AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
FEBRUARY 19, 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. 2026-11 - 3015 Forest Hill Boulevard; 3027 Forest Hill Boulevard; 3047 Forest Hill Boulevard; 1651 South Congress Avenue; 1661 South Congress Avenue – Four Florida Shopping Center Property LTD
   CE Officer Nanciann Cuenot
   Violation of Village Code of Ordinances
   Section 34-188: Ground cover.
   Section 34-221: Responsibility of owner for landscaping.
   Section 34-224: Replacement of vegetation.

Citation Fine:	N/A
Admin Cost:	$357.69
Recommendation:	$250.00 per day
Compliance Date:	April 10, 2026

2. Case No. 2026-13 - 3085 Lake Worth Road - Lake Worth Road Plaza LLC
   CE Officer Nanciann Cuenot
   Violation of Village Code of Ordinances
   Section 34-161: Required landscaping.
   Section 34-162: Required buffers (hedge) along the east and west property line.
   Section 34-188: Ground cover.
   Section 34-221: Responsibility of owner.
   Section 34-224: Replacement of vegetation.

Citation Fine:	N/A
Admin Cost:	$321.95

Recommendation:	$100.00 per day, per violation
Compliance Date:	March 19, 2026

3. Case 2026-20 - 3451 10th Avenue North - Aldo Rojas
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1): Failure to obtain the required building permit.
Section 10-31 (FBC 105.5): Permits applied for have expired.
Section 10-31 (FBC 110.1): Failure to obtain required building inspections.

Citation Fine:	N/A
Admin Cost:	$257.35
Recommendation:	$250.00 per day
Compliance Date:	March 18, 2026

4. Case 2026-21 - 3133 Lake Worth Road - EMJO 66 Inc.
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 70-94: No required business tax receipt; failure to apply.
Section 70-95: Required business tax receipt is delinquent.
La Picana Grill at Victoria Market

Penalty:	$250.00 (penalty)
Admin Cost:	$197.35
Recommendation:	Tax receipt due
Compliance Date:	March 18, 2026

5. Case 2025-105 - 440 Fontana Drive - Dayna G. Adamson & Edward H. Bonfigli
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 30-141: Overgrowth; excessive growth of weeds and vegetation.
Section 34-883: Fences, walls, and hedges; hedges exceeding four (4) feet in height in the front and six (6) feet on the sides.

Citation Fine:	N/A
Admin Cost:	$226.95
Recommendation:	$100.00 per day per violation
Compliance Date:	March 1, 2026

6. Case 2025-106 - 238 Alemeda Drive - Jean Cole
CE Officer David Urrutia
Section 10-8 (d): Exterior property areas. Missing or broken fence, wall or gate (No Pool).
Accessory structures. All accessory structures, including detached garages, fences, walls, and swimming pools, shall be maintained structurally sound and in good repair.

Citation Fine: N/A
Admin Cost: $217.35
Recommendation: $100.00 per day, per violation
Compliance Date: March 1, 2026

7. Case No 2026-12 - 117 Lake Arbor Drive - Ernest M. Schucker
CE Officer Henry Stout
Violation of Village Code of Ordinances
Section 10-7: Property maintenance generally. Fence in need of repair.
Section 14-32: No residential rental permit on file.
Citation Fine: N/A
Admin Cost: $265.77
Recommendation: $100.00 Per day, per violation
Compliance Date: March 1, 2026

8. Case No. 2026-17 - 66 Lake Arbor Drive - RB Contenders Holdings LLC
CEO Officer Henry Stout
Violation of Village Code of Ordinances
Section 14-32: No residential rental permit on file.
Citation Fine: N/A
Admin Cost: $265.77
Recommendation: $100.00 Per day per violation
Compliance Date: February 27, 2026

9. Case No. 2026-18 - 68 Lake Arbor Drive -142 Realty LLC
CE Officer Henry Stout
Violation of Village Code of Ordinances
Section 14-32: Residential rental permit expired on 09/30/2025; no valid permit on file.
Citation Fine: N/A
Admin Cost: $265.77
Recommendation: $100.00 Per day per violoation
Compliance Date: February 27, 2026

10. Case No 2026-19 - 81 Lake Arbor Drive - RB Contenders Holdings LLC
CE Officer Henty Stout
Violation of Village Code of Ordinances
Section 14-32: No residential rental permit on file.
Citation Fine: N/A
Admin Cost: $265.77
Recommendation: $100.00 Per day per violation
Compliance Date: February 27, 2026

11. Case No 2026-23 - 445 Santa Anna Drive - Cooper Kathleen A Trust
CEO Officer Henry Stout
Violation of Village Code of Ordinances
Section 14-32: No residential rental permit on file.

Citation Fine:	N/A
Admin Cost:	$265.77
Recommendation:	$100.00 Per day per violation
Compliance Date:	February 27, 2026

12. Case No 2026-26 - 3432 Gulfstream Road - Velasquez Jose A
CEO Henry Stout
Violation of Village Code of Ordinances
Section 34-1381(B): No materials may be stored in any outdoor area visible from an adjacent or nearby street or property in a residential district. No inoperative wheeled vehicle may be stored for more than five (5) days on any parcel in a residential district unless kept within a completely enclosed structure. (Prior warning given.)
Section 10-9: Property exterior not in good condition; power wash and/or clean and paint exterior walls of the structure.
Section 10-9(Q): Remove all shutters from windows or any obstruction that prevents egress. (Fire Marshal violation.)

Citation Fine:	N/A
Admin Cost:	$355.77
Recommendation:	$150.00 Per day, per violation
Compliance Date:	March 1, 2026

13. Case 2026-24 - 2480 South Congress Avenue - 2901 Palm Springs Medical Center LLC
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 70-94: Failure to obtain required local business tax receipt.
Section 70-95: Delinquent local business tax receipt.

Citation Fine:	$250.00
	$250.00
	$250.00
	$250.00
Admin Cost:	$157.35
Recommendation:	N/A
Compliance Date:	March 1, 2026

14. Case 2026-16 - 2390 South Military Trail — Tabernaculo Internacional Inc.
CE Officer David Urrutia

Violation of Village Code of Ordinances
Section 10-31: Fire prevention (FBC 101.4.5).

Citation Fine:	N/A
Admin Cost:	$242.35
Recommendation:	$250.00 per day
Compliance Date:	March 1 2026

15. Case 2026-20 B - 3451 10th Avenue North - Aldo Rojas
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 30-143: Public nuisance; wild overgrowth and debris visible.
Section 10-9: Building exterior maintenance required; torn tarps and deteriorating structure.

Citation Fine:	N/A
Admin Cost:	$197.35
Recommendation:	$100.00 per day, per violation
Compliance Date:	March 2, 2026

16. Case No 2026-27 - 169 Cayman Drive - Morales Cabrera Lisbet & Vicet Luis Lara
CEO Officer Henry Stout
Violation of Village Code of Ordinances
Section 34-914: No vehicles shall be parked on grass. If additional parking is needed, the swale area may be used.
Section 34-913: Commercial vehicles, semi-trucks, tow trucks, and box trucks are not permitted in residential areas.

Citation Fine:	N/A
Admin Cost:	$265.77
Recommendation:	$100.00 Per day, per violation
Compliance Date:	February 27, 2026

17. Case No. 2026-15 - Gulfstream Road #70-43-44-19-11-004-0203 - Dcota Contracting Inc.
CE Officer Joey Sanders
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove unpermitted shed.
Section 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, and sanitary condition.
Section 34-913: Construction vehicles and equipment. Remove backhoe and all other construction vehicles and equipment.
Section 34-914: Shipping containers and vehicles. Remove all shipping containers, vehicles, trailers, boats, and recreational vehicles.
Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.

Section 30-143: Trash, debris, and materials. Remove all trash, debris, and materials stored around the property.
Section 34-225: Fence maintenance. Repair or remove broken chain-link fence.

Citation Fine:	N/A
Admin Cost:	$237.35
Recommendation:	$100.00 Per day per violation
Compliance Date:	April 1, 2026

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

18. Case 2026-07 - 705 Lori Drive, 203 - SUSI Trust, Jerry E. Lomax Trust
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 and 110.1): No permits obtained, and no inspections conducted for interior wall construction.

Initial Violation:	December 30, 2025
Order Finding Violation:	January 15, 2026
Compliance Deadline:	February 18, 2026
Compliance Date:	Extended
Fine Amount:	$0.00
Citation Fine:	N/A
Admin Cost:	$197.35 (paid)
Recommendation:	$100.00 per day, per violation
Compliance Date:	Extension to March 31, 2026
Staff:	

MOTION TO AMEND AUTHORIZATION OF FORECLOSURE

19. Case No. 2022-43 - 2887 Lake Worth Road - I.S. & R.G. LLC
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 10-8: Exterior of property.
Section 10-9: Exterior of building.
Section 46-3: Graffiti.

Case 2022-43 Order Finding Violation	October 20, 2022
Case 2022-43 Lien recorded	February 15, 2024
Corrected Fine Amount:	$221,300.00
Citation Fine:	Paid
Admin Cost:	Paid
Recommendation:	Order Authorizing Foreclosure

Next Magistrate Hearing is March 19, 2026 at 9:00 AM, Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, Florida 33461.

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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

II. Persons with Disabilities:

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

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

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

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

III. Complaint Procedures:

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

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

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2026-11

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100
PALM BEACH GARDENS, FL 33410
Respondent.

PCN: 70-43-44-07-36-001-0000
PCN: 70-43-44-07-39-000-0010
PCN: 70-43-44-07-39-000-0020
PCN: 70-43-44-07-36-002-0000
PCN: 70-43-44-07-36-003-0000

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe, and does believe that on **February 29, 2024,** the real property located at **3047 Forest Hill Blvd., 3015 Forest Hill Blvd., 3027 Forest Hill Blvd., 1651 S. Congress Avenue, 1661 S. Congress Avenue** and owned by **Four FLA Shopping CTR Prop LTD** ("Respondent") is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

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Sec. 34-188. Ground Cover – Mulch shall be renewed and maintained to a minimum depth of two inches.
Sec. 34-221. Responsibility of Owner – All landscaping is to be maintained in good condition to present a healthy, neat, and orderly appearance.
Sec. 34-224. Replacement of Vegetation - hedges and trees that have died.

The above violation(s) must be corrected on or before February 9, 2026; failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461, on February 19, 2026, at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case 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 Officer at (561) 584-8300 ext. 8524 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **$250.00** per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY** AND ANY OTHER PROPERTY YOU OWN.

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

Nanciann M. Cuenot

January 23, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA

226 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-584-8200 ext. 8520 · www.vpsfl.org

January 23, 2026

FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100
PALM BEACH GARDENS, FL 33410
Dear Property Owner,

The Code Enforcement unit of the Village of Palm Springs has issued a Notice of Violation/ Notice of Hearing. This is regarding the properties at **3047 Forest Hill Blvd., 3015 Forest Hill Blvd., 3027 Forest Hill Blvd., 1651 S. Congress Avenue, 1661 S. Congress Avenue, Palm Springs, FL 33408.**
PCN: 70-43-44-07-36-001-0000
PCN: 70-43-44-07-39-000-0010
PCN: 70-43-44-07-39-000-0020
PCN: 70-43-44-07-36-002-0000
PCN: 70-43-44-07-36-003-0000

VIOLATION / HEARING CASE 2026-11 for the following violations:
Sec. 34-188. Ground Cover – Mulch shall be renewed and maintained to a minimum depth of two inches.
Sec. 34-221. Responsibility of Owner – All landscaping is to be maintained in good condition to present a healthy, neat, and orderly appearance.
Sec. 34-224. Replacement of Vegetation - hedges and trees that have died.

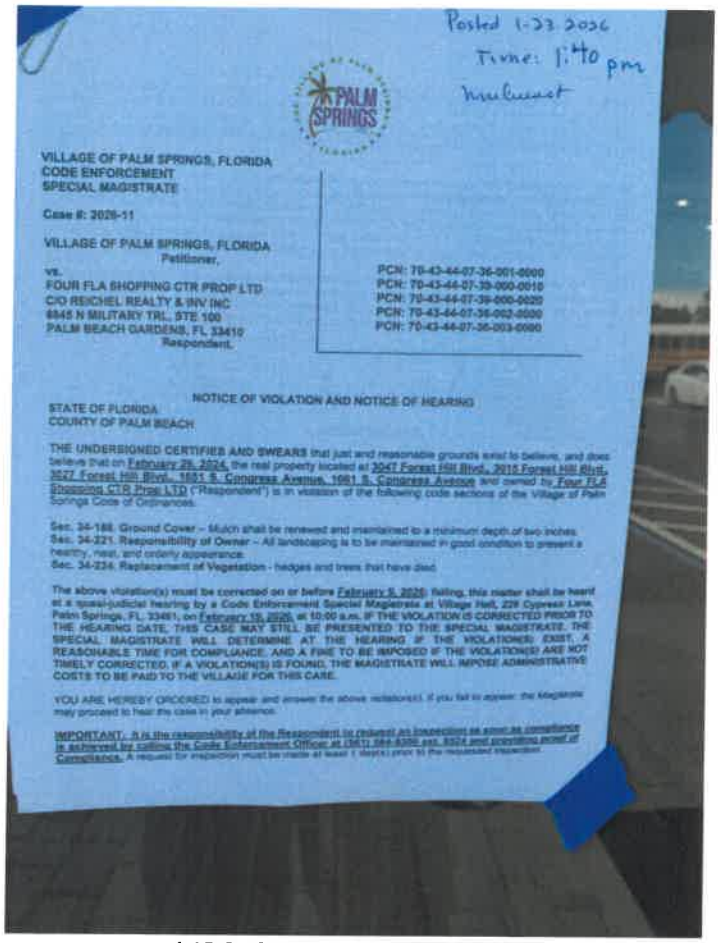
The options available include coming into voluntary compliance OR arguing your case at the Special Magistrate hearing, which is noted on your Notice of Violation. This is part of your right under the judicial system.

Please be advised, that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed in addition to the citation amount. Court costs for a Code Enforcement case typically run from $200.00 to $300.00.
Please call the Code Enforcement Office at 561-584-8200 ext. 8520.

Respectfully,
NCuenot
Nanciann Cuenot
Village of Palm Springs
Code Enforcement Officer
561 584-8300 Ext. 8524
561 307-7157
ncuenot@vpsfl.org

9489 0178 9820 3046 8367 13

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Posted 1-23 2026
Time: 1:40 pm
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VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2026-11

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100
PALM BEACH GARDENS, FL 33410
Respondent.

PCN: 70-43-44-07-36-001-0000
PCN: 70-43-44-07-39-000-0010
PCN: 70-43-44-07-39-000-0020
PCN: 70-43-44-07-36-002-0000
PCN: 70-43-44-07-36-003-0000

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe, and does believe that on February 26, 2024, the real property located at 3047 Forest Hill Blvd., 3015 Forest Hill Blvd., 3027 Forest Hill Blvd., 1851 S. Congress Avenue, 1861 S. Congress Avenue and owned by Four FLA Shopping CTR Prop LTD ("Respondent") is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Sec. 34-188. Ground Cover – Mulch shall be renewed and maintained to a minimum depth of two inches.
Sec. 34-221. Responsibility of Owner – All landscaping is to be maintained in good condition to prevent a healthy, neat, and orderly appearance.
Sec. 34-224. Replacement of Vegetation - hedges and trees that have died.

The above violation(s) must be corrected on or before February 9, 2026; failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, on February 19, 2026, at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

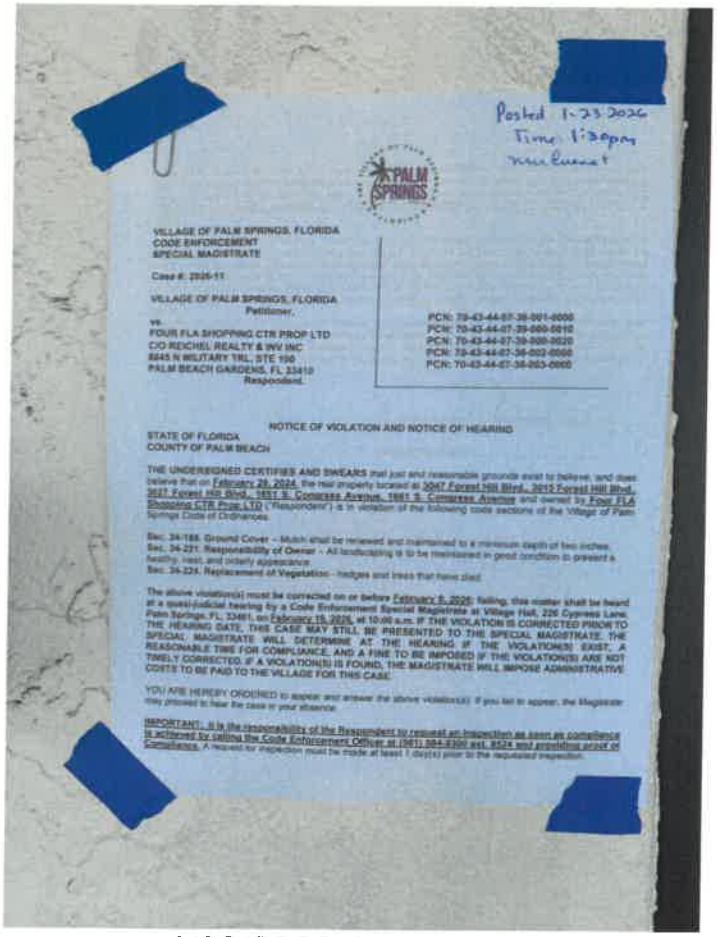
YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case in your absence.

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Officer at (561) 584-6390 ext. 6524 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

1/23/2026 1:37:02 PM



1/23/2026 1:31:19 PM



Posted 1-23 2026
Time: 1:31pm
[illegible]

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2026-11

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100
PALM BEACH GARDENS, FL 33410
Respondent.

PCN: 70-43-44-07-36-001-0000
PCN: 70-43-44-07-39-000-0010
PCN: 70-43-44-07-39-000-0020
PCN: 70-43-44-07-36-002-0000
PCN: 70-43-44-07-36-003-0000

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

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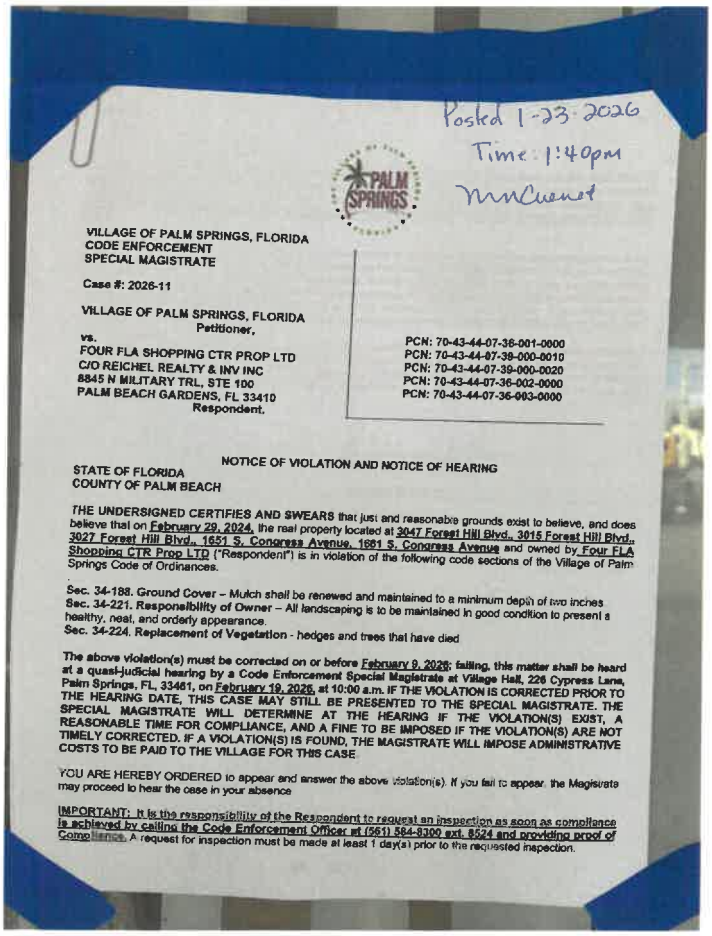
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Posted 1-23-2026
Time: 1:40pm
MnCuenot

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2026-11

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100
PALM BEACH GARDENS, FL 33410
Respondent.

