 Fax: 861-858-3301 www.pspd.org

November 19, 2023

BERENNA RODRIGUEZ MILENA & PEREZ YAMILET
445 GREENBRIER DR.
PALM SPRINGS, FL 33486

Dear Property Owner:

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 340 GREENBRIER DR. Palm Springs, FL 33486.

- This property violates local ordinances.
- SECTION 34-815: RVs ARE NOT TO BE USED AS APT OR LIVING QUARTERS. INSPECTION REQUIRED!
- SECTION 34-914: NO PARKING OF RV OR ANY VEHICLE ON PROPERTY GRASS. (GRAVEL IS NOT AN APPROVED SURFACE)
- SECTION 10-31 (FBC 186.1) NO PERMIT FOR PAVERS FOR RV AND/OR CONCRETE SLAB (GRAVEL IS NOT AN APPROVED SURFACE) NEAR SHED BY CONCRETE SLAB.
- SECTION 10-31 (FBC 116.1) NO REQUIRED INSPECTIONS DONE.

Compliance Date: DECEMBER 14th 2023

Failure to comply can result in a Citation Fines, Court Costs, and a possible Lien on the property. Please call Code Enforcement at (861) 864-0300 ext. 6325 or the Code Officer listed below if you have any concerns or questions.

Respectfully,

Henry Sosa
Palm Springs Police Department
Code Enforcement Officer
hsosa@pspd.org

Professionalism - Respect - Integrity - Duty - Excellence

PERMIT NO.

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

Check: BLDG MECH PLUMB

For: (F-31) (FENCINS) NO. 1121010
Done

See: (F-31) (FENCINS) NO. 1121010
for all violations noted and steps
to correct them by 12/14/23
inspection and report done

- STOP WORK! CALL BY 6:00 AM EST. 8 AM OTHERS & 9 AM - 3:00 PM
- VIOLATION CORRECT AS NOTED
- THE INSPECTION FEE OF \$100.00 MUST BE PAID. EACH ADDITIONAL INSPECTION FEE INCREASED BY \$100.00
- CALL 861-864-0200 FOR REINSPECTIONS

Date: 11/19/23
Inspector: Henry Sosa

PERMIT NO.

N/A

VIOLATION DO NOT REMOVE

CORRECTIONS MUST BE
MADE AS NOTED BELOW

340 Greenbrier

ADDRESS

BLDG. ELEC. MECH. PLBG. _____

Sec 10-31 (FBC 105.1) NO inspection
Done

Sec 10-31 (FBC 110.1) NO Permit
for shed w/ concrete slab and pavers
or concrete slab for RV (Gravel
not an approved surface for RV).

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

VIOLATION! CORRECT AS NOTED

**2nd REINSPECTION FEE OF \$100.00 MUST BE PAID.
EACH ADDITIONAL RE-INSPECTION FEE
INCREASES BY \$100.00**

CALL 561-584-8265 FOR REINSPECTIONS

Date:

11/19/25

Inspector:

Henry Stout #232

Property Detail

Parcel Control Number: 70-43-44-18-07-012-0320 Location Address: 340 GREENBRIER DR
 Owners: HERRERA RODRIGUEZ Municipality: PALM SPRINGS
 MILENA && PEREZ YAMILET N
 Mailing Address: 340 GREENBRIER DR, , PALM SPRINGS FL 33461 1825
 Last Sale: 05/26/2023 Book/Page#: 34344 / 00286 Price: \$420,000
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RS - RESIDENTIAL SINGLE-FAMILY
 Legal Description: VILLAGE OF PALM SPRINGS Total SF: 1620 Acres .21
 PLAT 2LT 32 BLK 12

Owner : HERRERA RODRIGUEZ MILENA & PCN : 70434418070120320 1 of 1



2025 Values

Improvement Value \$215,730
 Land Value \$142,085
 Total Market Value \$357,815
 Assessed Value \$357,815
 Exemption Amount \$50,722
 Taxable Value \$307,093

All values are as of January 1st each year.