PCN: 70-43-44-07-36-001-0000
PCN: 70-43-44-07-36-000-0010
PCN: 70-43-44-07-36-000-0020
PCN: 70-43-44-07-36-002-0000
PCN: 70-43-44-07-36-003-0000

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

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YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case 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 Officer at (561) 584-8300 ext. 8524 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

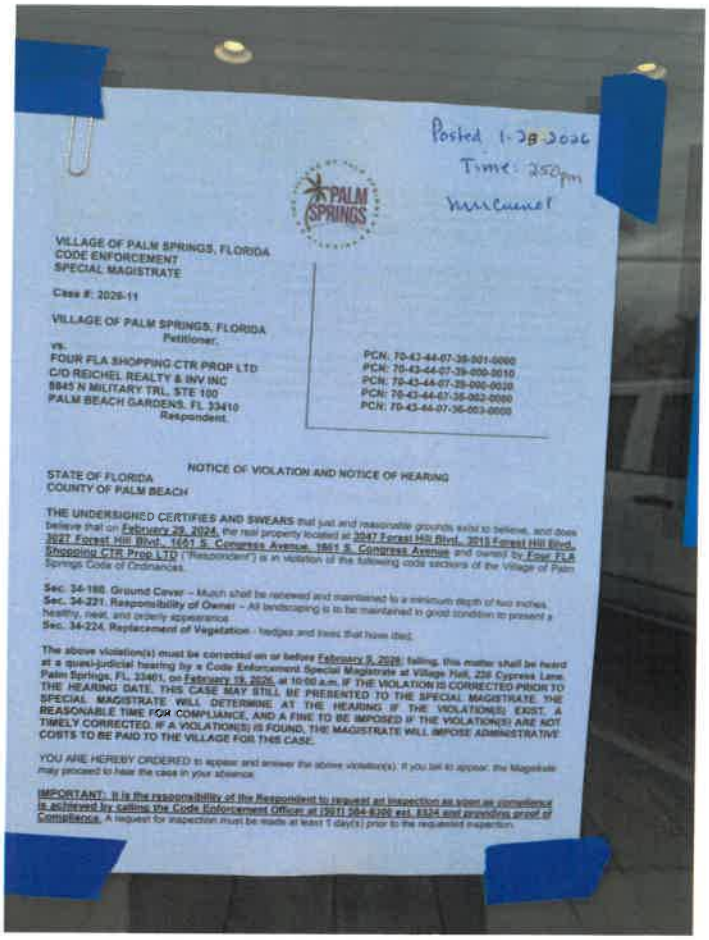
1/23/2026 1:42:19 PM



1/23/2026 1:37:09 PM



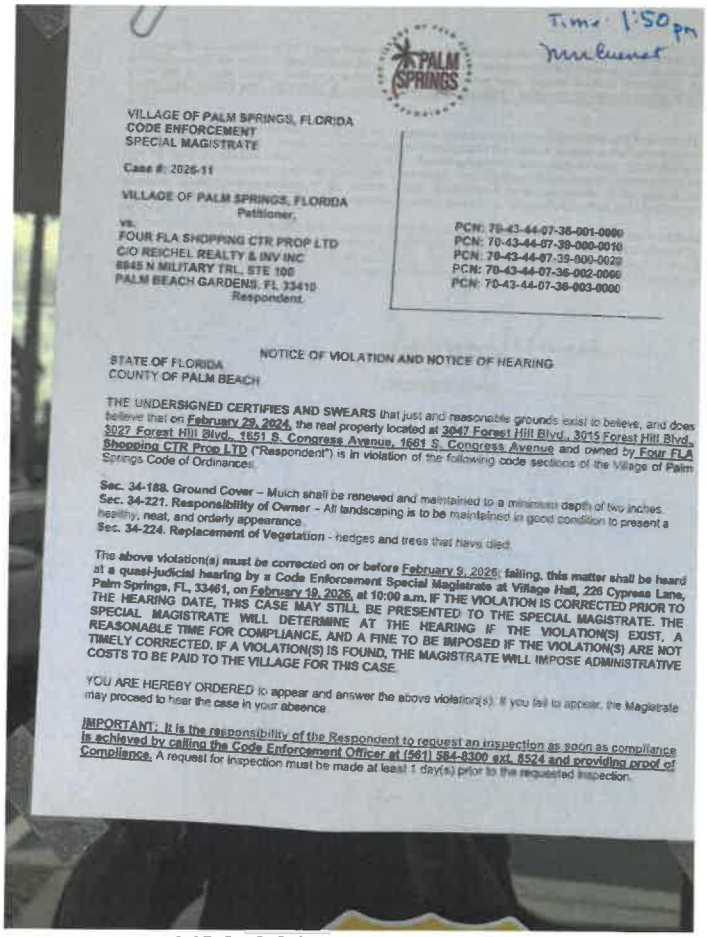
1/28/2026 2:55:46 PM



1/28/2026 2:55:37 PM



1/23/2026 1:51:46 PM



1/23/2026 1:51:36 PM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2026-11**

FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100 **PCN: 70-43-44-07-36-001-0000**
PALM BEACH GARDENS, FL 33410
_____/
Respondent(s)

AFFIDAVIT OF SERVICE

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

On the **23RD Day of JANUARY, 2025, at 1:30 PM**, I served the attached Notice of Violation Notice of Hearing on the within-named Respondent(s), **FOUR FLA SHOPPPING CTR PROP LTD, 3047 FOREST HILL BLVD. 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 M Cuenot Date: 1/23/2026
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 6th day of February, **2026**, by Nanciann Cuenot Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

Notary Public State of Florida
Joandry Medero Velez
My Commission HH 747497
Expires 12/8/2029

_____
NOTARY PUBLIC, State of Florida

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2026-11**

FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100 **PCN: 70-43-44-07-36-003-0000**
PALM BEACH GARDENS, FL 33410
_____/
Respondent(s)

AFFIDAVIT OF SERVICE

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

On the **23RD Day of JANUARY, 2026, at 1:42 PM**, I served the attached Notice of Violation Notice of Hearing on the within-named Respondent(s), **FOUR FLA SHOPPPING CTR PROP LTD, 1661 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 M Cuenot Date: 1/23/2026
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 6th day of February, **2026**, by Nanciann Cuenot Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL) Notary Public State of Florida Joandry Medero Velez My Commission HH 747497 Expires 12/8/2029

jmedero
_____
NOTARY PUBLIC, State of Florida

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2026-11**

FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100 **PCN: 70-43-44-07-36-002-0000**
PALM BEACH GARDENS, FL 33410
_____/
Respondent(s)

AFFIDAVIT OF SERVICE

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

On the **23RD Day of JANUARY, 2026AVE, at 1:37 PM**, I served the attached Notice of Violation Notice of Hearing on the within-named Respondent(s), **FOUR FLA SHOPPPING CTR PROP LTD, 1651 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 M Cuenot Date: 1/23/2026
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 6th day of February, **2026**, by Nanciann Cuenot Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

Notary Public State of Florida
Joandry Medero Velez
My Commission HH 747497
Expires 12/8/2029

Medero
_____
NOTARY PUBLIC, State of Florida

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2026-11**

FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100 **PCN: 70-43-44-07-39-000-0020**
PALM BEACH GARDENS, FL 33410
_____/
Respondent(s)

AFFIDAVIT OF SERVICE

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

On the **23RD Day of JANUARY, 2026, at 1:51 PM**, I served the attached Notice of Violation Notice of Hearing on the within-named Respondent(s), **FOUR FLA SHOPPPING CTR PROP LTD, 3027 FOREST HILL BLVD. 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 Date: 1/23/2026
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 6th day of February, **2026**, by Nanciann Cuenot Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

Notary Public State of Florida
Joandry Medero Velez
My Commission HH 747497
Expires 12/8/2029

Medero
_____
NOTARY PUBLIC, State of Florida

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2026-11**

FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100 **PCN: 70-43-44-07-39-000-0010**
PALM BEACH GARDENS, FL 33410
_____/
Respondent(s)

AFFIDAVIT OF SERVICE

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

On the **28TH Day of JANUARY, 2026, at 2:55 PM**, I served the attached Notice of Violation Notice of Hearing on the within-named Respondent(s), **FOUR FLA SHOPPPING CTR PROP LTD, 3015 FOREST HILL BLVD. 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 M Cuenot Date: 1/28/2026
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 6th day of February, **2026**, by Nanciann Cuenot Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

Notary Public State of Florida
Joandry Medero Velez
My Commission HH 747497
Expires 12/8/2029

JMedero
_____
NOTARY PUBLIC, State of Florida

ALERT: SEVERE WEATHER CONDITIONS ACROSS THE U.S. MAY DELAY PROCESSING, TRANS...

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9489017898203046836713

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 3:15 pm on January 27, 2026 in PALM BEACH GARDENS, FL 33410.

Feedback

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

PALM BEACH GARDENS, FL 33410
January 27, 2026, 3:15 pm

See All Tracking History

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

Text & Email Updates ⌄

Return Receipt Electronic ⌄

USPS Tracking Plus® ⌄

Product Information ⌄

See Less ^

ALERT: SEVERE WEATHER CONDITIONS ACROSS THE U.S. MAY DELAY PROCESSING, TRANS...

USPS Tracking®

FAQs >

Remove X

Tracking Number:

9489017898203046836706

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item has been delivered and is available at a PO Box at 8:40 am on February 3, 2026 in TALLAHASSEE, FL 32301.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, PO Box

TALLAHASSEE, FL 32301
February 3, 2026, 8:40 am

See All Tracking History

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

Feedback

Text & Email Updates

Return Receipt Electronic

USPS Tracking Plus®

Product Information

See Less ^

Replace tree
+
All others that have died or cut down on PROPERTIES



9/23/2025 2:35:15 PM

Dumpster Enclosure buffer required. 3' high hedge when planted every 24" on center



9/23/2025 2:21:50 PM



9/23/2025 2:23:54 PM

Replace vegetation that died throughout Plaza



9/23/2025 2:33:31 PM



9/23/2025 2:35:44 PM

Replace vegetation that died

Renew + Maintain Mulch @ 2 inches Throughout


INCOME TAX
3105



PALM SPRINGS POLICE DEPARTMENT

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

November 3, 2025

FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100
PALM BEACH GARDENS, FL 33410 6290

Dear Property Owner,

You have been issued a FINAL courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the properties at
3047 Forest Hill Blvd PCN: 70-43-44-07-36-001-0000
3015 Forest Hill Blvd PCN: 70-43-44-07-39-000-0010
3027 Forest Hill Blvd PCN: 70-43-44-07-39-000-0020
1651 S Congress Ave PCN:70-43-44-07-36-002-0000
1661 S Congress Ave PCN:70-43-44-07-36-003-0000

The above-mentioned properties are in violation of one or more of the following local ordinances. Photos included.

- **SECTION 34-224 Replacement of vegetation**
  Any vegetation, including a tree, shall be replaced with plants of the same or similar species and size if it dies or becomes diseased.

- **Section 34-221 – Responsibility of owner**
  All landscaping is to be maintained in good condition to present a healthy, neat, and orderly appearance/grass, shrubbery, trees that have died including mulch along roads and throughout parking lot.

Compliance Date: March 29, 2024
Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.

Please call me if you have any questions at (561) 584-8300 Ext. 8524. I would be happy to meet with you to walk the property.

Respectfully,

Nanciann Cuenot
Code Enforcement Officer
(T) 561-584-8300 Ext. 8524
ncuenot@vpsfl.org

PALM SPRINGS POLICE DEPARTMENT
226 CYPRESS LANE
PALM SPRINGS, FL 33461
N. Cuenot, Code Enforcement



FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100
PALM BEACH GARDENS, FL 33410 6290

PALM SPRINGS POLICE DEPARTMENT

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

February 29, 2024

FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100
PALM BEACH GARDENS, FL 33410 6290

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the properties at
3047 Forest Hill Blvd PCN: 70-43-44-07-36-001-0000
3015 Forest Hill Blvd PCN: 70-43-44-07-39-000-0010
3027 Forest Hill Blvd PCN: 70-43-44-07-39-000-0020
1651 S Congress Ave PCN:70-43-44-07-36-002-0000
1661 S Congress Ave PCN:70-43-44-07-36-003-0000

The above mentioned properties are in violation of one or more of the following local ordinances. Photos included.

- **SECTION 30-142 - Maintenance of Abutting Parkways**
  Remove discoloration from sidewalks along Forest Hill Blvd & S. Congress Avenue
- **SECTION 34-224 Replacement of vegetation**
  Any vegetation, including a tree, shall be replaced with plants of the same or similar species and size if it dies or becomes diseased. (Hedges along main roads and planting areas within parking lot and medians)
- **Section 34-221 – Responsibility of owner**
  All landscaping is to be maintained in good condition to present a healthy, neat, and orderly appearance/grass, shrubbery, trees that have died including mulch along roads and throughout parking lot.
- **Section 10-8 – Exterior property Areas**
  The parking lot has potholes and cracks throughout – repair/resurface/re-stripe. Pressure wash/paint parking stops/curbs. - In process.
- **Section 10-9 – Exterior of structure or Building**
  Pressure wash walls/ceilings/sidewalks of buildings.

- **Section 34-828 (d) – Supplemental Regulations**

Remove C

Ice boxes and propane tank dispensers are encouraged to be accommodated inside the building. The outside placement of such machines and grease recycling container shall be screened from public view with landscaping or a solid barrier, in a manner that maintains clear access, and shall be depicted on a village-approved site plan. Site Plan Amendment Required.

- **Sec. 62-75. Commercial development storage areas.**

The dumpster gates must be re-installed so garbage is screened from public view.

- **Section 70-94 Application for Local Business Tas Receipt required**

1661-B S Congress Ave – Application Support Ctr. Must apply for local BTR.

Applied

- **70-101 (1) Local Business Tax Required**

Vending machines – Watermill Express is required to have application for BTR.

Compliance Date: March 29, 2024
Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.

Please call me if you have any questions at (561) 584-8300 Ext. 8524. I would be happy to meet with you to walk the property.

Respectfully,

Nanciann Cuenot
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-584-8300 Ext. 8524
ncuenot@vpsfl.org

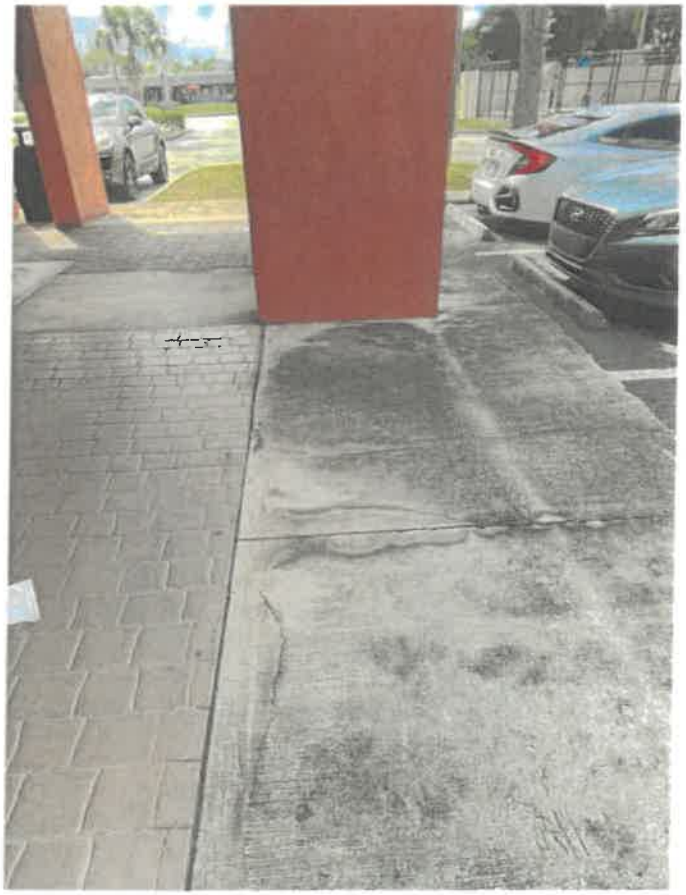


2/21/2024 11:28:59 AM



2/21/2024 11:29:35 AM

Remove discoloration/pressure wash - walls, ceilings, sidewalks
sidewalks along Forest Hill + Compress Av



2/27/2024 11:30:00 AM



2/27/2024 11:30:49 AM



2/21/2024 11:30:59 AM



2/21/2024 11:31:43 AM

replace vegetation - mulch - grass



2/27/2024 11:31:24 AM



2/27/2024 11:27:02 AM



2/27/2024 11:27:40 AM



2/27/2024 11:27:43 AM

mulch/grass/replace vegetation

Parking lot - Seal coat + Stripe



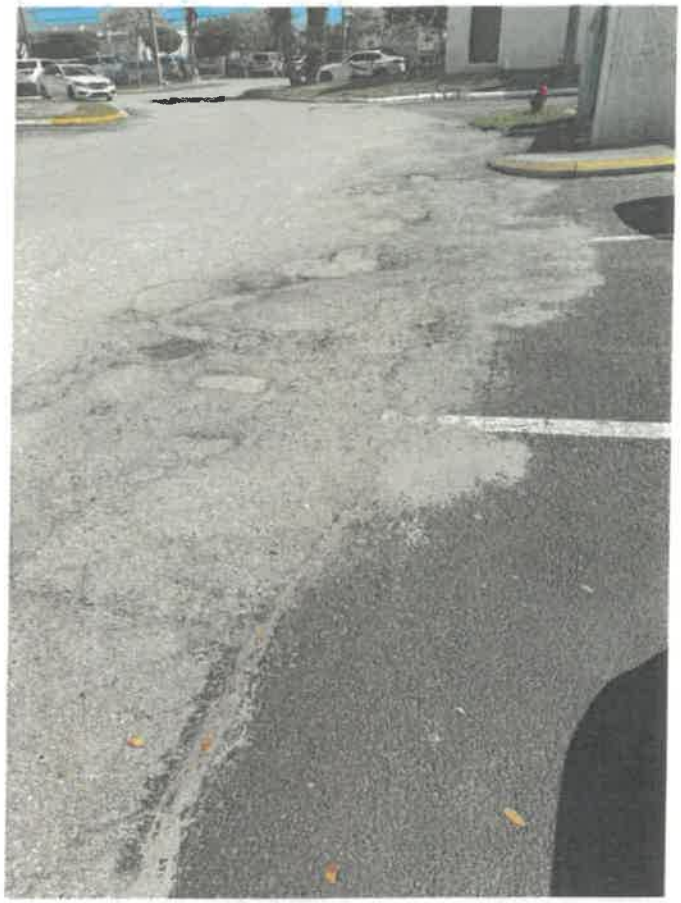
2/21/2024 11:33:01 AM



2/27/2024 11:25:37 AM



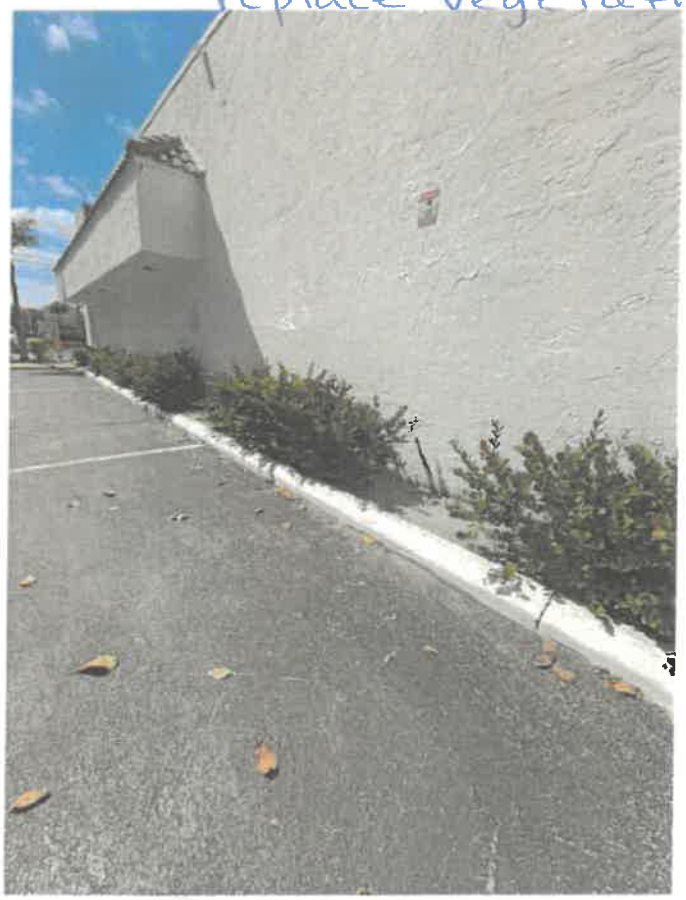
2/27/2024 11:31:50 AM



2/28/2024 11:41:56 AM

parking lot patch holes - remove discoloration from curbs

replace vegetation Dumpster requires gates + PLANTS.



2/28/2024 11:42:37 AM



2/28/2024 11:42:15 AM



2/16/2024 12:08:35 PM



2/21/2024 11:26:25 AM

pressure wash- walls, ceiling - sidewalks.

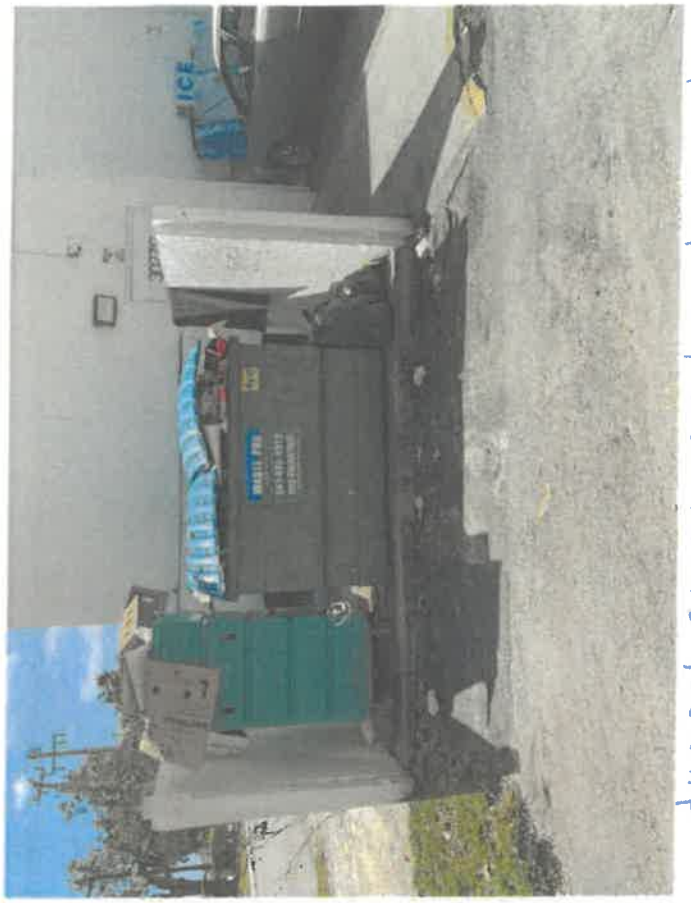
Remove discoloration / paint - handrail / building



2/21/2024 11:28:29 AM



2/21/2024 11:28:43 AM



2/28/2024 11:41:17 AM

dumpster requires gates + landscaping.



2/28/2024 11:41:36 AM

Site Plan Amendment REQUIRED - Showing how items will be screened from view



2/28/2024 11:41:37 AM



2/28/2024 11:41:40 AM

CASE PRESENTATION
CASE No. CASE 2026-13

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 PROPERTIES AT **3015, 3027, 3047 FOREST HILL BLVD., & 1651 &1661 S. CONGRESS AVENUE,** IN THE VILLAGE OF PALM SPRINGS.

4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS, THE CURRENT OWNER OF THE PROPERTY IS **FOUR FLA SHOPPING CTR PROP LTD.**

5. PERSUANT TO MY OWN OBSERVATION AND INVESTIGATION, there are violations of local ordinances:

Section 34-188. Ground Cover – Mulch shall be renewed and maintained to a minimum depth of two inches.
Section 34-221. Responsibility of Owner – All landscaping is to be maintained in good condition to present a healthy, neat, and orderly appearance.
Section 34-224. Replacement of Vegetation - any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies or becomes diseased, is removed without a village permit, or is subject to tree abuse or hatracking.

Photos are included in the Case File.

6. Courtesy Notices and emails, were made over the last year, beginning **February 29, 2024,** I had phone conversations with the property manager, Dawn Sweeney, who accomplished many of the outstanding violations. However, the landscaping requirements were never addressed. Ms. Sweeney explained that they could not plant anything because there was no irrigation for the plants. She went on to explain that the source of the water for irrigation used to be available from a pond that existed on the neighboring parcel, owned by another party. That neighboring parcel was developed, and they were no longer granted access. The village, according to ordinance, requires the vegetation, including trees, to be replaced. They have other options available to irrigate.

7. On **January 23, 2026,** Notice of Violation, Notice of Hearing **2026-11** 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 January 27, and February 3, 2026. 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 **on or before April 10, 2026.** If the Respondent fails to comply within the time given, a fine of **$250.00 per day violation** will continue to accrue until all violations are in compliance, and the Respondent contacts the Code Officer, and a re-inspection indicates that the property is in compliance

CASE No. _____

9. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **$357.69** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN **April 10,2026**.

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



Case Administrative / Court Costs

February 19, 2026, 3015,3027,3047 Forest Hill Blvd;1651, 1661 S Congress Ave. Four Fla Shopping Ctr Prop LTD.		Case 2026-11		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	5.00	35.00	175.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	5.00	20.00	100.00
6	Additional certified copies for hearing	2.00	8.86	17.72
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	3.00	0.74	2.22
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case 2026-11			357.69

Sec. 34-188. - Ground treatment.

The ground area within required landscaping areas which is not dedicated to trees or preservation of existing vegetation shall receive appropriate landscape treatment and shall present a finished appearance and complete coverage upon completion. Sand or pavement shall not be considered appropriate landscape treatment. The following standards shall apply to the design of ground treatment:

(1) Ground cover may be planted in lieu of grass in conjunction with planting of trees, shrubs or hedges. Ground cover shall provide a minimum of 50 percent coverage immediately upon planting and 100 percent coverage within two years after planting.

(2) Mulch shall be temporarily applied to areas not immediately covered by ground cover. Mulch may also be used as a permanent ground treatment in landscape designs where ground cover or grass is inappropriate, such as in a pine preservation area. Where mulch is intended to be installed permanently, it shall be renewed and maintained to a minimum depth of two inches.

(3) Pebbles or egg rock may be used in a limited way as a ground treatment in areas where drainage is a problem.

(4) Grass areas shall be planted with species suitable as permanent lawns in the county. Grass areas visible from a right-or-way or adjacent property, or in other areas subject to erosion including swales and slopes, shall be sodded. St. Augustine grass should be used adjacent to areas that accommodate pedestrian traffic, or where visible from a street or abutting property. Bahia grass may be used in large, non-manicured, turf areas such as open fields, recreation areas, or other areas that are generally viewed from a distance or from a moving vehicle. In such areas, bahia grass plugs may be planted. In limited areas where grass seed is used, with the approval of the land development director, nursegrass seed shall also be sown for immediate effect, and maintenance shall be provided until coverage is complete.

(5) Ground cover is not required where existing native vegetation is allowed to remain undisturbed, provided that the native vegetation is protected from disturbance both during and after site development.

(Code 1994, § 30-128; Ord. No. 2015-12, § 4, 4-9-2015)

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

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

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

Sec. 34-224. Replacement of vegetation.

Any vegetation, including a tree, shall be replaced with plants of the same or similar species and size if it dies or becomes diseased, is removed without a village permit, or is subject of tree abuse, including hatracking. Where such dead/abused vegetation is within a required landscape buffer, or within an existing area of native vegetation preserved under a landscaping plan, and where replacement in kind is impractical due to the size or other characteristics of the trees/native vegetation, a revised landscaping plan shall be submitted and approved prior to replacement of all or part of the required trees and/or native vegetation. In such case, replacement of the trees/native vegetation should be designed to provide the same quality of buffering and tree canopy as was provided by the trees/native vegetation. If the site cannot support the total number of required replacement trees as determined herein, the village may permit the owner to mitigate by donating excess trees to the village for planting on public lands at the owner's expense; by contributing to the village the monies equivalent to such required replacement trees per the most recent edition of Valuation of Landscape Trees, Shrubs, and Other Plants: A Guide to the Methods and Procedures for Appraising Amenity Plants, prepared by the council of tree and landscape appraisers and published by the international society of arboriculture; or by permitting the required replacement trees to be placed upon other lands owned by the same property owners.

(Code 1994, § 30-149; Ord. No. 2015-12, § 8, 4-9-2015; Ord. No. 2016-21, § 2, 1-12-2017)

PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
230 CYPRESS LANE
PALM SPRINGS, FL 33461
ATTN: NANCIANN CUENOT

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US POSTAGE

FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100
PALM BEACH GARDENS, FL 33410 6290

PALM SPRINGS POLICE DI
CODE ENFORCEMENT DIV
230 CYPRESS LANE
PALM SPRINGS, FL 33461
ATTN: NANCIANN CUENOT

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FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100
PALM BEACH GARDENS, FL 33410 6290

PALM SPRINGS POLICE DE
CODE ENFORCEMENT DIV
230 CYPRESS LANE
PALM SPRINGS, FL 33461
ATTN: NANCIANN CUENOT

UNITED STATES POSTAL SERVICE CERTIFIED MAIL®

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Label 880-ODT March 2023

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01/23/2026 ZIP 33480
043M31255277

US POSTAGE

FOUR FLA SHOPPING CTR PROP LTD
C/O CORPORATION SERVICE COMPANY, REG. AGENT
1201 HAYS STREET
TALLAHASSEE, FL 32301

PALM SPRINGS POLICE DEPARTMENT
226 CYPRESS LANE
PALM SPRINGS, FL 33461
N. Cuenot, Code Enforcement

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ZIP 33461
041M11460879

FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
8845 N MILITARY TRL, STE 100
PALM BEACH GARDENS, FL 33410 6290

Property Detail

Location Address : 3047 FOREST HILL BLVD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-07-36-001-0000
Subdivision : OXYGEN - FOREST HILL CENTER
Official Records Book/Page : /
Sale Date :
Legal Description : OXYGEN - FOREST HILL CENTER TR 1 K/A COMMERCIAL DEV

Owner Information

Owner(s)	Mailing Address
FOUR FLA SHOPPING CTR PROP LTD	REICHEL REALTY & INV INC C/O 8845 N MILITARY TRL STE 100 PALM BEACH GARDENS FL 33410 6290

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 119694
Acres : 12.0102
Property Use Code : 1600—SHOPPING CENTER CMMITY
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Total Market Value	$10,800,000	$10,500,000	$8,200,000	$7,700,000	$7,700,000

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	$9,922,000	$9,020,000	$8,200,000	$7,700,000	$7,700,000
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$9,922,000	$9,020,000	$8,200,000	$7,700,000	$7,700,000

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	$200,057	$190,264	$168,805	$159,900	$161,742
NON AD VALOREM	$78,453	$74,475	$70,496	$69,213	$71,011
TOTAL TAX	$278,511	$264,738	$239,301	$229,113	$232,754

Property Detail

Location Address : 1651 S CONGRESS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-07-36-002-0000
Subdivision : OXYGEN - FOREST HILL CENTER
Official Records Book/Page : /
Sale Date :
Legal Description : OXYGEN - FOREST HILL CENTER TR 2 K/A COMMERCIAL DEV

Owner Information

Owner(s)	Mailing Address
FOUR FLA SHOPPING CTR PROP LTD	REICHEL REALTY & INV INC C/O 8845 N MILITARY TRL STE 100 PALM BEACH GARDENS FL 33410 6290

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$1,036,966	$1,041,238	$981,819	$958,318	$836,174
Land Value	$612,135	$571,326	$571,326	$547,249	$469,304
Total Market Value	$1,649,101	$1,612,564	$1,553,145	$1,505,567	$1,305,478

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$1,649,101	$1,612,564	$1,553,145	$1,436,026	$1,305,478
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$1,649,101	$1,612,564	$1,553,145	$1,436,026	$1,305,478

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$32,006	$31,331	$30,429	$29,208	$26,875
NON AD VALOREM	$2,383	$2,218	$2,158	$2,071	$1,984
TOTAL TAX	$34,390	$33,550	$32,587	$31,280	$28,859

Property Detail

Location Address : 1661 S CONGRESS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-07-36-003-0000
Subdivision : OXYGEN - FOREST HILL CENTER
Official Records Book/Page : /
Sale Date :
Legal Description : OXYGEN - FOREST HILL CENTER TR 3 K/A COMMERCIAL DEV

Owner Information

Owner(s)	Mailing Address
FOUR FLA SHOPPING CTR PROP LTD	REICHEL REALTY & INV INC C/O 8845 N MILITARY TRL STE 100 PALM BEACH GARDENS FL 33410 6290

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$1,004,024	$760,610	$760,140	$736,649	$0
Land Value	$880,455	$801,214	$801,214	$763,061	$0
Total Market Value	$1,884,479	$1,561,824	$1,561,354	$1,499,710	$900,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$1,240,093	$1,127,357	$1,024,870	$931,700	$847,000
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$1,240,093	$1,127,357	$1,024,870	$931,700	$847,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$28,141	$24,647	$23,543	$22,359	$17,801
NON AD VALOREM	$3,422	$3,179	$3,091	$2,963	$2,835
TOTAL TAX	$31,563	$27,826	$26,634	$25,322	$20,636

Property Detail

Location Address : 3027 FOREST HILL BLVD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-07-39-000-0020
Subdivision : PLAZA AT FOREST HILL
Official Records Book/Page : /
Sale Date :
Legal Description : PLAZA AT FOREST HILL LT 2

Owner Information

Owner(s)	Mailing Address
FOUR FLA SHOPPING CTR PROP LTD	REICHEL REALTY & INV INC C/O 8845 N MILITARY TRL STE 100 PALM BEACH GARDENS FL 33410 6290

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$690,334	$637,234	$642,303	$603,313	$427,668
Land Value	$782,262	$726,634	$726,634	$691,867	$593,215
Total Market Value	$1,472,596	$1,363,868	$1,368,937	$1,295,180	$1,020,883

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$1,472,596	$1,358,795	$1,235,268	$1,122,971	$1,020,883
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$1,472,596	$1,358,795	$1,235,268	$1,122,971	$1,020,883

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$28,581	$26,433	$25,064	$23,609	$21,016
NON AD VALOREM	$5,565	$5,134	$4,964	$4,723	$4,482
TOTAL TAX	$34,146	$31,567	$30,028	$28,332	$25,498

Property Detail

Location Address : 3015 FOREST HILL BLVD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-07-39-000-0010
Subdivision : PLAZA AT FOREST HILL
Official Records Book/Page : /
Sale Date :
Legal Description : PLAZA AT FOREST HILL LT 1

Owner Information

Owner(s)	Mailing Address
FOUR FLA SHOPPING CTR PROP LTD	REICHEL REALTY & INV INC C/O 8845 N MILITARY TRL STE 100 PALM BEACH GARDENS FL 33410 6290

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$933,411	$993,549	$941,506	$810,215	$771,950
Land Value	$774,198	$709,682	$719,144	$684,735	$587,100
Total Market Value	$1,707,609	$1,703,231	$1,660,650	$1,494,950	$1,359,050

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$1,707,609	$1,703,231	$1,644,445	$1,494,950	$1,359,050
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$1,707,609	$1,703,231	$1,644,445	$1,494,950	$1,359,050

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$33,142	$33,093	$32,322	$29,935	$27,977
NON AD VALOREM	$5,527	$5,096	$4,925	$4,682	$4,392
TOTAL TAX	$38,669	$38,189	$37,247	$34,617	$32,369



Detail by Entity Name

Foreign Limited Partnership
FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP

Filing Information

Document Number	B94000000499
FEI/EIN Number	65-0538394
Date Filed	12/12/1994
State	DE
Status	ACTIVE
Last Event	CONTRIBUTION CHANGE
Event Date Filed	07/24/1995
Event Effective Date	NONE

Principal Address

8845 N. MILITARY TRAIL
SUITE 100
PALM BEACH GARDENS, FL 33410

Changed: 04/19/2010

Mailing Address

8845 N. MILITARY TRAIL
SUITE 100
PALM BEACH GARDENS, FL 33410

Changed: 04/19/2010

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 09/17/2002

Address Changed: 04/19/2010

General Partner Detail

Name & Address

Document Number P94000091072

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-07-39-000-0010
Mailing Address:
8845 N MILITARY TRL STE 100
Palm Beach Gardens, FI 33410-6290
Owner of Record:
FOUR FLA SHOPPING CTR PROP LTD

Property Type:
Real Property
Property Address:
3015 FOREST HILL BLVD
PALM SPRINGS, FL 33406
Second Owner:
REICHEL REALTY & INV INC C/O

Status: Active
Legal Description:
PLAZA AT FOREST HILL LT 1

Last updated: 2/06/2026 03:01:45 PM

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

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

Tax Bills

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

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/26	**$37,121.79**		11/30/25	-$37,121.79	Paid
	Net Tax:	$38,668.54			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,546.75			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	**$36,661.67**		12/2/24	-$36,661.67	Paid
	Net Tax:	$38,189.23			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,527.56			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	**$35,756.94**		11/30/23	-$35,756.94	Paid
	Net Tax:	$37,246.81			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,489.87			

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-07-39-000-0020
Mailing Address:
8845 N MILITARY TRL STE 100
Palm Beach Gardens, Fl 33410-6290
Owner of Record:
FOUR FLA SHOPPING CTR PROP LTD

Property Type:
Real Property
Property Address:
3027 FOREST HILL BLVD
PALM SPRINGS, FL 33406
Second Owner:
REICHEL REALTY & INV INC C/O

Status: Active
Legal Description:
PLAZA AT FOREST HILL LT 2

Last updated: 2/06/2026 03:02:14 PM

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

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

Tax Bills

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

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/26	$32,779.75		11/12/25	-$32,779.75	Paid
	Net Tax:	$34,145.57			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,365.82			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	$30,303.87		11/19/24	-$30,303.87	Paid
	Net Tax:	$31,566.54			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,262.67			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	$28,826.83		11/21/23	-$28,826.83	Paid
	Net Tax:	$30,027.94			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,201.11			

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-07-36-001-0000
Mailing Address:
8845 N MILITARY TRL STE 100
Palm Beach Gardens, FI 33410-6290
Owner of Record:
FOUR FLA SHOPPING CTR PROP LTD

Property Type:
Real Property
Property Address:
3047 FOREST HILL BLVD
PALM SPRINGS, FL 33406
Second Owner:
REICHEL REALTY & INV INC C/O

Status: Active
Legal Description:
OXYGEN - FOREST HILL CENTER TR 1 K/A
COMMERCIAL DEV

Last updated: 2/06/2026 03:03:05 PM

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

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

Tax Bills

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

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/26	**$318,790.68**		11/12/25	-$318,790.68	Paid
	Net Tax:	$332,073.62			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$13,282.94			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	**$282,103.51**		11/19/24	-$282,103.51	Paid
	Net Tax:	$293,857.82			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$11,754.31			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	**$267,370.07**		11/21/23	-$267,370.07	Paid
	Net Tax:	$278,510.50			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$11,140.43			

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-07-36-002-0000
Mailing Address:
8845 N MILITARY TRL STE 100
Palm Beach Gardens, Fl 33410-6290
Owner of Record:
FOUR FLA SHOPPING CTR PROP LTD

Property Type:
Real Property
Property Address:
1651 S CONGRESS AVE
PALM SPRINGS, FL 33406
Second Owner:
REICHEL REALTY & INV INC C/O

Status: Active
Legal Description:
OXYGEN - FOREST HILL CENTER TR 2 K/A
COMMERCIAL DEV

Last updated: 2/06/2026 03:00:07 PM

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

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

Tax Bills

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

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/26	**$33,013.94**		11/12/25	-$33,013.94	Paid
	Net Tax:	$34,389.53			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,375.59			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	**$32,207.61**		11/19/24	-$32,207.61	Paid
	Net Tax:	$33,549.59			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,341.98			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	**$31,283.39**		11/21/23	-$31,283.39	Paid
	Net Tax:	$32,586.86			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,303.47			

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-07-36-003-0000
Mailing Address:
8845 N MILITARY TRL STE 100
Palm Beach Gardens, Fl 33410-6290
Owner of Record:
FOUR FLA SHOPPING CTR PROP LTD

Property Type:
Real Property
Property Address:
1661 S CONGRESS AVE
PALM SPRINGS, FL 33406
Second Owner:
REICHEL REALTY & INV INC C/O

Status: Active
Legal Description:
OXYGEN - FOREST HILL CENTER TR 3 K/A
COMMERCIAL DEV

Last updated: 2/06/2026 03:01:08 PM

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

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

Tax Bills

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

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/26	⊟ $30,300.55		11/12/25	-$30,300.55	Paid
	Net Tax:	$31,563.07			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,262.52			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	⊟ $26,712.87		11/19/24	-$26,712.87	Paid
	Net Tax:	$27,825.91			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,113.04			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	⊟ $25,568.57		11/21/23	-$25,568.57	Paid
	Net Tax:	$26,633.93			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,065.36			

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-11

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
Respondent(s)

ORDER FINDING VIOLATION

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

Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.
Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.
Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.

Property Address:	1651 SOUTH CONGRESS AVENUE
Legal Description:	OXYGEN - FOREST HILL CENTER TR 2 K/A COMMERCIAL DEV
PCN:	70-43-44-07-36-002-0000

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, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **19th day of February 2026,** and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above-referenced Property.

2. The Respondent was _____ / was not _____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

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

4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

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

- ☐ **Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.**
- ☐ **Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.**
- ☐ **Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.**

☐ Respondent **was in violation** of the Code of Ordinances of the Village of Palm Springs.

- ☐ **Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.**
- ☐ **Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance**
- ☐ **Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.**

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 **April 10, 2026.**

- ☐ Administrative costs of **$357.69**
- ☐ 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 **April 10, 2026**. If Respondent fails to comply within the time given, a fine of **$250.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **April 10, 2026**.

- ☐ Administrative costs of **$357.69**
- ☐ 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 the Village of Palm Springs, Attn: Code Enforcement, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official 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 is first observed by the Village.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Nanciann Cuenot at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this 19th day of February 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
C/O Reichel Realty & INV INC
8845 N Military TRL, STE 100
Palm Beach Gardens, FL 33410 6290

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-11

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
Respondent(s)

ORDER FINDING VIOLATION

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

Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.
Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.
Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.

Property Address:	1661 SOUTH CONGRESS AVENUE
Legal Description:	OXYGEN - FOREST HILL CENTER TR 3 K/A COMMERCIAL DEV
PCN:	70-43-44-07-36-003-0000

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, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **19th day of February 2026,** and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above-referenced Property.

2. The Respondent was _____ / was not _____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).
3. The Code Inspector presented competent, substantial evidence, which included testimony and/or evidence to establish that the Respondent is in violation of the code section(s) referenced above.
4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

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

- ☐ **Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.**
- ☐ **Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.**
- ☐ **Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.**

☐ Respondent **was in violation** of the Code of Ordinances of the Village of Palm Springs.

- ☐ **Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.**
- ☐ **Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.**
- ☐ **Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.**

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 **April 10, 2026.**

- ☐ Administrative costs of **$357.69**
- ☐ 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 **April 10, 2026**. If Respondent fails to comply within the time given, a fine of **$250.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **April 10, 2026**.

- ☐ Administrative costs of **$357.69**
- ☐ 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 the Village of Palm Springs, Attn: Code Enforcement, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official 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 is first observed by the Village.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Nanciann Cuenot at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this 19th day of February 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____

Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
C/O Reichel Realty & INV INC
8845 N Military TRL, STE 100
Palm Beach Gardens, FL 33410 6290

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-11

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
Respondent(s)

ORDER FINDING VIOLATION

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

Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.
Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.
Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.

.

Property Address:	3027 FOREST HILL BOULEVARD
Legal Description:	PLAZA AT FOREST HILL LT 2
PCN:	70-43-44-07-39-000-0020

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **19th day of February 2026,** and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above-referenced Property.

2. The Respondent was _____ / was not _____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).
3. The Code Inspector presented competent, substantial evidence, which included testimony and/or evidence to establish that the Respondent is in violation of the code section(s) referenced above.
4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

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

- ☐ **Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.**
- ☐ **Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.**
- ☐ **Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.**

☐ Respondent **was in violation** of the Code of Ordinances of the Village of Palm Springs.

- ☐ **Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.**
- ☐ **Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.**
- ☐ **Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.**

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 **April 10, 2026.**

- ☐ Administrative costs of **$357.69**
- ☐ 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 **April 10, 2026**. If Respondent fails to comply within the time given, a fine of **$250.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **April 10, 2026**.

- ☐ Administrative costs of **$357.69**
- ☐ 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 the Village of Palm Springs, Attn: Code Enforcement, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official 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 is first observed by the Village.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Nanciann Cuenot at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this 19th day of February 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
C/O Reichel Realty & INV INC
8845 N Military TRL, STE 100
Palm Beach Gardens, FL 33410 6290

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-11

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
Respondent(s)

ORDER FINDING VIOLATION

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

Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.
Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.
Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.

Property Address:	3047 FOREST HILL BOULEVARD
Legal Description:	OXYGEN - FOREST HILL CENTER TR 1 K/A COMMERCIAL DEV
PCN:	70-43-44-07-36-001-0000

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, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **19th day of February 2026,** and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above-referenced Property.

2. The Respondent was _____ / was not _____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).
3. The Code Inspector presented competent, substantial evidence, which included testimony and/or evidence to establish that the Respondent is in violation of the code section(s) referenced above.
4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

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

- ☐ **Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.**
- ☐ **Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.**
- ☐ **Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.**

☐ Respondent **was in violation** of the Code of Ordinances of the Village of Palm Springs.