2025 Taxes

Ad Valorem \$6,123
 Non Ad Valorem \$3,579
 Total Tax \$9,702

2025 Qualified Exemptions

ADDITIONAL HOMESTEAD
 HOMESTEAD

Applicants

HERRERA RODRIGUEZ MILENA &

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1196
FCP Finished Carport	360
FOP Finished Open Porch	64
Total Square Footage : 1620	
Total Area Under Air : 1196	

Extra Features

Description	Year Built	Unit
Patio Roof	1989	240
Screen Enclosure	1989	336
Patio	1989	242

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

Structural Details (Building 1)

Description	
1 Bldg Type	SFR
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1970
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	NONE
7 Bed Rooms	3
8 Full Baths	1
9 Half Baths	0
10 Exterior Wall 2	NONE
11 Roof Structure	GABLE/HIP
12 Roof Cover	CLAY/BERMUDA TILE
13 Interior Wall 1	DRYWALL
14 Interior Wall 2	N/A
15 Floor Type 1	CERAMIC/QUARRY TILE
16 Floor Type 2	N/A
17 Stories	1

Return

New Search

Print Page

View Assessment Data

Account Information

Property Control Number:

70-43-44-18-07-012-0320

Mailing Address:

340 GREENBRIER DR
Palm Springs, FL 33461-1825

Owner of Record:

HERRERA RODRIGUEZ MILENA &

Property Type:

Real Property

Property Address:

340 GREENBRIER DR
PALM SPRINGS, FL 33461

Second Owner:

PEREZ YAMILET N

Status: Active

Legal Description:

VILLAGE OF PALM SPRINGS PLAT 2LT 32 BLK
12

Last updated: 12/11/2025 10:15:06 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

INFORMATIONAL NOTICE: THE ORIGINAL TAX BILL WAS SENT TO YOUR ESCROW AGENT/LOAN SERVICER FOR PAYMENT

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	<input type="checkbox"/> \$9,436.24 Net Tax: \$9,702.20 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$265.96	11/26/25	-\$9,436.24	● Paid
3/31/25	<input type="checkbox"/> \$9,263.94 Net Tax: \$9,522.99 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$259.05	11/27/24	-\$9,263.94	● Paid
4/1/24	<input type="checkbox"/> \$6,232.51 Net Tax: \$6,492.20 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$259.69	11/28/23	-\$6,232.51	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	<input type="checkbox"/> \$1,358.85 Net Tax: \$1,386.58 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$27.73	1/9/23	-\$1,358.85	● Paid
3/31/22	<input type="checkbox"/> \$1,253.45 Net Tax: \$1,305.69 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$52.24	11/18/21	-\$1,253.45	● Paid
3/31/21	<input type="checkbox"/> \$1,245.95 Net Tax: \$1,284.48 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$38.53	12/22/20	-\$1,245.95	● Paid
3/31/20	<input type="checkbox"/> \$1,204.15 Net Tax: \$1,254.32 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$50.17	11/22/19	-\$1,204.15	● Paid

 Payment Info - Select to Expand Payment History for PIN



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2026-01

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

**HERRERA RODRIGUEZ MILENA &
PEREZ YAMILET N
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 34.915- RVS ARE NOT TO BE USED AS APT OR LIVING QUARTERS.
INSPECTION REQUIRED!**

**SECTION 34.914- NO PARKING OF RV OR ANY VEHICLE ON PROPERTY GRASS.
(GRAVEL IS NOT AN APPROVED SURFACE).**

**SECTION 10-31 (FBC 105.1) NO PERMIT FOR PAVERS FOR RV AND/OR CONCRETE
SLAB (GRAVEL IS NOT AN APPROVED SURFACE) REAR SHED W/ CONCRETE SLAB.**

SECTION 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS DONE.

Address: 340 GREEBRIER DR
Legal Description: VILLAGE OF PALM SPRINGS PLAT 2LT 32 BLK 12
PCN: 70-43-44-18-07-012-0320

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **15TH** day of **JANUARY 2026**, 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 34.915- RVS ARE NOT TO BE USED AS APT OR LIVING QUARTERS. INSPECTION REQUIRED!

SECTION 34.914- NO PARKING OF RV OR ANY VEHICLE ON PROPERTY GRASS. (GRAVEL IS NOT AN APPROVED SURFACE).

SECTION 10-31 (FBC 105.1) NO PERMIT FOR PAVERS FOR RV AND/OR CONCRETE SLAB (GRAVEL IS NOT AN APPROVED SURFACE) REAR SHED W/ CONCRETE SLAB.

SECTION 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS DONE.

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

SECTION 34.915- RVS ARE NOT TO BE USED AS APT OR LIVING QUARTERS. INSPECTION REQUIRED!

SECTION 34.914- NO PARKING OF RV OR ANY VEHICLE ON PROPERTY GRASS. (GRAVEL IS NOT AN APPROVED SURFACE).

SECTION 10-31 (FBC 105.1) NO PERMIT FOR PAVERS FOR RV AND/OR CONCRETE SLAB (GRAVEL IS NOT AN APPROVED SURFACE) REAR SHED W/ CONCRETE SLAB.

SECTION 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS DONE.

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 20TH, 2026:**

Administrative costs of **\$266.47**

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

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

Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **JANUARY 20TH, 2026.** 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 **JANUARY 20, 2026**.

- Administrative costs of **\$266.47**
- 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 15TH day of JANUARY 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

**[340 GREENBRIER DR](#)
[Palm Springs, FL 33461 2055](#)**



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2026-01

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

**HERRERA RODRIGUEZ MILENA &
PEREZ YAMILET N
340 GREENBRIER DRIVE
PALM SPRINGS, FL 33461**

**MAILING ADDRESS:
HERRERA RODRIGUEZ MILENA &
PEREZ YAMILET N
105 GRANADA COURT
LAKE WORTH BEACH, FL 33461 1925**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34.915: Recreational vehicles are not permitted to be used as apartments or living quarters. Inspection required.

Section 34.914: Parking of recreational vehicles or any vehicle on grass is prohibited. Gravel is not an approved surface.

Section 10-31 (FBC 105.1): No building permit obtained for pavers for RV parking and/or concrete slab. Gravel is not an approved surface. Rear shed with concrete slab.

Section 10-31 (FBC 110.1): Required inspections have not been completed.

Address: 340 GREEBRIER DRIVE

Legal Description: VILLAGE OF PALM SPRINGS PLAT 2LT 32 BLK 12

PCN: 70-43-44-18-07-012-0320

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **15th** day of **January 2026**, 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 34.915: Recreational vehicles are not permitted to be used as apartments or living quarters. Inspection required.

Section 34.914: Parking of recreational vehicles or any vehicle on grass is prohibited. Gravel is not an approved surface.

Section 10-31 (FBC 105.1): No building permit obtained for pavers for RV parking and/or concrete slab. Gravel is not an approved surface. Rear shed with concrete slab.

Section 10-31 (FBC 110.1): Required inspections have not been completed.

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

Section 34.915: Recreational vehicles are not permitted to be used as apartments or living quarters. Inspection required.

Section 34.914: Parking of recreational vehicles or any vehicle on grass is prohibited. Gravel is not an approved surface.

Section 10-31 (FBC 105.1): No building permit obtained for pavers for RV parking and/or concrete slab. Gravel is not an approved surface. Rear shed with concrete slab.

Section 10-31 (FBC 110.1): Required inspections have not been completed.

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 20, 2026**:

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 **January 20, 2026**. 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 **January 20, 2026**.

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 15TH day of JANUARY 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[340 GREENBRIER DR](#)
[Palm Springs, FL 33461 2055](#)