- ☐ **Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.**
- ☐ **Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.**
- ☐ **Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.**

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 **April 10, 2026:**

- ☐ Administrative costs of **$357.69**
- ☐ 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 **April 10, 2026**. If Respondent fails to comply within the time given, a fine of **$250.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **April 10, 2026**.

- ☐ Administrative costs of **$357.69**
- ☐ 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 the Village of Palm Springs, Attn: Code Enforcement, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official 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 is first observed by the Village.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Nanciann Cuenot at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this 19th day of February 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____

Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
C/O Reichel Realty & INV INC
8845 N Military TRL, STE 100
Palm Beach Gardens, FL 33410 6290

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-11

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
FOUR FLA SHOPPING CTR PROP LTD
C/O REICHEL REALTY & INV INC
Respondent(s)

ORDER FINDING VIOLATION

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

Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.
Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.
Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.

Property Address:	3015 FOREST HILL BOULEVARD
Legal Description:	PLAZA AT FOREST HILL LT 1
PCN:	70-43-44-07-39-000-0010

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **19th day of February 2026,** and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above-referenced Property.

2. The Respondent was _____ / was not _____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).
3. The Code Inspector presented competent, substantial evidence, which included testimony and/or evidence to establish that the Respondent is in violation of the code section(s) referenced above.
4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

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

- ☐ **Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.**
- ☐ **Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.**
- ☐ **Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.**

☐ Respondent **was in violation** of the Code of Ordinances of the Village of Palm Springs.

- ☐ **Section 34-188: Ground cover; mulch shall be renewed and maintained to a minimum depth of two (2) inches.**
- ☐ **Section 34-221: Responsibility of owner; all landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance**
- ☐ **Section 34-224: Replacement of vegetation; any vegetation, including hedges and trees, shall be replaced with plants of the same or similar species and size if it dies, becomes diseased, is removed without a Village permit, or is subject to tree abuse or hat racking.**

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 **April 10, 2026:**

- ☐ Administrative costs of **$357.69**
- ☐ 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 **April 10, 2026**. If Respondent fails to comply within the time given, a fine of **$250.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **April 10, 2026**.

- ☐ Administrative costs of **$357.69**
- ☐ 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 the Village of Palm Springs, Attn: Code Enforcement, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official 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 is first observed by the Village.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Nanciann Cuenot at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this 19th day of February 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
C/O Reichel Realty & INV INC
8845 N Military TRL, STE 100
Palm Beach Gardens, FL 33410 6290

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2026-13

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
LAKE WORTH ROAD PLAZA LLC
8409 N. MILITARY TRAIL, UNIT 107
PALM BEACH GARDENS, FL 33410

Respondent.

PCN: 70-43-44-19-14-003-0211

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe, and does believe that on **November 22, 2024**, the real property located at **3085 Lake Worth Road** and owned by **Lake Worth Road Plaza LLC** ("Respondent") is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Sec. 34-161. Required landscaping – Each parking lot island shall include at least one tree. The parking lot median requires at least two trees. Refer to Section 34-185 – Tree Dimensions.
Sec. 34-162 Required buffers - East property line - Install Hedge 3' high, planted 24" on center.
Sec. 34-188 - Ground Cover – Mulch shall be renewed and maintained to a minimum depth of two inches
Sec. 34-221 Responsibility of Owner – All landscaping is to be maintained in good condition to present a healthy, neat, and orderly appearance.
Sec. 34-224 Replacement of Vegetation, including hedges that have died along Lake Worth Road.
.

The above violation(s) must be corrected on or before February 9, 2026; failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461, on February 19, 2026, at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case 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 Officer at (561) 584-8300 ext. 8524 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **$250.00** per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY** AND ANY OTHER PROPERTY YOU OWN.

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

Nanciann M. Cuenot

January 22, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA

226 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-584-8200 ext. 8520 · www.vpsfl.org

January 22, 2026

LAKE WORTH ROAD PLAZA LLC
3085 LAKE WORTH RD
PALM SPRINGS, FL 33461

Dear Property Owner,

A **Notice of Violation/ Notice of Hearing** has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property at **3085 LAKE WORTH RD, Palm Springs, FL 33408, PCN: 70434419140030211.**

VIOLATION / HEARING CASE 2026-13 for the following violations:

Sec. 34-161. Required landscaping – Each parking lot island shall include at least one tree. The parking lot center median requires two trees – (1) every 20 feet. Refer to Section 34-185 – Tree Dimensions.
Sec. 34-162 Required buffers East property line - Install Hedge 3' high, planted 24" on center when planted. This was originally waived; however, construction on the property to the east has not commenced.
Sec. 34-188 - Ground Cover – Mulch shall be renewed and maintained to a minimum depth of two inches.
Sec. 34-221 Responsibility of Owner – All landscaping is to be maintained in good condition to present a healthy, neat, and orderly appearance.
Sec. 34-224 Replacement of Vegetation, including hedges that have died along Lake Worth Road.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, which is noted on your Notice of Violation. This is part of your right under the judicial system.

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

Please call the Code Enforcement Office at 561-584-8200 ext. 8520.

Respectfully,

9489 0178 9820 3046 8366 90
9489 0178 9820 3046 8366 83

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



1/23/2026 12:52:31 PM



1/23/2026 12:52:36 PM



1/23/2026 12:52:59 PM



1/23/2026 12:53:12 PM

CODE ENFORCEMENT
VILLAGE OF PALM SPRINGS, FLORIDA

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 2026-13

LAKE WORTH ROAD PLAZA LLC
3085 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461

PCN: 70-43-44-19-14-030-0211

Respondent,

AFFIDAVIT OF SERVICE

On January 23, 2026, at 12:52 PM, I served the attached NOTICE OF HEARING on the within-named LAKE WORTH ROAD PLAZA LLC, at 3085 LAKE WORTH ROAD, 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.
✓	POSTED BY:	Securely affixing a copy to a conspicuous place on the property described within. PHOTO 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: 1-23-2026

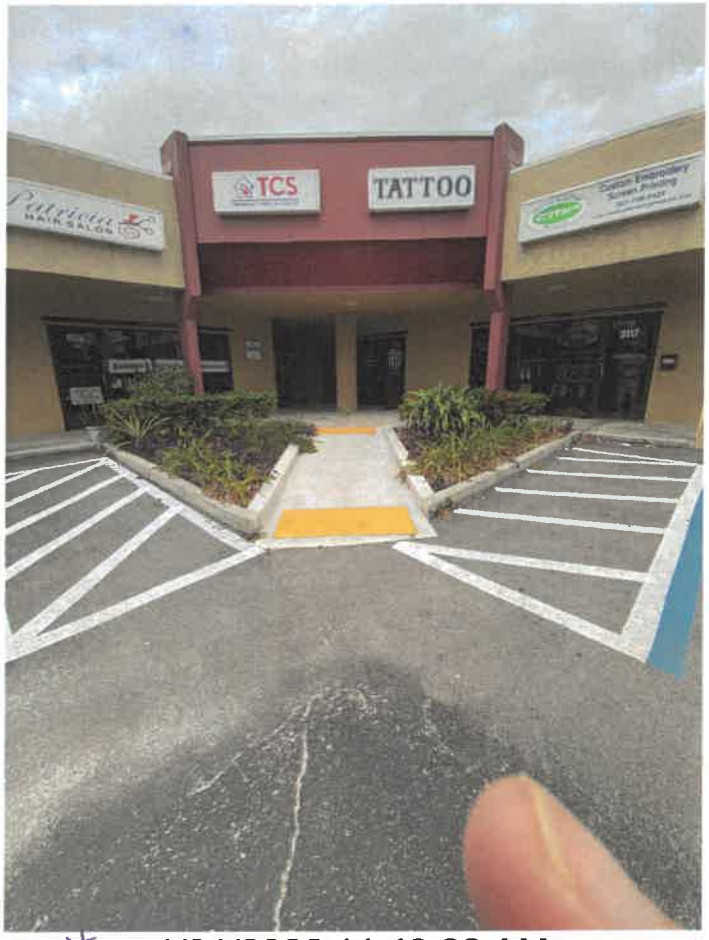
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 6th day of February 2026, by Nanciann Cuenot Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

Notary Public State of Florida
Joandry Medero Velez
My Commission HH 747497
Expires 12/8/2029

Jmedero
NOTARY PUBLIC, State of Florida



omit

1/21/2026 11:49:28 AM



1/21/2026 11:47:59 AM

may plant additional hedges or decorative plants- minimum 2 Trees.

Replace dead hedges



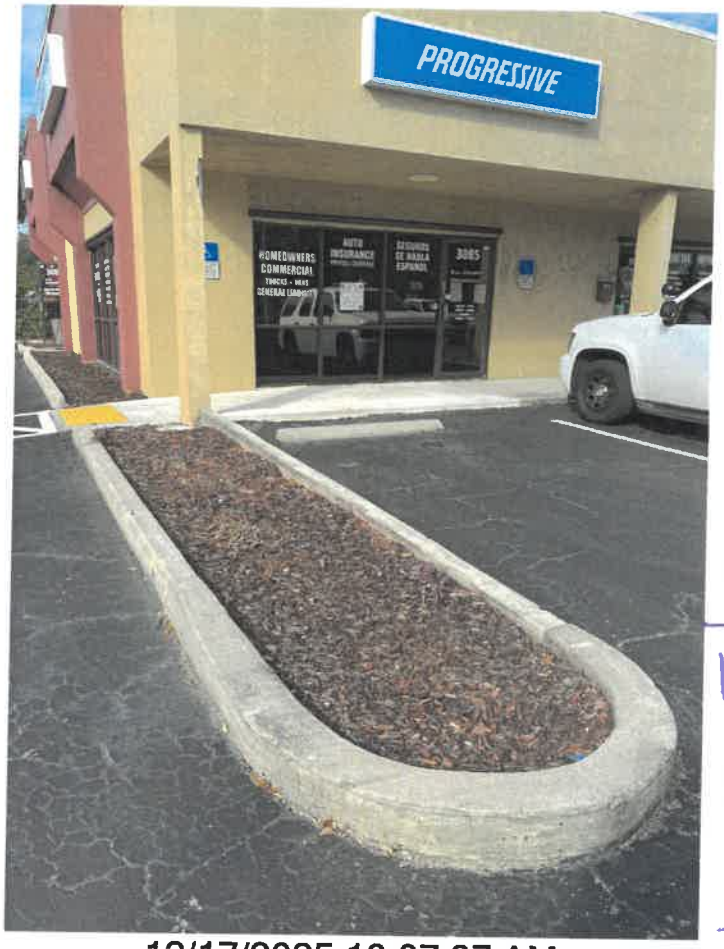
1/21/2026 11:47:22 AM



12/17/2025 10:16:15 AM

Plant Hedge

All parking lot Medians Require ONE tree MINIMUM 12' High 2" caliper atleast 12" above grade



12/17/2025 10:07:37 AM

Add tree

Maintain mulch at least 2" of Mulch. through out Plaza.



12/17/2025 10:11:33 AM

OMIT- Requirement Trees may Block View of Businesses + Signs.



Add tree

12/17/2025 10:15:31 AM



Replace dead shrubs through out plaza along Lake Worth Rd.

12/17/2025 10:08:03 AM



Replace dead Shrubs

12/17/2025 10:10:16 AM

Replace Shrubs MINIMUM 3' TALL every 2' on center



12/17/2025 10:08:38 AM



12/17/2025 10:08:55 AM

Replace dead shrubs - West lot line



12/17/2025 10:16:15 AM

3'-0 High Hedge required along East lot line.
2'-0 on center.



Required Buffer 11/19/2024 12:07:13 PM

Replacement of Vegetation



11/19/2024 12:03:18 PM



4/29/2025 11:19:35 AM

Requires landscaping

- 2 Trees - Palms. minimum 12' High
other types of trees minimum 12' High
with a caliper of 2" measured at least
12" above existing grade. 5 feet of
clear trunk + minimum of 5 feet of canopy

- Shrubs / Hedge -

Trees. every 20'

ALERT: SEVERE WEATHER CONDITIONS ACROSS THE U.S. MAY DELAY PROCESSING, TRANS...

USPS Tracking®

FAQs >

Remove X

Tracking Number:

9489017898203046836683

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 11:47 am on January 26, 2026 in PALM BEACH GARDENS, FL 33410.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

PALM BEACH GARDENS, FL 33410
January 26, 2026, 11:47 am

See All Tracking History

What Do USPS Tracking Statuses Mean? (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 DEPARTMENT
CODE ENFORCEMENT DIVISION
226 CYPRESS LANE
PALM SPRINGS, FL 33461
ATTN: N. CUENOT

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US POSTAGE

LAKE WORTH ROAD PLAZA LLC
8409 N. MILITARY TRAIL, UNIT 107
PALM BEACH GARDENS, FL 33410

UNITED STATES POSTAL SERVICE CERTIFIED MAIL®

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PALM SPRINGS, FL 33461
ATTN: N. CUENOT

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LAKE WORTH ROAD PLAZA LLC
8409 N. MILITARY TRAIL, UNIT 107
PALM BEACH GARDENS, FL 33410

CASE PRESENTATION
CASE No. CASE 2026-13

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 **3085 LAKE WORTH ROAD** IN THE VILLAGE OF PALM SPRINGS.

4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS, THE CURRENT OWNER OF THE PROPERTY IS **LAKE WORTH ROAD PLAZA LLC.**

5. PERSUANT TO MY OWN OBSERVATION AND INVESTIGATION, there are violations of local ordinances:

Section. 34-161. Required landscaping – Each parking lot island shall include at least one tree. The parking lot median requires at least two trees. Refer to Section 34-185 – Tree Dimensions.

Section. 34-162 Required buffers - East property line - Install Hedge 3' high, planted 24" on center.

Section. 34-188 - Ground Cover – Mulch shall be renewed and maintained to a minimum depth of two inches

Section. 34-221 Responsibility of Owner – All landscaping is to be maintained in good condition to present a healthy, neat, and orderly appearance.

Section. 34-224 Replacement of Vegetation, including hedges that have died along Lake Worth Road.

Photos are included in the Case File.

6. Courtesy Notices and emails, were made over the last year, beginning **November 22, 2024,** I had phone conversations and onsite meetings with Brandon Walter, who accomplished many of the outstanding violations. However, the landscaping requirements were never completed.

7. On **January 22, 2026,** Notice of Violation, Notice of Hearing **2026-13** 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 January 26, 2026. 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 **on or before March 19th, 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 all violations are in compliance and the Respondent contacts the Code Officer, and a re-inspection indicates that the property is in compliance

CASE No. _____

9. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **$321.95** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN **March 19, 2026**.

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



Case Administrative / Court Costs

February 19, 2026, 3085 Lake Worth Road - Lake Worth Road Plaza LLC		Case 2026-13		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	4.00	35.00	140.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	5.00	20.00	100.00
6	Additional certified copies for hearing	2.00	8.86	17.72
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	2.00	0.74	1.48
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case 2026-13			321.95

Sec. 34-161. Required landscaping.

(a) *General standards.*

(1) All exterior areas of any site not required for parking, accessory structures or utility structures shall be landscaped.

(2) The minimum requirements for landscaping and buffering are intended to be cumulative, such that the total requirement for landscaping shall be the aggregate of the requirements for the individual areas separately, with the following exceptions:

a. Where adjoining uses each have an individual requirement for provision of a buffer between them, only one buffer shall actually be required. The standards for such buffer shall be the higher of the standards for the individual buffers.

b. Where a buffer is required in addition to perimeter landscaping, such as around a parking lot, only one landscaped area shall be required and shall meet the higher of the two applicable standards.

(3) Where buffering or landscaping is required, all appropriate efforts shall be made to utilize existing areas of native vegetation to satisfy the requirement. Where such areas are used, they should be left undisturbed to the maximum extent possible. Where additional opacity is required to reduce visual penetration, walls or fences of a compatible material and color should be used to supplement the natural vegetation, and should be located and installed in such a manner as to minimize damage to the existing native vegetation.

(4) Existing mature native trees should be used wherever possible in lieu of planting new trees. Where a mature tree is used, it may be counted as two trees for the purpose of establishing the total tree requirement within the landscaped areas, provided that all of the location requirements for trees are met and the total number of required trees may not be reduced by more than 20 percent.

(5) Landscaping may extend into rights-of-way and/or easements, subject to permission of the agency or other entity holding title to the rights-of-way or easements. Such landscaping shall not be used to meet the minimum requirements under this article unless approved by the village council.

(b) *Tree planting and preservation.* The following tree planting and preservation standards shall apply to all developments:

(1) *Residential land use.* One tree shall be planted or preserved for every 1,500 square feet, or fraction thereof, of a parcel used for residential purposes, excluding only areas of vegetation required to be preserved by law and preservation areas.

(2) *Nonresidential land use.* One tree shall be planted or preserved for every 2,500 square feet, or fraction thereof, of a parcel used for nonresidential purposes, excluding only areas of vegetation required to be preserved by law and preservation areas.

(c) *Vehicular use areas.* The following landscape standards shall apply to vehicular use areas:

(1) Off-street parking areas shall include 20 square feet of landscaping for each parking space. Such landscaping shall consist of terminal islands at the end of each row of parking, interior islands within each row of parking and landscaped divider strips, and:

a. Each terminal island shall include at least one tree, shall measure not less than five feet in width and shall be at least as long as the single or double row of parking spaces terminated by the island.

b. Interior islands shall be provided to break up rows of parking spaces so that no continuous uninterrupted row of spaces may exceed 12 spaces without the provision of an intervening interior island. Interior islands shall be at least five feet in width and shall have the same depth as the abutting parking spaces. At least one tree shall be provided in each interior island.

c. Contiguous rows of parking spaces may be separated by a divider median. Where such a median is used, it shall be at least five feet in width. One tree shall be planted within each divider median and one additional tree shall be planted for each 40 feet of length. Where divider medians are used, the abutting parking spaces may be reduced by not more than two feet in depth, provided that adequate protection is included to prevent damage to trees and landscaped areas from automobiles and pedestrians.

d. Terminal islands, interior islands and divider medians shall be surrounded with a continuous raised curb. Landscaped area dimensions shall be measured from the inside of the curb.

e. Landscaping shall be provided around the perimeter of a parking area so as to create a buffer from adjoining land uses, streets and properties. Where such buffer cannot be accomplished by retention of thickly vegetated areas of existing vegetation, a hedge not less than four, nor more than 20 feet in height shall be provided along the perimeter.

(2) Vehicular use areas, other than parking areas, shall be provided with landscaped areas equal to ten percent of the total paved surface, and:

a. Landscaped areas shall be arranged and designed to provide adequate buffering of vehicular use areas from other portions of the site and from adjacent streets and properties. Where such buffer cannot be accomplished by retention of thickly vegetated areas of existing vegetation, a hedge not less than four, nor more than 20 feet in height shall be provided along the perimeter.

b. At least one tree shall be provided for each 200 square feet of landscaped area and/or for each 40 linear feet of landscaped area.

(d) *Nonvehicular use areas.* Other areas adjacent to public streets or other properties shall be landscaped in addition to the specific requirements for vehicular use areas. A perimeter landscaping area at least 25 feet in width shall be provided along any boundary, other than along a public alley. Such area shall include existing vegetation to the maximum extent feasible, and shall contain at least one tree for each 25 linear feet of outside perimeter. Where a buffer area is required by section 34-162, such buffer area may be substituted for the perimeter landscaped area.

(Code 1994, § 30-106)

Sec. 34-162. - Required buffers.

(a) Landscaped buffer strips shall be required in certain situations where the site under development adjoins a public street, a developed site or an undeveloped site designated for development as follows:

Minimum Required Buffers

Existing adjacent development	*Single-Family Residential*	*Other Residential*	*Nonresidential*	*Arterial/ Collector ROW*	*Local/ Private ROW*
Proposed new development					
Single-family residential	None	None	None	None	None
Multifamily or residential PUD	2	2	None	5	6
Office, public building or mixed use PUD	3	3	2	5	6
Retail	3	3	2	5	6
Utility use (electric power substation, water or sewer facility and solid waste facility)	4	4	3	5	6
Trash dumpster, air conditioning compressor unit, or generator	1	1	1	1	1
Industrial use	4	4	3	5	6
Outside storage area or building	2	2	2	5	6

(b) The following standards shall apply to the categories of buffers identified in subsection (a) of this section:

(1) *Category 1.* Five-foot wide buffer area with a wall or fence and hedge not less than six feet in height. The hedge shall be a minimum of three feet in height at time of planting.

(2) *Category 2.* Ten-foot wide buffer area with a wall or fence and hedge not less than six feet in height, supplemented by trees spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at time of planting.

(3) *Category 3.* Fifteen-foot wide buffer area with a wall or fence and hedge not less than six feet in height, supplemented by trees spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at time of planting.

(4) *Category 4.* Twenty-five-foot wide buffer area with a wall and hedge not less than six feet in height, supplemented by trees spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at time of planting.

(5) *Category 5.* Fifteen-foot wide buffer area with a hedge not less than three feet in height, supplemented by trees spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at time of planting. The required hedge shall contain a minimum of two different maintained levels or tiers. The required hedge shall be installed in a non-linear (meandering) manner. If desired, only a decorative metal fence shall be utilized.

(6) *Category 6.* Ten-foot wide buffer area with a hedge not less than three feet in height, supplemented by trees spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at time of planting. The required hedge shall contain a minimum of two different maintained levels or tiers. The required hedge shall be installed in a non-linear (meandering) manner. If desired, only a decorative metal fence shall be utilized.

(c) When an earth berm is used in conjunction with the required landscape buffer it shall use long and gentle slopes and only be used in conjunction with plant materials. Where berms are used, the minimum berm height is 18 inches. Berms five feet or less in height shall have a maximum of 2:1 slope. Berms greater than five feet in height shall not exceed a 3:1 slope. Berms shall be covered in appropriate ground cover to avoid erosion.

(d) Normally, responsibility for establishment and maintenance of buffers shall belong to the more intense development abutting a less intensive development. Where the adjacent property is vacant at the time of development, the new development shall provide the buffer, which shall be based on the permitted land use as identified in the comprehensive plan and/or zoning regulations. Where the adjacent property is already developed, but without a buffer meeting these requirements, the new development shall provide the buffer.

(e)

All nonconforming lots in all zoning districts that existed at the time of adoption of the ordinance from which this section is derived shall be exempt from the landscape buffer requirements until such time as the properties submit for a substantial improvement or re-development of the property.

(f) Landscape buffers may overlap utility easements a maximum of five feet with the appropriate consent of the easement holder providing the overlap contains the required buffer plant materials. The property owner is responsible for maintaining and/or replacing any materials damaged in the easement. In the event the easement holder cancels the right to plant in the easement, the property owner will be required to cure the nonconformity. The buffer will be required to comply with the land development code in effect at the time of site plan approval.

(g) When a new project consists of office, public building, mixed use PUD, or retail and abuts another nonresidential use the provision of a wall or fence shall not be required within the landscape buffer.

(h) Chain link is prohibited within a right-of-way buffer unless approved by the land development director as a variance pursuant to subsection 34-605(1)b., and limited to the following:

(1) Maximum four foot fence height in front buffer and six foot fence height in side buffer; and

(2) Black or green vinyl coated; and

(3) Opaque hedge maintained at the same height of the fence, planted on both sides of the fence; and

(4) Upon planting, hedges shall be a minimum of 48 inches in height; or

(5) As approved by the village council on appeal. Nothing contained in this section shall require that an applicant submit a chain link fence request to the land development director for consideration. It is the intent of the village council that such procedure shall be summary in nature, and nonexclusive, and that any applicant shall be free to apply to the village council, or appeal the decision of the land development director to the village council, in writing, within 30 days of a written decision by the land development director, or use other available administrative or legal process. Any appeal to the village council shall be heard within 30 days of being filed with the village clerk.

(Code 1994, § 30-107; Ord. No. 2013-02, § 2, 2-14-2013; Ord. No. 2015-42, § 3, 12-10-2015)

Sec. 34-185. - Tree dimensions.

(a) Immediately upon planting, trees shall be a minimum of 12 feet in height, with a caliper of two inches when measured at a point which is at least 12 inches above the existing grade. Trees shall have a minimum of five feet of clear trunk and a minimum of five feet of canopy spread.

(b) Palms shall contribute to no more than 50 percent of the required trees. Palms considered susceptible to lethal yellowing shall not be used to fulfill tree planting requirements. Palms must be a minimum of 12 feet in height and six feet of grey wood at time of planting. Royal palms are the designated village street tree and shall be planted in right-of-way buffers and entry features. However, if there is not sufficient space within the right-of-way buffer to accommodate distance requirements to avoid above ground utility wires, then alternate tree species may be utilized, preferably crepe myrtles, date palms, spindle palms, cabbage palms, poinciana trees and geiger trees.

(Code 1994, § 30-125; Ord. No. 2015-12, § 2, 4-9-2015)

Sec. 34-186. - Tree species.

A minimum of 50 percent of all trees shall be native species or plam trees. A minimum of 75 percent of trees planted in vehicular use areas, including parking areas, shall be shade trees. A mix of tree species shall be provided where more than ten trees are required under this article.

(Code 1994, § 30-126)

Sec. 34-187. - Hedges and shrubs.

Immediately upon planting, hedges and shrubs shall be a minimum of 30 inches in height and 18 inches in spread and shall be spaced a maximum of 24 inches apart. Hedges shall form a solid, continuous visual screen at least three feet in height within two years after planting.

(Code 1994, § 30-127; Ord. No. 2015-12, § 3, 4-9-2015)

Sec. 34-188. - Ground treatment.

The ground area within required landscaping areas which is not dedicated to trees or preservation of existing vegetation shall receive appropriate landscape treatment and shall present a finished appearance and complete coverage upon completion. Sand or pavement shall not be considered appropriate landscape treatment. The following standards shall apply to the design of ground treatment:

(1) Ground cover may be planted in lieu of grass in conjunction with planting of trees, shrubs or hedges. Ground cover shall provide a minimum of 50 percent coverage immediately upon planting and 100 percent coverage within two years after planting.

(2) Mulch shall be temporarily applied to areas not immediately covered by ground cover. Mulch may also be used as a permanent ground treatment in landscape designs where ground cover or grass is inappropriate, such as in a pine preservation area. Where mulch is intended to be installed permanently, it shall be renewed and maintained to a minimum depth of two inches.

(3) Pebbles or egg rock may be used in a limited way as a ground treatment in areas where drainage is a problem.

(4) Grass areas shall be planted with species suitable as permanent lawns in the county. Grass areas visible from a right-or-way or adjacent property, or in other areas subject to erosion including swales and slopes, shall be sodded. St. Augustine grass should be used adjacent to areas that accommodate pedestrian traffic, or where visible from a street or abutting property. Bahia grass may be used in large, non-manicured, turf areas such as open fields, recreation areas, or other areas that are generally viewed from a distance or from a moving vehicle. In such areas, bahia grass plugs may be planted. In limited areas where grass seed is used, with the approval of the land development director, nursegrass seed shall also be sown for immediate effect, and maintenance shall be provided until coverage is complete.

(5) Ground cover is not required where existing native vegetation is allowed to remain undisturbed, provided that the native vegetation is protected from disturbance both during and after site development.

(Code 1994, § 30-128; Ord. No. 2015-12, § 4, 4-9-2015)

Sec. 34-189. - Tree size.

(a) Trees shall be species having an average natural spread of crown of greater than 15 feet at maturity and having trunks which can be maintained in a clean condition of over five feet of clear wood. Trees having an average mature spread of crown less than 15 feet may be substituted by grouping the trees so as to create the equivalent of a 15-foot crown spread. Palms shall be considered trees and are exempt from the 15-foot crown spread requirement.

(b)

Tree species shall be a minimum of 12 feet in overall height immediately after planting. Trees with roots known to cause damage to public roadways or other public works shall not be planted closer than 12 feet to such public improvements unless the tree root system is completely contained within a barrier for which the minimum interior dimensions shall be five feet square or an equivalent and five feet deep.

(Code 1994, § 30-129; Ord. No. 2015-12, § 5, 4-9-2015)

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

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

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

Sec. 34-224. Replacement of vegetation.

Any vegetation, including a tree, shall be replaced with plants of the same or similar species and size if it dies or becomes diseased, is removed without a village permit, or is subject of tree abuse, including hatracking. Where such dead/abused vegetation is within a required landscape buffer, or within an existing area of native vegetation preserved under a landscaping plan, and where replacement in kind is impractical due to the size or other characteristics of the trees/native vegetation, a revised landscaping plan shall be submitted and approved prior to replacement of all or part of the required trees and/or native vegetation. In such case, replacement of the trees/native vegetation should be designed to provide the same quality of buffering and tree canopy as was provided by the trees/native vegetation. If the site cannot support the total number of required replacement trees as determined herein, the village may permit the owner to mitigate by donating excess trees to the village for planting on public lands at the owner's expense; by contributing to the village the monies equivalent to such required replacement trees per the most recent edition of Valuation of Landscape Trees, Shrubs, and Other Plants: A Guide to the Methods and Procedures for Appraising Amenity Plants, prepared by the council of tree and landscape appraisers and published by the international society of arboriculture; or by permitting the required replacement trees to be placed upon other lands owned by the same property owners.

(Code 1994, § 30-149; Ord. No. 2015-12, § 8, 4-9-2015; Ord. No. 2016-21, § 2, 1-12-2017)

UNITED STATES POSTAL SERVICE® CERTIFIED MAIL®

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

9489 0178 9820 3046 8366 90

Label 890-QDT, March 2023

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FIRST-CLASS MAIL
IMI
$009.15 0
01/22/2026 ZIP 33480
043M31255277

US POSTAGE

Lake Worth Road Plaza LLC
Strategic Realty Services, LLC, Reg Agent
500 Northpoint Parkway Suite 300
West Palm Beach, FL 33407

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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US POSTAGE

Lake Worth Road Plaza LLC
Strategic Realty Services, LLC, Reg Agent
500 Northpoint Parkway Suite 300
West Palm Beach, FL 33407

ALERT: SEVERE WEATHER CONDITIONS ACROSS THE U.S. MAY DELAY PROCESSING, TRANS...

USPS Tracking®

FAQs >

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9489017898203046836690

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was forwarded to a different address at 9:21 am on January 26, 2026 in WEST PALM BEACH, FL. This was because of forwarding instructions or because the address or ZIP Code on the label was incorrect.

Feedback

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

Forwarded
WEST PALM BEACH, FL
January 26, 2026, 9:21 am

Arrived at USPS Regional Facility
WEST PALM BEACH FL DISTRIBUTION CENTER
January 25, 2026, 10:59 am

See All Tracking History

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

Text & Email Updates

Return Receipt Electronic

Outlook

Re: 3085 Lake Worth Rd - BTR inspections required

From Nanciann M. Cuenot <ncuenot@vpsfl.org>
Date Mon 6/30/2025 11:39 AM
To Brandon Walter <bwalter@strategicrealty.com>

3 attachments (586 KB)
34_185._186_187_188_189__Tree_dimensions..docx; 34_224.__Replacement_of_vegetation.docx; 3085 Lake Worth Rd - photos.pdf;

Good morning,

I hope that everything is progressing with the business tax receipts.

I wanted to touch base with you on the landscaping issues at the property. I acknowledge that you put a new hedge in along the front and west side property lines. The minimum height requirement was 3 feet when planted, but I will let this go.
I previously mentioned that the entry median, parking lot medians, and planting area along the building require replacement vegetation and trees. Please get this property completed.

Please be mindful of the minimum requirements, at least one tree, and that something decorative should be planted in the parking lot medians and along the front of the building.

Contact me if you have any questions.

Regards,

Nanciann Cuenot, CEP
Code Enforcement Officer
Village of Palm Springs
Phone: (561) 584-8300, 8524

Property Detail

Location Address : 3085 LAKE WORTH RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-14-003-0211
Subdivision : MILLERS ADD PL OF E 1/2 IN
Official Records Book/Page : 27570 / 1856
Sale Date : 05/28/2015
Legal Description : MILLERS ADD PL OF E 1/2, W 16 2/3 FT OF S 1/2 OF LT 21 & S 1/2 OF LTS 22 TO 25 INC BLK 3, ABANDON CORAL AVE S OF & ADJ TO, E 16 2/3 FT OF LTS 6 & 29, ALL OF LTS 2 TO 5 & LTS 30 TO 37 (LESS R/W LAKE WORTH RD & ADD SR 802 R/W AS IN OR2644P225) BLK 6

Owner Information

Owner(s)	Mailing Address
LAKE WORTH ROAD PLAZA LLC	8409 N MILITARY TRL UNIT 107 PALM BEACH GARDENS FL 33410 6321

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/28/2015	$1,000,000	27570 / 01856	WARRANTY DEED	LAKE WORTH ROAD PLAZA LLC
07/02/2001	$1,084,050	12740 / 00822	WARRANTY DEED	LOON LEDGE LLC
03/01/1986	$850,000	04816 / 00383	WARRANTY DEED	
07/01/1984	$100	04418 / 01980	QUIT CLAIM	
10/01/1981	$150,000	03612 / 01849	WARRANTY DEED	
01/01/1978	$65,000	02792 / 00795		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$1,191,139	$993,277	$987,685	$956,907	$0
Land Value	$668,195	$636,376	$636,376	$605,798	$0
Total Market Value	$1,859,334	$1,629,653	$1,624,061	$1,562,705	$1,125,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$1,647,113	$1,497,375	$1,361,250	$1,237,500	$1,125,000
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$1,647,113	$1,497,375	$1,361,250	$1,237,500	$1,125,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$33,309	$29,929	$28,366	$26,900	$23,159
NON AD VALOREM	$3,550	$3,297	$3,205	$3,072	$2,939
TOTAL TAX	$36,859	$33,225	$31,571	$29,972	$26,098



Detail by Entity Name

Florida Limited Liability Company
LAKE WORTH ROAD PLAZA LLC

Filing Information

Document Number	L15000069175
FEI/EIN Number	47-3784825
Date Filed	04/20/2015
State	FL
Status	ACTIVE

Principal Address

c/o Strategic Realty Services, LLC
500 Northpoint Parkway Suite 300
West Palm Beach, FL 33407

Changed: 04/28/2022

Mailing Address

8409 N MILITARY TRAIL
UNIT 107
PALM BEACH GARDENS, FL 33410

Changed: 01/13/2026

Registered Agent Name & Address

Strategic Realty Services, LLC
500 Northpoint Parkway Suite 300
West Palm Beach, FL 33407

Name Changed: 04/28/2022

Address Changed: 04/28/2022

Authorized Person(s) Detail

Name & Address

Title MGR

VERTUCCI, GERARD
749 Salem Church Road
Boyce, VA 22620

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-19-14-003-0211
Mailing Address:
20011 PLEASANT MEADOW LN
Purcellville, Va 20132-4366
Owner of Record:
LAKE WORTH ROAD PLAZA LLC

Property Type:
Real Property
Property Address:
3085 LAKE WORTH RD
PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
MILLERS ADD PL OF E 1/2, W 16 2/3 FT OF S 1/2 OF LT 21 & S 1/2 OF LTS 22 TO 25 INC BLK 3, ABANDON CORAL AVE S OF & ADJ TO, E 16 2/3 FT OF LTS 6 & 29, ALL OF LTS 2 TO 5 & LTS 30 TO 37 (LESS R/W LAKE WORTH RD & ADD SR 802 R/W AS IN OR2644P225) BLK 6

Last updated: 2/06/2026 09:45:18 AM

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

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

Tax Bills

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

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/26	**$35,384.76**		11/28/25	-$35,384.76	Paid
	Net Tax:	$36,859.12			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,474.36			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	**$31,896.28**		11/27/24	-$31,896.28	Paid
	Net Tax:	$33,225.29			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,329.01			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	**$30,308.55**		11/27/23	-$30,308.55	Paid
	Net Tax:	$31,571.41			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,262.86			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/23	⊟ **$28,772.80**		11/28/22	-$28,772.80	Paid
	Net Tax:	$29,971.67			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,198.87			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/22	⊟ **$25,054.08**		11/29/21	-$25,054.08	Paid
	Net Tax:	$26,098.00			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,043.92			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/21	⊟ **$23,689.55**		11/30/20	-$23,689.55	Paid
	Net Tax:	$24,676.62			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$987.07			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/20	⊟ **$24,020.35**		11/29/19	-$24,020.35	Paid
	Net Tax:	$25,021.21			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$1,000.86			

Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2026-13

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

LAKE WORTH ROAD PLAZA LLC
Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-161: Required landscaping. Each parking lot island shall include at least one tree. The parking lot median shall include a minimum of two trees. Refer to Section 34-185 regarding tree dimensions.
Section 34-162: Required buffers. Install a hedge along the east property line with a minimum height of three (3) feet, planted twenty-four (24) inches on center.
Section 34-188: Ground cover. Mulch shall be renewed and maintained to a minimum depth of two (2) inches.
Section 34-221: Responsibility of owner. All landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.
Section 34-224: Replacement of vegetation. Replace all dead vegetation, including hedges along Lake Worth Road.

Address:	3085 LAKE WORTH ROAD, LAKE WORTH BEACH, FLORIDA 33461
Legal Description:	MILLERS ADD PL OF E 1/2, W 16 2/3 FT OF S 1/2 OF LT 21 & S 1/2 OF LTS 22 TO 25 INC BLK 3, ABANDON CORAL AVE S OF & ADJ TO, E 16 2/3 FT OF LTS 6 & 29, ALL OF LTS 2 TO 5 & LTS 30 TO 37 (LESS R/W LAKE WORTH RD & ADD SR 802 R/W AS IN OR2644P225) BLK 6
PCN:	70-43-44-19-14-003-0211

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **19th** day of **February 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 is the owner of the above-referenced Property.

2. The Respondent was _____ / was not _____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

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

4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

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

- ☐ **Section 34-161: Required landscaping. Each parking lot island shall include at least one tree. The parking lot median shall include a minimum of two trees. Refer to Section 34-185 regarding tree dimensions.**
- ☐ **Section 34-162: Required buffers. Install a hedge along the east property line with a minimum height of three (3) feet, planted twenty-four (24) inches on center.**
- ☐ **Section 34-188: Ground cover. Mulch shall be renewed and maintained to a minimum depth of two (2) inches.**
- ☐ **Section 34-221: Responsibility of owner. All landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.**
- ☐ **Section 34-224: Replacement of vegetation. Replace all dead vegetation, including hedges along Lake Worth Road.**

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

- ☐ **Section 34-161: Required landscaping. Each parking lot island shall include at least one tree. The parking lot median shall include a minimum of two trees. Refer to Section 34-185 regarding tree dimensions.**
- ☐ **Section 34-162: Required buffers. Install a hedge along the east property line with a minimum height of three (3) feet, planted twenty-four (24) inches on center.**
- ☐ **Section 34-188: Ground cover. Mulch shall be renewed and maintained to a minimum depth of two (2) inches.**
- ☐ **Section 34-221: Responsibility of owner. All landscaping shall be maintained in good condition to present a healthy, neat, and orderly appearance.**
- ☐ **Section 34-224: Replacement of vegetation. Replace all dead vegetation, including hedges along Lake Worth Road.**

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 **March 19, 2026:**

- ☐ Administrative costs of $**321.95**
- ☐ 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 **March 19, 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 **March 19, 2026**.

- ☐ Administrative costs of **$321.95**
- ☐ 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 the Village of Palm Springs, Attn: Code Enforcement, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official 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 is first observed by the Village.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Nanciann Cuenot at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED on this 19th day of February 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:
Lake Worth Road Plaza LLC
8409 N. Military Trail, Unit 107
Palm Beach Gardens, FL 33410 6321

Notices

Certified 2-5-2026
9489 0178 9820 3046 8369 80
Regular 2-5-2026

Posting 2-6-2026 9:13 AM

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2026-20 (24-00888)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
ALDO RODAS
5126 MAINE ST
LAKE WORTH BEACH, FL 33461
Respondent.

PCN: 70434419030000030

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 05, 2026, the real property located at **3451 10TH Ave N** and owned by ALDO ROJAS ("Respondent") is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Sec. 10-31. FBC 105.1 - Failure to obtain a required Building Permit; FBC 105.1
Sec. 10-31 FBC 105.5 – Permits have Expired
Sec. 10-31. FBC 110.1 - Failure to obtain a required Building Inspection; FBC 110.1.

This above violation(s) must be corrected on or before FEBRUARY 13, 2026, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on FEBRUARY 19, 2026 at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case in your absence.

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

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **$250.00** per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.**

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.

Tom Gehrman

Code Enforcement Officer

TOM GEHRMAN

Cell # 561-814-3208

February 05, 2026

Date Issued

CODE ENFORCEMENT
VILLAGE OF PALM SPRINGS, FLORIDA

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 2026-20 (24-00888)

RODAS ALDO
5126 MAINE ST.
LAKE WOTH BEACH, FL 33461
_____/

PCN: 70-43-44-19-03-000-0030

Respondent,

AFFIDAVIT OF SERVICE

On **February 6, 2026**, at **9:13am** , I served the attached NOTICE OF HEARING on the within-named RODAS ALDO , at **3451 10th Ave N**, 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

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

By: Tom Gehrman _____ Date: 2-10-2026
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

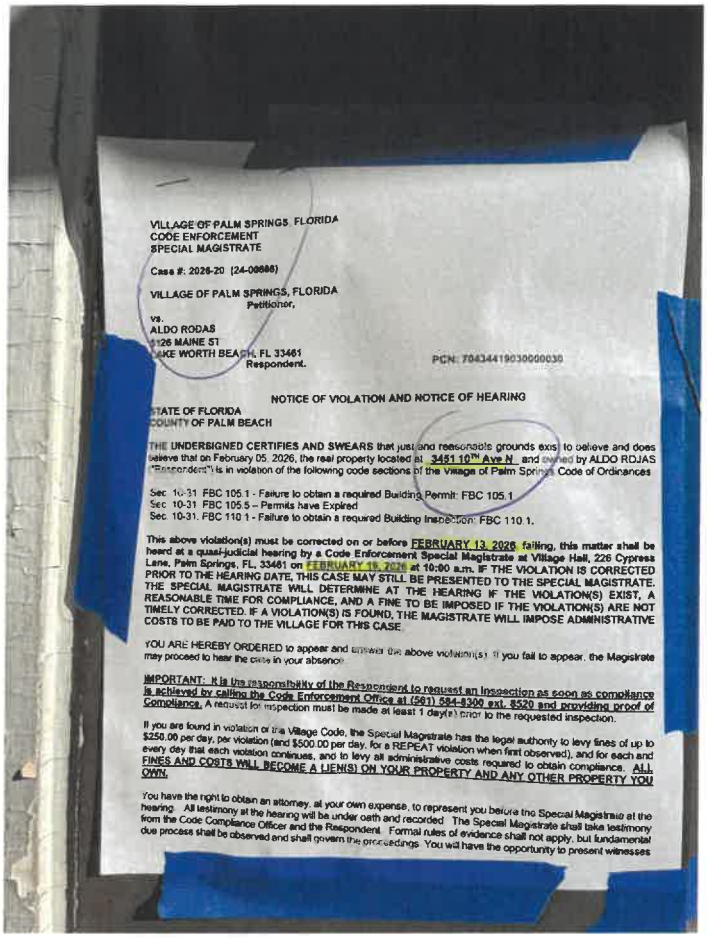
The foregoing instrument was acknowledged before me this 10th day of FEBRUARY 2026, by Tom Gehrman Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

NANCIANN M. CUENOT
Notary Public - State of Florida
Commission # HH 493254
My Comm. Expires Apr 25, 2028
Bonded through National Notary Assn.

Nanciann M Cuenot
NOTARY PUBLIC, State of Florida

Posting
2026-20
3451 10th Ave N



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2026-20 (24-09686)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
ALDO RODAS
3126 MAINE ST
LAKE WORTH BEACH, FL 33461
Respondent.

PCN: 70434419030000030

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 05, 2026, the real property located at 3451 10TH Ave N and owned by ALDO RDJAS ("Respondent") is in violation of the following code sections of the Village of Palm Springs Code of Ordinances

Sec. 10-31. FBC 105.1 - Failure to obtain a required Building Permit: FBC 105.1
Sec. 10-31. FBC 105.5 – Permits have Expired
Sec. 10-31. FBC 110.1 - Failure to obtain a required Building Inspection: FBC 110.1.

This above violation(s) must be corrected on or before FEBRUARY 13, 2026, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on FEBRUARY 19, 2026 at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case in your absence.

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

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to $250.00 per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.

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

2/6/2026 9:13:31 AM



2/6/2026 9:14:11 AM



2/6/2026 9:16:44 AM



2/6/2026 9:13:59 AM



2/6/2026 9:14:27 AM



2/6/2026 9:14:03 AM

VILLAGE OF PALM SPRINGS, FLORIDA

226 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-584-8200 ext. 8520 · www.vpsfl.org

February 05, 2026

ALDO RODAS
5126 MAINE ST
LAKE WORTH BEACH, FL 33461 5056

Dear Property Owner,

A **Notice of Hearing, Notice of Violation** has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property a **3451 10TH AVE N, Palm Springs, FL 33461,**
PCN: 70434419030000030.

VIOLATION/HEARING CASE 2026-20 (24-00888)
Section 10-31. FBC 105.1 - Failure to obtain a required Building Permit; FBC 105.1

Section 10-31. FBC 110.1 - Failure to obtain a required Building Inspection; FBC 110.1

Section 10-31 FBC 105.5 - Expired Permits.

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

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

Please call Code Enforcement Office at 561-584-8200 ext. 8520.

Respectfully,

Tom Gehrman
Village of Palm Springs
Code Enforcement Officer
(work cell) 561-814-3208
tgehrman@vpsfl.org

VILLAGE OF PALM SPRINGS, FLORIDA

226 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-584-8200 ext. 8520 · www.vpsfl.org

February 05, 2026

ALDO RODAS
5126 MAINE ST
LAKE WORTH BEACH, FL 33461 5056

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PCN: 70434419030000030.

VIOLATION/HEARING CASE 2026-20 (24-00888)
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Section 10-31. FBC 110.1 - Failure to obtain a required Building Inspection; FBC 110.1

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Respectfully,

Tom Gehrman
Village of Palm Springs
Code Enforcement Officer
(work cell) 561-814-3208
tgehrman@vpsfl.org

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
226 CYPRESS LANE
PALM SPRINGS, FL 33461

quadient
FIRST-CLASS MAIL
IMI
$000.74 0
02/05/2026 ZIP 33480
043M31255277
US POSTAGE

ALDO RODAS
5126 MAINE STREET
LAKE WORTH BEACH, FL 33461 5056

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

UNITED STATES POSTAL SERVICE CERTIFIED MAIL®

9489 0178 9820 3046 8369 80

Label 800-QDT, March 2023

VILLAGE OF PALM SP
CODE ENFORCEMENT
226 CYPRESS LANE
PALM SPRINGS, FL 33

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FIRST-CLASS MAIL
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02/05/2026 ZIP 33480
043M31255277
US POSTAGE

ALDO RODAS
5126 MAINE STREET
LAKE WORTH BEACH, FL 33461 5056

105.5 Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the Building Official.

105.1
110.1
105.5

Sec. 34-695. - Building permit time requirements.

(a) A building permit must be applied for from the village land development department within two years of the date of the site plan approval or the approval shall be nullified. In the case of a site plan which provides for development phases over a period of years, the village council shall set forth time within which application for building permits on each part shall be filed. If building permits are not filed within the required times, the approval for the applicable phase and any phase thereafter shall be nullified. Any other permit required for a development must be secured prior to the issuance of a building permit for any development on the property included within the site plan.

(b) In the event that a building permit is not applied for and the time set forth above for applying for a building permit is about to expire, the granting of an extension of time, not to exceed one year for an approved site plan or for each development phase of an approved site plan (as applicable), may be approved, approved with conditions or denied by the village land development director. All requests for extension of time shall be subject to all of the following requirements:

(1) The extension of time shall be requested by the land owner/applicant prior to or on the same day as the expiration of the original time approval with such request to be made in writing to the land development director.

(2) The land development director or designee shall review the proposed extension of time to determine if any modifications have been made to the previously approved site plan, and if changes have occurred to this chapter, concurrency approvals, or other development regulations which would affect the original approval.

(3) Modifications to the previously approved site plan and/or changes to this chapter or other development regulations which affect the original approval and cannot be administratively approved pursuant to section 34-607 shall necessitate a new site plan review. If concurrency approvals have changed, said approvals shall be renewed, amended or otherwise updated prior to the village land development director issuing an approval of an extension of time.

(4) The development site must be in compliance with all applicable resolutions and ordinances of the village and other local, state and federal laws.

(5) At the time of the request, the owner/applicant must pay the fee set by resolution for administrative site plan reviews.

(c) Notwithstanding the foregoing, an extension of time provided for in this section 34-695 may be granted by the land development director for approved site plans which expired between March 26, 2008 and March 25, 2009 with the extension commencing on the date of the land development director's approval.

(d)

An extension of time provided for in this section 34-695 may be granted by the land development director for approved site plans which have not yet expired as of March 26, 2009; for all approvals pending as of that date; and for all development submitted for approval after March 26, 2009.

(e) The extension of time provided for in this section 34-695 is also applicable to build-out dates set forth in any approved site plan. A request for an extension of a build-out date shall satisfy all requirements set forth herein.

(f) The land development director may require special conditions in the approval of any request for an extension of time under this section as deemed necessary to ensure conformity with the intent of the comprehensive plan, village code, ordinances and other applicable local, state and federal law.

(g) If an extension of time is denied by the land development director, the land owner/applicant may appeal to the village council. A petition for any such appeal shall be submitted in writing stating fully the grounds for the appeal and submitted to the land development department no later than 30 days after the land development director's denial. If the council grants the appeal and allows an extension, no such time extension shall exceed two additional years.

(Code 1994, § 30-469; Ord. No. 2009-07, § 3, 3-26-2009; Ord. No. 2015-41, § 2, 12-10-2015)

CASE PRESENTATION
CASE No. CASE 2026- 20 (24-00888)

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 **3451 10th Ave N** in THE VILLAGE OF PALM SPRINGS.

4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS and PB County Tax Collector, the CURRENT OWNER OF THE PROPERTY IS **ALDO RODAS.**

5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
Section 10-31. FBC 105.1 - Failure to obtain a required Building Permit;
Section 10-31. FBC 110.1 - Failure to obtain a required Building Inspection;
Section 10-31 FBC 105.5 - Expired Permits.
(re-roofing/new carport/new porch removed the original)

3451 10th Ave N ,Permits applied for have Expired, work commenced without the required Permits or Inspections. Now the Permits applied for have expired for lack of activity and the property is not moving forward towards compliance.

5. On **FEBRUARY 6, 2026,** I WROTE **Notice of Violation/Notice of Hearing 2026-20** FOR THE FBC Permit Violations the NOTICE was Mailed Certified and Regular to the Property Owner Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.

6. The Property Permit Issues remain on the property; no activity for a few months and as I mentioned earlier the Permits have expired.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY MARCH 18, 2026 by getting the Florida Building Code Permit violations resolved to the satisfaction of the Village Building Official.** Failure to GAIN COMPLIANCE within the time designated shall result in a $250.00 per day violation fine commencing on **MARCH 18, 2026.**

8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **$257.35** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **MARCH 18, 2026**.

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



Case Administrative / Court Costs

February 19, 2026, 3451 10th Ave N - ALDO ROJAS		Case 2026-20		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	1.00	60.00	60.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2026-20				257.35

PERMIT NO.

ACDO 561-255-0685

VIOLATION
DO NOT REMOVE

CORRECTIONS MUST BE MADE AS NOTED BELOW

3451 10th Ave N

ADDRESS

☐ BLDG. ☐ ELEC. ☐ MECH. ☐ PLBG. ☐ _____

New
2024 01453 → OF TO WORK ON FENCE!

STOP WORK ORDER WAS ISSUED

NO WORK ON THE HOUSE

NO WORK TO BE DONE UNTIL

A PERMIT IS ~~ISSUED~~

Corrections Reqd 2024 01285

Bldg Official 561-584-8200 ET 8467

☒ ~~☐~~ STOP WORK! CALL ~~868-4816~~ BETWEEN 8:30 - 4:30

☐ VIOLATION! CORRECT AS NOTED

☐ 2nd REINSPECTION FEE OF $65.00 MUST BE PAID IN PERSON AT THE BUILDING DEPARTMENT. EACH ADDITIONAL INSPECTION FEE INCREASES BY $65.00.

☐ CALL 434-5092 FOR REINSPECTION

VILLAGE OF PALM SPRINGS, FLORIDA

DATE 12-20-24 Tom Gehrman Code INSPECTOR

561-804-3208

Record: 202400697 Permit ⊞

Submittal → Fees Paid Intake Fees → Route Plans → Review Complete → Final Review → Fees Paid Issuance Fees → Approved → Insp Done → Close Permit

NOTICEWITHPORTALLOCK ALERT: Address Violation ×
ADDRESS: 3451 10TH AVE N, PALM SPRINGS, FL 33461
Contact is Temporary

LOCK ALERT: Business License Expired ×
LICENSED PROFESSIONAL: UNICUS ELECTRIC INC

Permit #	202400697	Status	Permit Issued	Intake	
Permit Type *	Permit	Primary Contact	UNICUS ELECTRIC INC [I]	Applied	6/19/2024
Type *	Electrical - Residential	Address	3451 10TH AVE N, Palm Springs, FL 33461	Issued	7/26/2024
Scope of Work *	Electrical	Parent Record		Expires	1/27/2025
Assigned to		Parcel	70434419030000030	Days to	0
Estimated Cost *	2,000.00	Subdivision		Closed	
		Flood Zone		CO	
		Zoning Code	RS	TCO	
				TCO Expires	
				COC	
				Fees effective	
				Actual start	
				Actual end	

Description 1 * Remove and relocate existing electrical service from north wall to east wall of dwelling, remove existing electrical panel inside house
Supply and install new 200 amp meter main combo, supply and install new 200amp panel inside house.

Status Memo
CRA
CRA memo
Homestead Yes
Use Code LOW DENSITY

☐ HOA

Finished SF 815

– Planned Inspections (7)

Inspection Type	Inspections	Commands

Record: 202401285 Permit

Submittal → Fees Paid Intake Fees → Route Plans → Review Complete → Final Review → Fees Paid Issuance Fees → Approved → Insp Done → Close Permit

NOTICEWITHPORTALLOCK ALERT: Address Violation
ADDRESS: 3451 10TH AVE N, PALM SPRINGS, FL 33461

Permit #	202401285	Status	Corrections Required	Intake	
Permit Type *	Permit	Primary Contact	AMES ERIC V	Applied	10/1/2024
Type *	Building - Residential	Address	3451 10TH AVE N, Palm Springs, FL 33461	Issued	
Scope of Work *	Porch Enclosure	Parent Record		Expires	
Assigned to	jmederovelez (Joandry Med	Parcel	70434419030000030	Days to	
Estimated Cost *	12,000.00	Subdivision		Closed	
		Flood Zone		CO	
		Zoning Code	RS	TCO	
				TCO Expires	
				COC	
				Fees effective	
				Actual start	
				Actual end	

Description 1 * addition and close porch

Status Memo

CRA

CRA memo

Homestead Yes

Use Code LOW DENSITY

☐ HOA

Finished SF

– Planned Inspections (10)

Inspection Type	Inspections	Commands
1.1. BUILDING FINAL	TK24-46701	
1.2. COMPACTION/IN PROGRESS	TK24-46702	

Record: 202401453 Permit ⊞

Submittal → ✔ Fees Paid Intake Fees → Route Plans → Review Complete → ✔ Final Review → Fees Paid Issuance Fees → Approved → Insp Done → Close Permit

NOTICE ALERT: Trade BUST Expired
LICENSED PROFESSIONAL: OSCAR'S FENCE INC
NOTICEWITHPORTALLOCK ALERT: Address Violation
ADDRESS: 3451 10TH AVE N, PALM SPRINGS, FL 33461
NOTICE ALERT: Trade U Expired
LICENSED PROFESSIONAL: OSCAR'S FENCE INC
Contact is Temporary

LOCK ALERT: Business License Expired
LICENSED PROFESSIONAL: OSCAR'S FENCE INC

Permit #	202401453	Status	Issued - NOC Recd.	Intake	
Permit Type *	Permit	Primary Contact	Oscar's Fence Inc [I]	Applied	10/28/2024
Type *	Building - Residential	Address	3451 10TH AVE N, Palm Springs, FL 33461	Issued	11/8/2024
Scope of Work *	Fence	Parent Record		Expires	5/8/2025
Assigned to		Parcel	70434419030000030	Days to	0
Estimated Cost *	6,900.00	Subdivision		Closed	
		Flood Zone		CO	
		Zoning Code	RS	TCO	
				TCO Expires	
				COC	
				Fees effective	
				Actual start	
				Actual end	

Description 1 * Labor and material for approx. 160' of white vinyl fence 6' high / 70' of white vinyl fence 4' high / 35' of white galvanized dura fence 6'high with 2-double drive gate and 2- walk gate

Status Memo

CRA | CRA memo

Homestead: Yes

Use Code: LOW DENSITY

☐ HOA

– Planned Inspections (2)

Record: 202400944 Permit ⊞

Submittal → Fees Paid Intake Fees → Route Plans → Review Complete → Final Review → Fees Paid Issuance Fees → Approved → Insp Done → Close Permit

NOTICE ALERT: Trade BUST Expired
LICENSED PROFESSIONAL: SUPERIOR ROOFING SERVICES OF SOUTH FL INC
NOTICEWITHPORTALLOCK ALERT: Address Violation
ADDRESS: 3451 10TH AVE N, PALM SPRINGS, FL 33461
NOTICE ALERT: Trade U Expired
LICENSED PROFESSIONAL: SUPERIOR ROOFING SERVICES OF SOUTH FL INC
Contact is Temporary

×

LOCK ALERT: Business License Expired
LICENSED PROFESSIONAL: SUPERIOR ROOFING SERVICES OF SOUTH FL INC

×

Permit #	202400944	Status	Issued - NOC Recd.	Intake	
Permit Type *	Permit	Primary Contact	SUPERIOR ROOFING SERVICES OF SOUTH FL	Applied	8/2/2024
Type *	Roof - Residential	Address	3451 10TH AVE N, Palm Springs, FL 33461	Issued	8/30/2024
Scope of Work *	Roof Flat	Parent Record		Expires	2/28/2025
Assigned to		Parcel	70434419030000030	Days to	0
Estimated Cost *	8,400.00	Subdivision		Closed	
		Flood Zone		CO	
		Zoning Code	RS	TCO	
				TCO Expires	
				COC	
				Fees effective	
				Actual start	
				Actual end	

Description 1 * REROOF REPLACE ROOF LOW SLOPE ROOF

Status Memo

CRA

CRA memo

Homestead Yes

Use Code LOW DENSITY

☐ HOA

Finished SF 1167

– Planned Inspections (4)

Inspection Type	Inspections	Commands
1.2. IN PROGRESS GEN 1	TK24-37852	
1.3. FLAT DECK METAL	TK24-37853	
1.4. FLAT DECK FINAL	TK24-37854	
1.5. FLAT DECK WOOD/CONCRETE	TK24-37855	

Add Plan Item

Legend

Attachments

Attachments | Details | Plan Review

Attach File Associate attachments Download selected attachments

Property Detail

Location Address : 3451 10TH AVE N
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-03-000-0030
Subdivision : PALM SPRINGS VILLAGE PL 7 IN
Official Records Book/Page : 34979 / 351
Sale Date : 04/17/2024
Legal Description : VILLAGE OF PALM SPRINGS PL 7 LOT 3A

Owner Information

561-255-0685

Owner(s)	Mailing Address
RODAS ALDO	5126 MAINE ST LAKE WORTH BEACH FL 33461 5056

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/17/2024	$265,000	34979 / 00351	WARRANTY DEED	RODAS ALDO
10/23/2023	$0	34642 / 00031	SUMMARY ORDER	AMES ERIC
12/01/1997	$70,000	10138 / 01407	REP DEED	AMES ERIC V
03/01/1969	$100	01706 / 01515	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1167
Acres : .21
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1

Bldg Type	SFR
Exterior Wall 1	MSY: CB STUCCO
Year Built	1959
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	1
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	BUILT-UP TAR/GRAVEL
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CERAMIC/QUARRY TILE
Floor Type 2	TERAZZO MONOLITHIC
Stories	1

Sketch for Building 1

Property Detail

Location Address : 3451 10TH AVE N
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-03-000-0030
Subdivision : PALM SPRINGS VILLAGE PL 7 IN
Official Records Book/Page : 34979 / 351
Sale Date : 04/17/2024
Legal Description : VILLAGE OF PALM SPRINGS PL 7 LOT 3A

Owner Information

Owner(s)	Mailing Address
RODAS ALDO	5126 MAINE ST LAKE WORTH BEACH FL 33461 5056

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10/23/2023	$0	34642 / 00031	SUMMARY ORDER	AMES ERIC
12/01/1997	$70,000	10138 / 01407	REP DEED	AMES ERIC V
03/01/1969	$100	01706 / 01515	WARRANTY DEED	

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Building Details

Structural Details

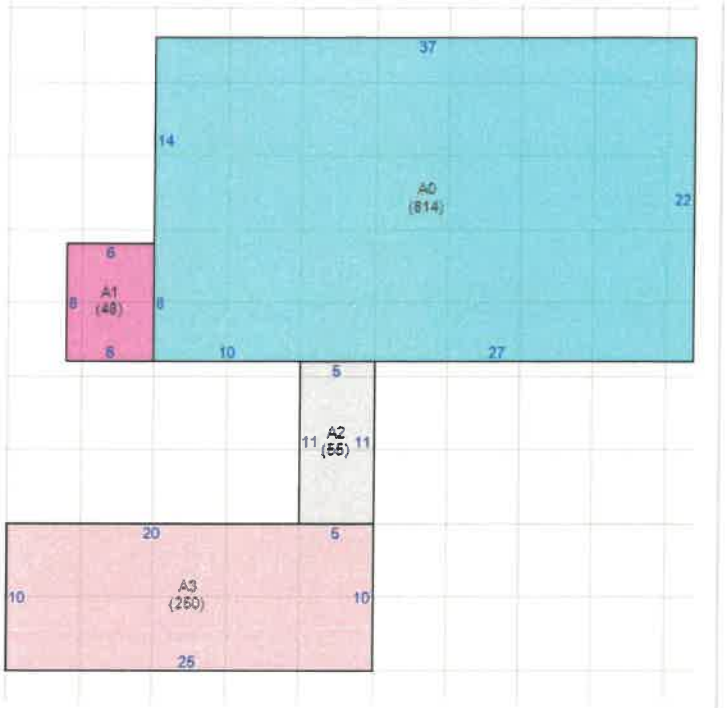
Structural Element for Building 1

Bldg Type	SFR
Exterior Wall 1	MSY: CB STUCCO
Year Built	1959
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	1
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	BUILT-UP TAR/GRAVEL
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CERAMIC/QUARRY TILE
Floor Type 2	TERAZZO MONOLITHIC
Stories	1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	814
UOP Unfinished Open Porch	55
UST Unfinished Storage	48
UCP Unfinished Carport	250
Total Square Footage	1167
Area Under Air	814



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RS	0.2059

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$129,427	$104,335	$84,932	$67,208	$64,769
Land Value	$141,754	$147,660	$171,896	$169,935	$99,990
Total Market Value	$271,181	$251,995	$256,828	$237,143	$164,759

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$271,181	$251,995	$79,298	$76,988	$74,746
Exemption Amount	$0	$0	$50,000	$50,000	$49,746
Taxable Value	$271,181	$251,995	$29,298	$26,988	$25,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$5,263	$4,896	$735	$703	$685
NON AD VALOREM	$527	$516	$511	$483	$427
TOTAL TAX	$5,790	$5,412	$1,246	$1,186	$1,111

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

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-19-03-000-0030
Mailing Address:
5126 MAINE ST
Lake Worth Beach, Fl 33461-5056
Owner of Record:
RODAS ALDO

Property Type:
Real Property
Property Address:
3451 10TH AVE N
PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
VILLAGE OF PALM SPRINGS PL 7 LOT 3A

Last updated: 2/09/2026 09:25:40 AM

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

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

Tax Bills

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

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/26	**$5,673.87**		1/6/26	-$5,673.87	Paid
	Net Tax:	$5,789.66			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$115.79			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	**$5,357.54**		2/18/25	-$5,357.54	Paid
	Net Tax:	$5,411.66			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$54.12			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	**$1,196.08**		11/12/23	-$1,196.08	Paid
	Net Tax:	$1,245.92			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$49.84			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/23	⊟ **$1,185.88**		3/31/23	-$1,185.88	Paid
	Net Tax:	$1,185.88			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	$0.00			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/22	⊟ **$1,111.49**		3/25/22	-$1,111.49	Paid
	Net Tax:	$1,111.49			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	$0.00			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/21	⊟ **$1,107.08**		3/29/21	-$1,107.08	Paid
	Net Tax:	$1,107.08			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	$0.00			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/15/20	⊟ **$1,106.85**		3/31/20	-$1,106.85	Paid
	Net Tax:	$1,106.85			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	$0.00			

Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-20 (24-00888)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
ALDO RODAS
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 a valid building permit, including reroofing, construction of a new carport, and construction of a new porch. Original structure was removed without permit.
Section 10-31 (FBC 110.1): Required inspections were not obtained.

Property Address:	3451 10th Avenue North, Palm Springs, FL 33461
Legal Description:	VILLAGE OF PALM SPRINGS PL 7 LOT 3A
PCN:	70434419030000030

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, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **February 19, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above referenced Property.

2. The Respondent was _____ / was not ____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

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

4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

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

- ☐ **Section 10-31 (FBC 105.1): Work performed without a valid building permit, including reroofing, construction of a new carport, and construction of a new porch. Original structure was removed without permit.**
- ☐ **Section 10-31 (FBC 110.1): Required inspections were not obtained.**

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

- ☐ **Section 10-31 (FBC 105.1): Work performed without a valid building permit, including reroofing, construction of a new carport, and construction of a new porch. Original structure was removed without permit.**
- ☐ **Section 10-31 (FBC 110.1): Required inspections were not obtained.**

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 **March 18, 2026.**

- ☐ Administrative Cost of **$257.35**
- ☐ Citation fine of **$ N/A**
- ☐ Re-inspection fee of **$ N/A**

☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **March 18, 2026**. If Respondent fails to comply within the time given, a fine of **$250.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **March 18, 2026**.

- ☐ Administrative Cost of **$257.35**
- ☐ Citation fine of **$ N/A**
- ☐ Re-inspection fee of **$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to the Village of Palm Springs, Attn: Code Enforcement, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for

the hearing. The requested hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official 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 is first observed by the Village.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Tom Gehrman at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this February 19, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
5126 MAINE ST
LAKE WORTH BEACH FL 33461 5056

Notices

Certified 2-5-2026

9489 0178 9820 3046 8369 97

Regular 2-5-2026

Posting 2-6-2026

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2026-21 (25-01255)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
EMJO 66 INC
3133 LAKE WORTH RD
LAKE WORTH BEACH, FL 33461
Respondent.

PCN: 70-43-44-19-39-000-0010

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 05, 2026, the real property located at **3133 LAKE WORTH RD** and owned by EMJO 66 INC. ("Respondent") is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Sec. 70-94 – No Required Business Tax Failure to Apply.
Sec. 70-95 – Business Tax Receipt is Delinquent
La Picana Grill at Victoria Market

This above violation(s) must be corrected on or before FEBRUARY 13, 2026, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on FEBRUARY 19, 2026 at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case in your absence.

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

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **$250.00** per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.**

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.

Tom Gehrman

Code Enforcement Officer

TOM GEHRMAN

561-814-3208 (WORK CELL #)

February 05, 2026

Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2026-21 (25-01255)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
EMJO 66 INC
3133 LAKE WORTH RD
LAKE WORTH BEACH, FL 33461
Respondent.

PCN: 70-43-44-19-39-000-0010

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COUNTY OF PALM BEACH

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Tom Gehrman

Code Enforcement Officer

TOM GEHRMAN

561-814-3208 (WORK CELL #)

February 05, 2026

Date Issued

CODE ENFORCEMENT
VILLAGE OF PALM SPRINGS, FLORIDA

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 2026-21 (25-01255)

EMJO 66 INC
3133 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461
_____/

PCN: 70-43-44-19-39-000-0010

Respondent,

AFFIDAVIT OF SERVICE

On **February 6, 2026,** at **2:11pm** , I served the attached NOTICE OF HEARING on the within-named EMJO 66 INC , at **3133 LAKE WORTH ROAD**, 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.
XX	SUBSTITUTE SERVICE:	By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: **Fidel Decima** 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

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: 2-10-2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

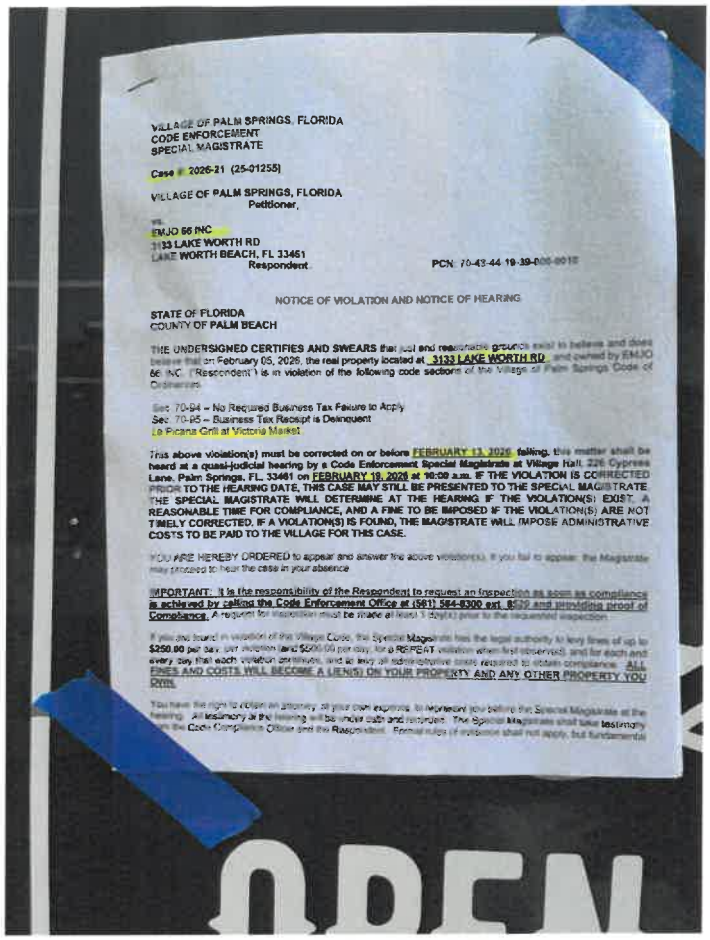
The foregoing instrument was acknowledged before me this 10th day of FEBRUARY 2026, by Tom Gehrman Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

NANCIANN M. CUENOT
Notary Public - State of Florida
Commission # HH 493254
My Comm. Expires Apr 25, 2028
Bonded through National Notary Assn.

Nanciann M Cuenot
NOTARY PUBLIC, State of Florida

Posting
3133 Lake Worth Rd
Case 2026-21



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case # 2026-21 (25-01255)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
EMJO 66 INC
3133 LAKE WORTH RD
LAKE WORTH BEACH, FL 33461
Respondent.

PCN: 70-43-44-19-39-000-0010

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

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Sec. 70-94 – No Required Business Tax Feisure to Apply
Sec. 70-95 – Business Tax Receipt is Delinquent
La Picana Grill at Victoria Market

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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 $250.00 per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.

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OPEN

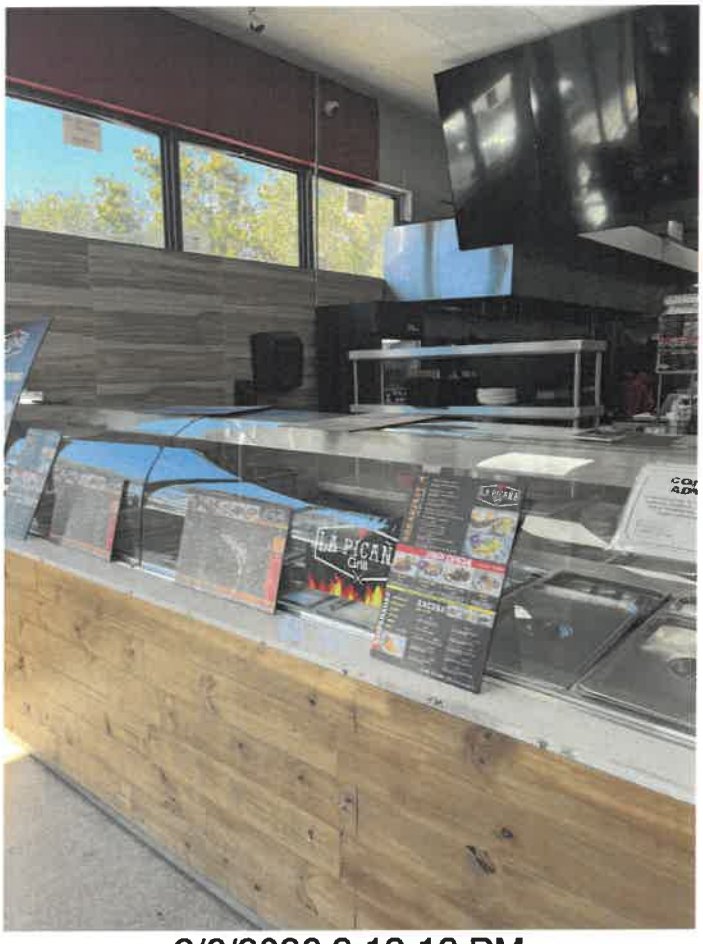
2/6/2026 2:10:58 PM



2/6/2026 2:11:07 PM



2/6/2026 2:12:29 PM



2/6/2026 2:12:16 PM



12/5/2025 11:43:46 AM



12/5/2025 11:42:15 AM



12/5/2025 11:42:33 AM



12/5/2025 11:42:24 AM

VILLAGE OF PALM SPRINGS, FLORIDA

226 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-584-8200 ext. 8520 · www.vpsfl.org

February 05, 2026

EMJO 66 INC.
3133 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461 3611

Dear Property Owner,

A **Notice of Hearing, Notice of Violation** has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property a **3133 LAKE WORTH ROAD, Palm Springs, FL 33461,**
PCN: 70-43-44-19-39-000-0010.

VIOLATION/HEARING CASE 2026-21 (25-01255)

Section 70-94 – No Required Business Tax, Failure to Apply.
Section 70-95 – Business Tax Receipt is Delinquent
La Picana Grill at Victoria Market

The options available include coming into voluntary compliance, paying the citation **OR** arguing your case at the Special Magistrate hearing, that is noted on your citation. This is part of your right under the judicial system. **Hearing Date February 19, 2026 at 10:00 am in Village Hall**.

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

Please call Code Enforcement Office at 561-584-8200 ext. 8520.

Respectfully,

Tom Gehrman

Tom Gehrman
Village of Palm Springs
Code Enforcement Officer
(work cell) 561-814-3208
tgehrman@vpsfl.org

VILLAGE OF PALM SPRINGS, FLORIDA

226 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-584-8200 ext. 8520 · www.vpsfl.org

February 05, 2026

EMJO 66 INC.
3133 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461 3611

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Section 70-94 – No Required Business Tax, Failure to Apply.
Section 70-95 – Business Tax Receipt is Delinquent
La Picana Grill at Victoria Market

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Please call Code Enforcement Office at 561-584-8200 ext. 8520.

Respectfully,

Tom Gehrman

Tom Gehrman
Village of Palm Springs
Code Enforcement Officer
(work cell) 561-814-3208
tgehrman@vpsfl.org

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
226 CYPRESS LANE
PALM SPRINGS, FL 33461

quadient
FIRST-CLASS MAIL
IMI
$000.74 0
02/05/2026 ZIP 33480
043M31255277
US POSTAGE

EMJO 66 INC
3133 LAKE WORTH Rd
PALM SPRINGS, FL 33461

VILLAGE OF PALM SP
CODE ENFORCEMEN1
226 CYPRESS LANE
PALM SPRINGS, FL 33

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

UNITED STATES POSTAL SERVICE CERTIFIED MAIL®

9489 0178 9820 3046 8369 97

Label 890-QDT, March 2023

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FIRST-CLASS MAIL
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02/05/2026 ZIP 33480
043M31255277
US POSTAGE

EMJO 66 INC
3133 LAKE WORTH Rd
PALM SPRINGS, FL 33461

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

(a) An application for a new business tax receipt or the renewal of an existing business tax receipt shall be accompanied by payment of the appropriate application fee. The amount of these fees shall be established and may be periodically revised through a resolution of the village commission. These fees are intended to cover the costs associated with the processing of applications and renewals by village staff. A business tax receipt must be obtained from the village within 30 days of the opening or establishment of the business, profession or occupation in the village. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the village without a business tax receipt or upon a business tax receipt issued upon false statements made by any person or in their behalf.

(b) It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or occupation, or use in connection therewith, any vehicle, premises, machine or device, in whole or in part, for which a local business tax receipt or permit is required by any law or ordinance of the village without a local business tax receipt or permit being first procured and kept in effect at all times as required by this article or other laws or ordinances of the village. Local business taxes shall be required of the following:

(1) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any business within its jurisdiction.

(2) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any profession or occupation within its jurisdiction.

(3) Any person who does not qualify under the provisions of subsections (a)(1) or (a)(2) of this section and who transacts any business or engages in any occupation or profession in interstate commerce if the business tax is not prohibited by Article 1, Section 8 of the United States Constitution.

(c) Religious, charitable, fraternal, service, youth or civic organizations, disabled veterans, confirmed physically or mentally challenged individuals, persons 65 years of age or older, or otherwise exempt by state statute shall be allowed the same exemptions as such persons are or shall be entitled to by law in connection with state and county licenses. Any person entitled to an exemption by this subsection shall, upon application and furnishing necessary proof, be issued a certificate of registration which shall have the reason for such exemption plainly written or typed across the face thereof.

(d) The tax provided in the business tax schedule for architects, auditors or accountants, dentists, engineers, lawyers, physicians and surgeons, real estate salesmen, or other professions shall be construed to mean that each individual shall pay the tax, whether practicing individually or in partnership or association with other individuals.

(e) The person applying for the business tax receipt shall attest and certify in affidavit form on the application, the type and nature of all businesses, professions and/or occupations being conducted at the location for which the receipt is being requested. Any person applying for a receipt based upon stock of merchandise must also attest and certify that full and complete information has been furnished relative to the stock that has been provided with the application. The village's land development director or finance director may require the applicant to disclose such other relevant information as the applicant's full name, address, and the applicant's relationship to the business for which the business tax receipt is requested.

(f) As a prerequisite to receiving a local business tax receipt or transferring a business license under section 70-98, the applicant or new owner must present to the village either:

(1) A copy of the applicant's or new owner's current fictitious name registration, issued by the division of corporations of the department of state; or

(2) A written statement, signed by the applicant or new owner, which sets forth the reason that the applicant or new owner need not comply with the Fictitious Name Act.

(g) Any person applying for a local business tax receipt to practice any profession regulated by the department of business and professional regulation, or any board or commission thereof, must produce an active state certificate, registration, or license, or proof of copy of the same, before a business tax receipt may be issued. Thereafter, only persons applying for the first time for a receipt must exhibit such certification, registration, or license.

(h) Any person applying for a business tax receipt to operate a pharmacy must produce a current permit issued by the board of pharmacy; however, no such receipt is required to practice the profession of pharmacy.

(i) Any person applying for a business tax receipt to operate an assisted living facility pursuant to F.S. ch. 400, pt. III, must produce a current license issued by the agency for health care administration to operate such facility at the specified location or locations.

(j) Any person applying for a business tax receipt to operate a pest control business regulated under F.S. ch. 482, must produce a current license issued by the department of agriculture and consumer services for each of its business locations in the village.

(k) Any person applying for a business tax receipt to operate a health studio pursuant to F.S. §§ 501.012—501.019 or ballroom dance studio pursuant to F.S. § 501.143, must produce a current license, registration, or letter of exemption from the department of agriculture and consumer services.

(l) Any person applying for a business tax receipt to engage in business as a seller of travel pursuant to F.S. ch. 559, pt. XI, must produce a current registration or letter of exemption from the department of agriculture and consumer services.

(m)

Any person applying for a business tax receipt to operate a telemarketing business under F.S. §§ 501.604 and 501.608, must produce a current license or registration from the department of agriculture and consumer services or a current affidavit of exemption.

(n) A receipt may not be issued unless the federal employer identification number or social security number is obtained from the person to be taxed.

(o) First time applicants must present, when applicable, a current village-issued zoning confirmation letter that certifies the premises conforms to the appropriate zoning regulations and that the business operator has obtained all necessary permits, approvals, and licenses needed to operate. The confirmation letter shall include but is not limited to, certification by the village that the premises has passed all required fire inspections, building inspections, and zoning reviews, and other village-conducted reviews and inspections, in order to demonstrate that the business, occupation, or profession is operational and actively engaged in the business for which the business tax receipt has been requested and that the premises is in compliance with the Village Code.

(p) Whenever any occupation, business, profession or privilege shall fall into more than one of the classifications contained in the business tax schedule, such occupation, business, profession or privilege shall comply with the business tax requirements of each such classification or privilege.

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

Sec. 70-95. - Due date; delinquencies.

(a) Business tax receipts shall be sold by the village beginning August 1 of each year, are due and payable on or before September 30 of each year, and shall expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30. Payment of the renewal tax is required regardless of whether or not the taxpayer receives a renewal notice from the village, and the failure of the village to send a renewal notice or the non-receipt of a renewal notice by a taxpayer, shall not constitute a valid defense in any enforcement action by the village. Renewal of the receipt is not valid for more than 1 year and all receipts expire on September 30 of each year, except as otherwise provided by law. Receipts that are not renewed when due and payable are delinquent and subject to a delinquency penalty of ten percent for the month of October, plus an additional five percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for the delinquent establishment.

(b) Any person engaging in or managing any business, occupation or profession without first obtaining a business tax receipt if required in this article, shall be subject to a penalty of 25 percent of the tax due, in addition to any other penalty provided by law or ordinance.

(c) Any person who engages in any business, occupation, or profession covered by this chapter, who does not pay the required business tax within 150 days after the initial notice of tax due, and who does not obtain the required receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to $250.00 per offense as authorized by F.S. chapter 205.

(d) Only those persons, businesses, occupations, or professions which are exempt pursuant to F.S. §§ 205.063, 205.064, 205.162, 205.171, 205.191, 205.192 and 205.193 shall be exempt from this article.

(Code 1994, § 58-80; Ord. No. 2007-01, § 6, 1-11-2007)

State Law reference— City levy of tax, F.S. § 205.042.

B+25-0584
TR26-0757
23-00143
23-00092
26-00100
TR 26-3542
LA PICANTA GRILL ? BTR

CASE PRESENTATION
CASE No. CASE 2026- 21 (25-01255)

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 **3133 Lake Worth Rd** in THE VILLAGE OF PALM SPRINGS.

4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS and PB County Tax Collector, the CURRENT OWNER OF THE PROPERTY IS **EMJO 66 INC. (Victoria Market)**

5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
Section 70-94 No required Business Tax Receipt, Failure to Apply,
Section 70-95 Business tax is Delinquent.
La Picana Grill at Victoria market has no required BTR.

The La Picana Grill has been open for business at Victoria Market for a number of months. No Required Business Tax Receipt Application has been received by the Village.

5. On **FEBRUARY 5, 2026,** I WROTE **Notice of Violation/Notice of Hearing 2026-21** 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. Victoria Market and La Picana Grill continue to be in Violation of the Business Tax Receipt Requirement.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE. A Penalty 0f $250.00 is now due for Not having a Business Tax Receipt while open for business.**

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, **MARCH 18, 2026**.

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



Case Administrative / Court Costs

February 19, 2026, 3133 Lake Woerth Road - EMJO 66 Inc.		Case 2026-21		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case 2026-21			197.35

PERMIT NO.

Alfred State Mgr 954-931-8390

VIOLATION
DO NOT REMOVE
CORRECTIONS MUST BE MADE AS NOTED BELOW

3133 Lake Worth Rd (Florida Market)
ADDRESS

☐ BLDG. ☐ ELEC. ☐ MECH. ☐ PLBG. ☐ _____

LA Pizza Grill (New)
No required Business License (B.T.R.) with the Village of Palm Springs

Please Apply for the License

☐ 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: 12-5-2023

Inspector: Tom Coleman Code Enforcement

(Cell) 561-814-3208

June 16, 2025

Jeffrey L Peters
Four Seasons Cantonese One Restaurant LLC
3133 Lake Worth Road
Palm Springs, FL 33461

RE: Administrative Special Exception #AP25-0038
– Restaurant at 3133 Lake Worth Road

Dear Mr. Peters:

This serves as an acknowledgment of the conditional approval of the administrative special exception use for the proposed establishment of a ± 1,300 square foot sit-down restaurant located at 3133 Lake Worth Road within the existing retail supermarket space doing business as Victoria Green Market (the "Property").

The restaurant will occupy approximately 1,300 square feet of the supermarket and can accommodate up to 20 people for consumption on premises.

This administrative approval provides for a sit-down restaurant with ±20 customer seats within the existing supermarket space.

The modified plans are depicted on four sheets prepared by Bunker Engineering & Construction Services, Inc., received on June 16, 2025, attached hereto. Final approval for the restaurant's use is conditioned on the following:

- A total of 1,300 square feet
- A maximum of 6 booths is permitted.
- Maximum sit-down capacity shall not exceed 20 people (between booths and counter space)
- No outdoor seating permitted.
- Hours of operation shall comply with Sec. 34-891 (7 am -11 pm).
- No exterior or interior structural modifications are considered with this amendment.
- A Village business license is required to be obtained and maintained yearly.

Sincerely,

Iramis Cabrera
Planning, Zoning & Building Director

Victoria Market

La Picaña Grill

2026 21

Property Detail

Location Address : 3133 LAKE WORTH RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-39-000-0010
Subdivision : C & D PRODUCE SOUTH
Official Records Book/Page : 29428 / 369
Sale Date : 08/31/2017
Legal Description : C & D PRODUCE SOUTH LT 1 K/A ALL OF PLAT

Owner Information

Owner(s)	Mailing Address
EMJO 66 INC	3133 LAKE WORTH RD LAKE WORTH BEACH FL 33461 3611

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/31/2017	$1,700,000	29428 / 00369	WARRANTY DEED	EMJO 66 INC

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 13320
Acres : 2.51
Property Use Code : 1100—STORES
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Building Details

Structural Details

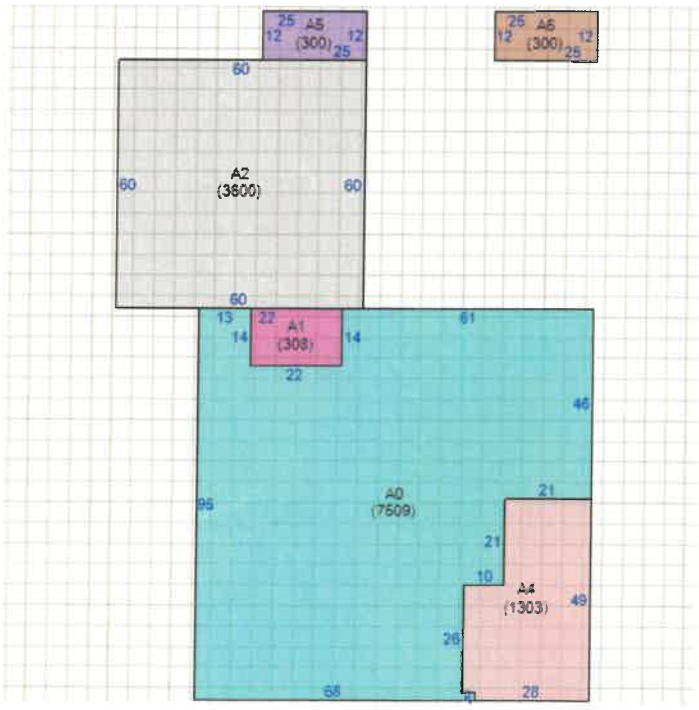
Structural Element for Building 1

Year Built	2008
RETAIL SINGLE OCCUP	13320

Subarea and Square Footage for Building 1

Code Description	square Footage
WHSE OFFICE	308
RETAIL STORE	7509
COLD STORAGE	3600
RETAIL STORE	1303
SUPPORT	300
WHSE OFFICE	300
Total Square Footage	13320

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	2008	43523
Walkway-Concrete	2008	2505
Truck Well Concrete	2008	1150
Wall	2011	352

Property Land Details

Land Line #	Description	Zoning	Acres
2	PRESERVATION	CG	0.5830
1	COMMERCIAL	CG	1.9224

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$1,590,476	$1,567,322	$1,588,319	$1,476,549	$1,216,311
Land Value	$970,112	$923,930	$923,930	$879,549	$753,942
Total Market Value	$2,560,588	$2,491,252	$2,512,249	$2,356,098	$1,970,253

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$2,560,588	$2,491,252	$2,384,006	$2,167,278	$1,970,253
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$2,560,588	$2,491,252	$2,384,006	$2,167,278	$1,970,253

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$49,697	$48,404	$47,535	$44,628	$40,560
NON AD VALOREM	$17,541	$16,131	$15,570	$14,776	$14,508
TOTAL TAX	$67,237	$64,535	$63,105	$59,404	$55,067

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

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-19-39-000-0010
Mailing Address:
3133 LAKE WORTH RD
Lake Worth Beach, Fl 33461-3611
Owner of Record:
EMJO 66 INC

Property Type:
Real Property
Property Address:
3133 LAKE WORTH RD
PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
C & D PRODUCE SOUTH LT 1 K/A ALL OF PLAT

Last updated: 2/10/2026 10:42:05 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: $66,565.00 ADD ALL TO CART

2025 | BILL TYPE: ORIGINAL | BILL NO: 101619862 | ROLL: ANNUAL |

DUE $66,565.00

ADD TO CART

View Info

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	⊟ $66,565.00	$0.00	⊟ $66,565.00	Due	○ $66,565.00
	Net Tax: $67,237.37		2/2/26 $65,892.62		Clear all
	Interest: $0.00		▸ 2/10/26 $66,565.00		
	Penalty: $0.00		2/28/26 $66,565.00		
	Fees: $0.00		3/31/26 $67,237.37		
	Discount: -$672.37				

Total: $0.00 ADD TO CART

Recently Paid Bills

Installment	Due Date	Net Tax	Last Paid	Amount Paid	Status
1	7/31/25	⊟ $0.00		$0.00	Paid
		Net Tax: $0.00			
		Interest: $0.00			
		Penalty: $0.00			
		Fees: $0.00			
		Discount: $0.00			

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-21 (25-01255)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
EMJO 66 INC.
Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
Section 70-94: No business tax receipt.
La Picana Grill.

Property Address:	3133 Lake Worth Road, Palm Springs, FL 33461
Legal Description:	C & D PRODUCE SOUTH LT 1 K/A ALL OF PLAT
PCN:	70-43-44-19-39-000-0010

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **February 19, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above referenced Property.

2. The Respondent was _____ / was not ____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

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

4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

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

☐ **Section 70-94: No business tax receipt.**
La Picana Grill.

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

☐ **Section 70-94: No business tax receipt.**
La Picana Grill.

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 **March 18, 2026.**

☐ Administrative Cost of **$197.35**
☐ Citation fine of **$ 250.00**
☐ Re-inspection fee of **$ N/A**

☐ Respondent has NOT brought the cited code violation(s) into compliance and remains in violation. The Delinquent Business Tax is due. **A Penalty of $250.00 is Due for the Delinquent Business Tax Receipt.** The Business Tax Receipt is Delinquent Compliance is now due, penalties to be assessed. **The Respondent is ordered to pay administrative costs of $ 197.35 on or before March 18, 2026.**

☐ Administrative Cost of **$197.35**
☐ Citation fine of **$ 250.00**
☐ Re-inspection fee of **$ N/A**

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Tom Gehrman at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this February 19, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
3133 Lake Worth Road, Lake Worth Beach, FL 33461-3611

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-105

Posted on Property
2-6-2026
TIME: 1145 AM

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

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

9489 0178 9820 3046 8370 31

PCN: 70434418080280080

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 05, 2026, the real property located at **440 Fontana Drive Palm Springs Florida with zip code 33461** and owned by **Adamson Dayna G & Bonfigli Edward H** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section 30-141. Overgrowth - Excessive growth of weeds and vegetation. In general
Section 34-883. Fences, walls and hedges- front hedge facing road can only be 4 feet in height and side hedges must be 6 feet and under.
This above violation(s) must be corrected on or before ___18th of February 2026_____, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on _____19th February 2026_____ at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case 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 for 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 **$250.00** per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.**

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

as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561) 584-8200, ext. 8430.

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

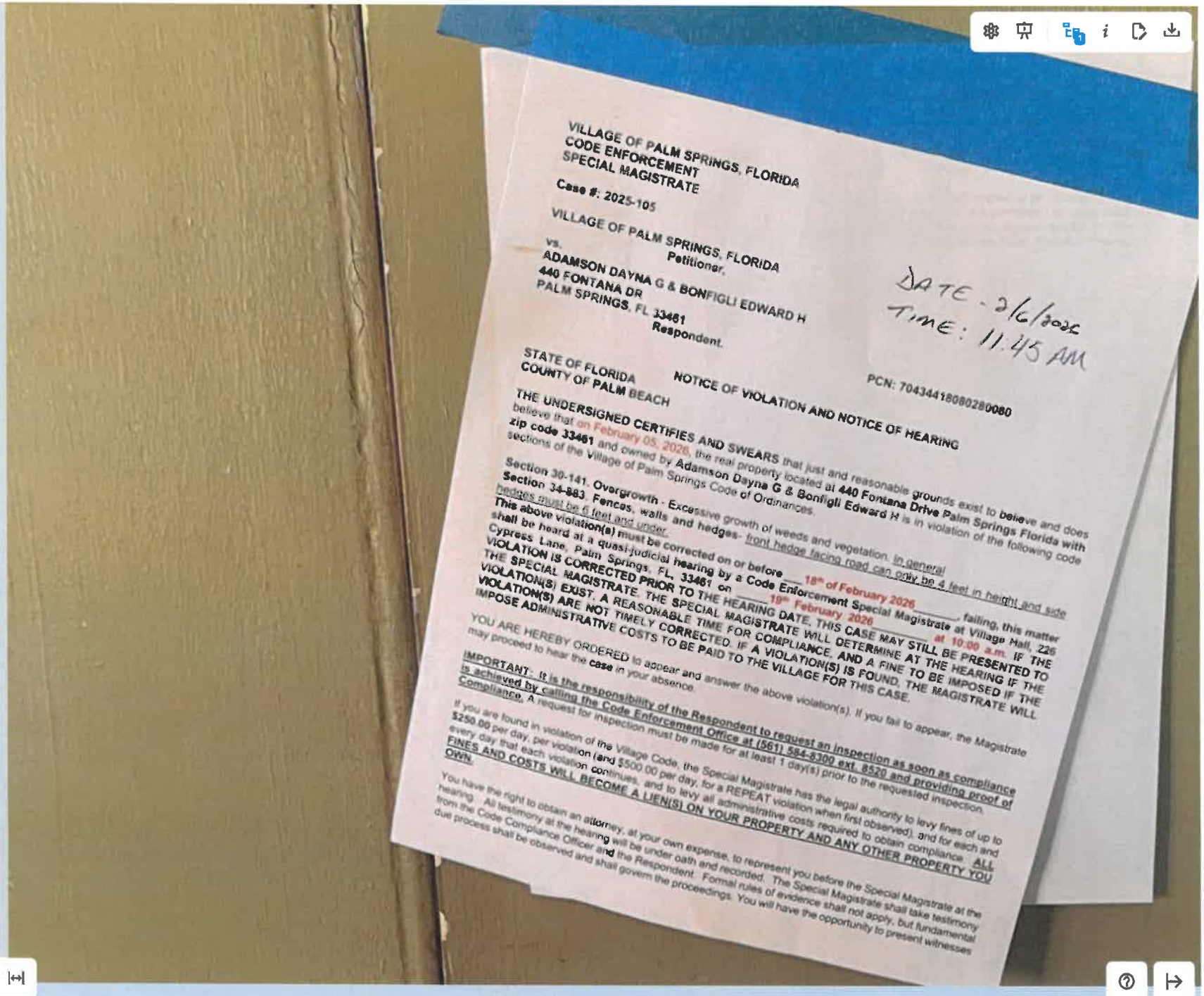
David Uruthi
Code Enforcement Officer

561-861-9162 561-584-8400 ext. 8501

D.Uruthi@VPSEL.org.

February 05, 2026
Date Issued

up close
Pic
Posting
front
Door



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-105

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

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

DATE - 2/6/2026
TIME: 11:45 AM

PCN: 70434418080280080

STATE OF FLORIDA
COUNTY OF PALM BEACH

NOTICE OF VIOLATION AND NOTICE OF HEARING

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 05, 2026, the real property located at **440 Fontana Drive Palm Springs Florida with zip code 33461** and owned by **Adamson Dayna G & Bonfigli Edward H** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances:

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

Section 34-883. Fences, walls and hedges- front hedge facing road can only be 4 feet in height and side hedges must be 6 feet and under.

This above violation(s) must be corrected on or before the 18th of February 2026, failing, this matter **shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on** the 19th February 2026 **at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.**

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case 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 for 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 $250.00 per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.**

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

CODE ENFORCEMENT
VILLAGE OF PALM SPRINGS, FLORIDA

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner **Case No. 2025-105**

ADAMSON DAYNA G & BONFIGLI EDWARD H
440 FONTANA DR **PCN: 70434418080280080**
PALM SPRINGS, FL 33461
_____/

Respondent,

AFFIDAVIT OF SERVICE

On February 6th, 2026, at 11:45 AM, I served the attached NOTICE OF HEARING on the within-named **ADAMSON DAYNA G & BONFIGLI EDWARD H**, at _440 Fontana Drive, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by: **February 9th 2026**

_____ 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.

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

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

By: _____ Date: 2/9/2026
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 9 day of February 2026, by David Urrutia Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

STATE OF FLORIDA
COMMISSION NUMBER HH 688544
MY COMMISSION EXPIRES 7-16-2029
NOTARY PUBLIC
ANA GARI-CADAHIA

_____
NOTARY PUBLIC, State of Florida

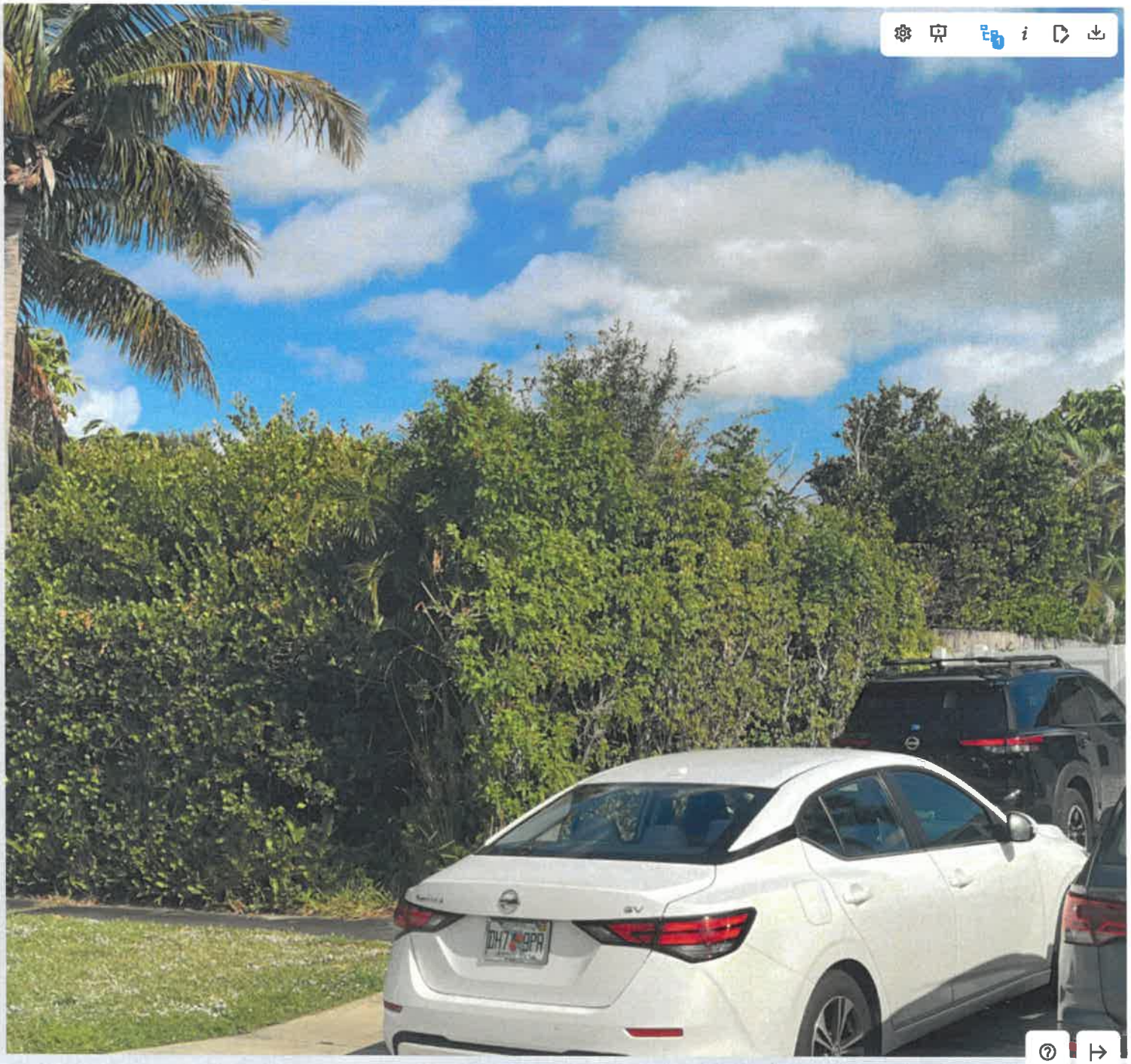
Clearly shows overgrowth.

2-8-25



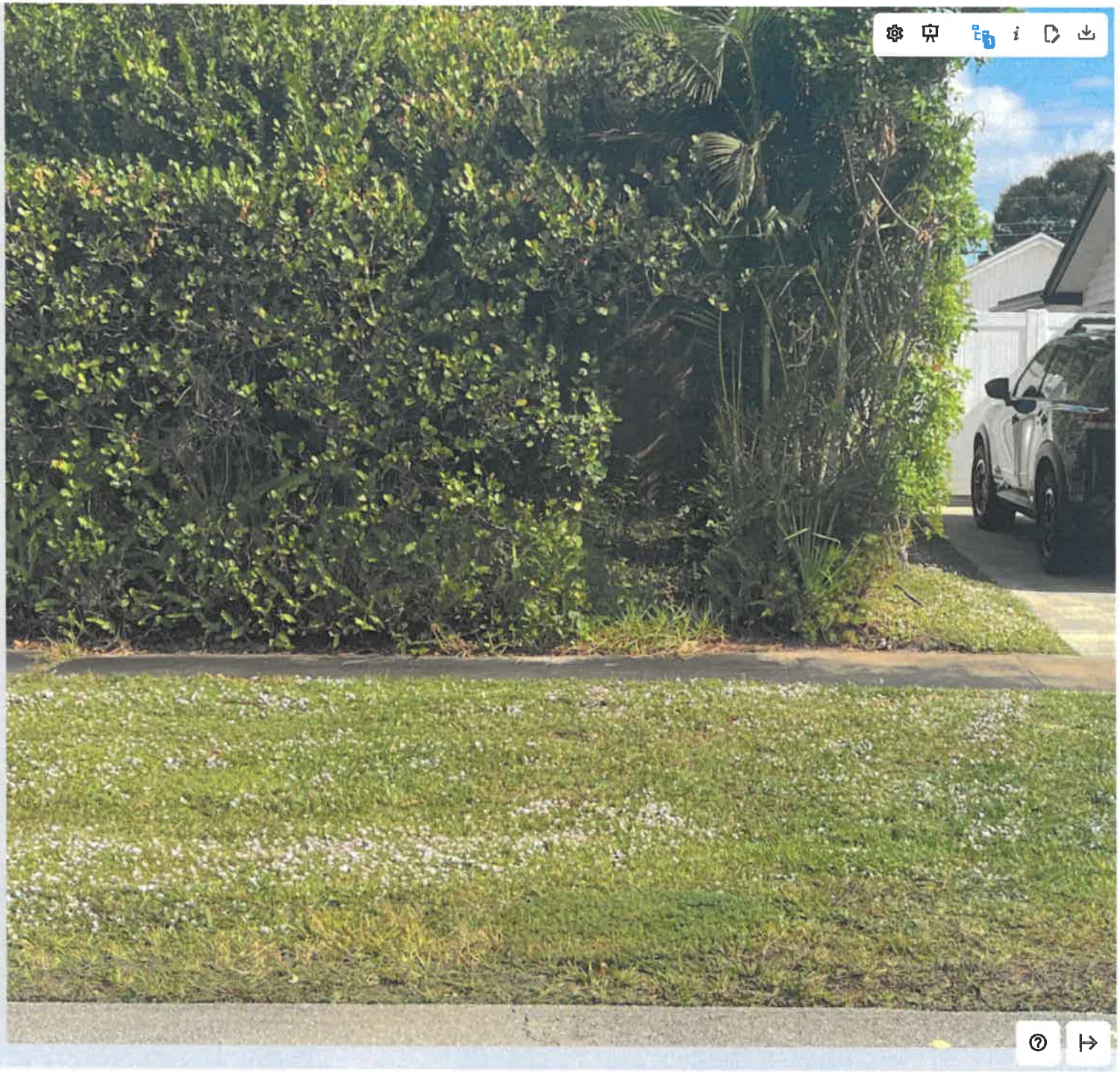
South of property with small entrance.

12-2-25



Another opening in the front favoring the south side of property.

12-2-25



step back shot of entrance

12-2-25



an entrance to front door, poor visibility due to overgrowth

Case 2025-105

12-2-25



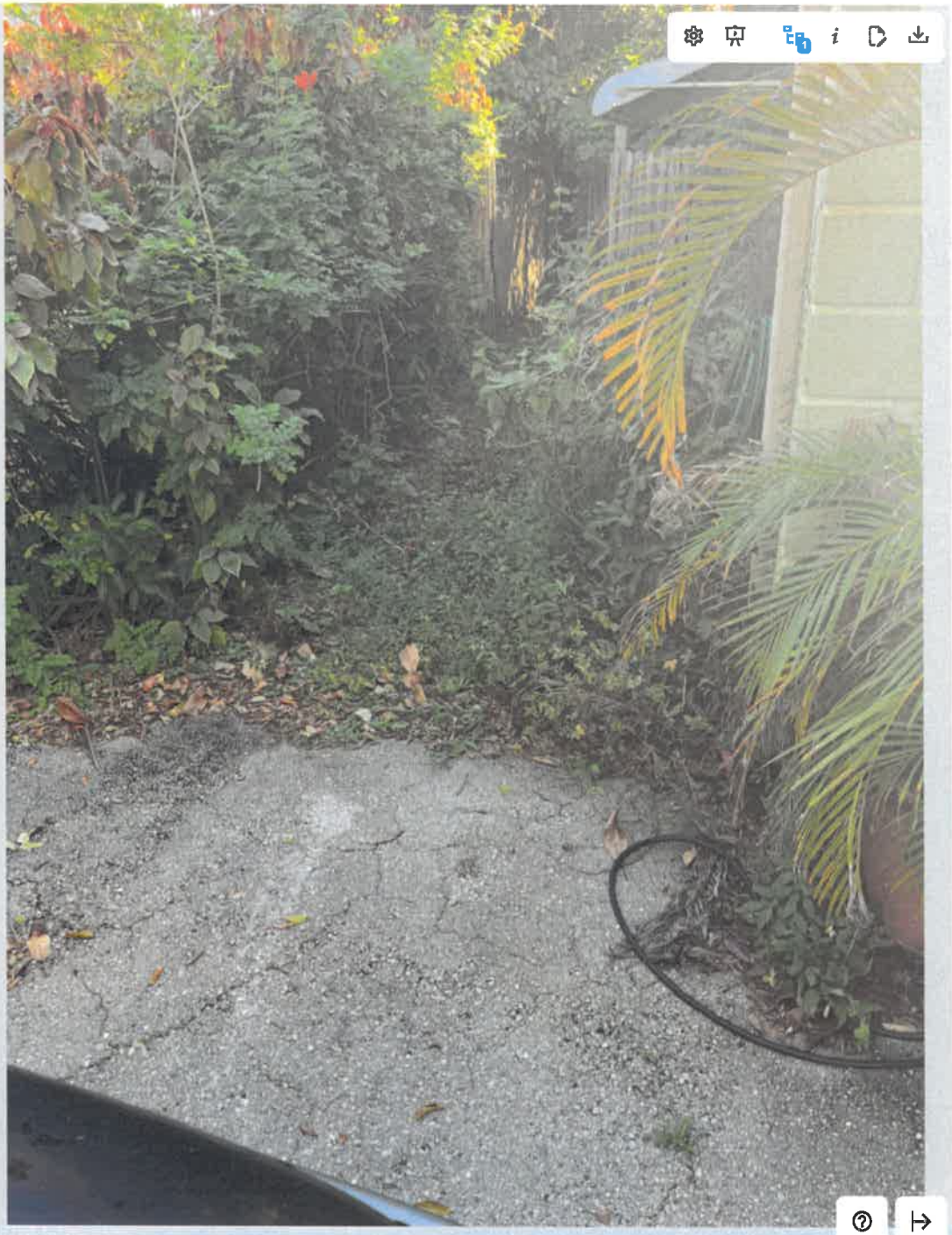
Parking lot Driveway needs weeds removed.

Case 2025-105

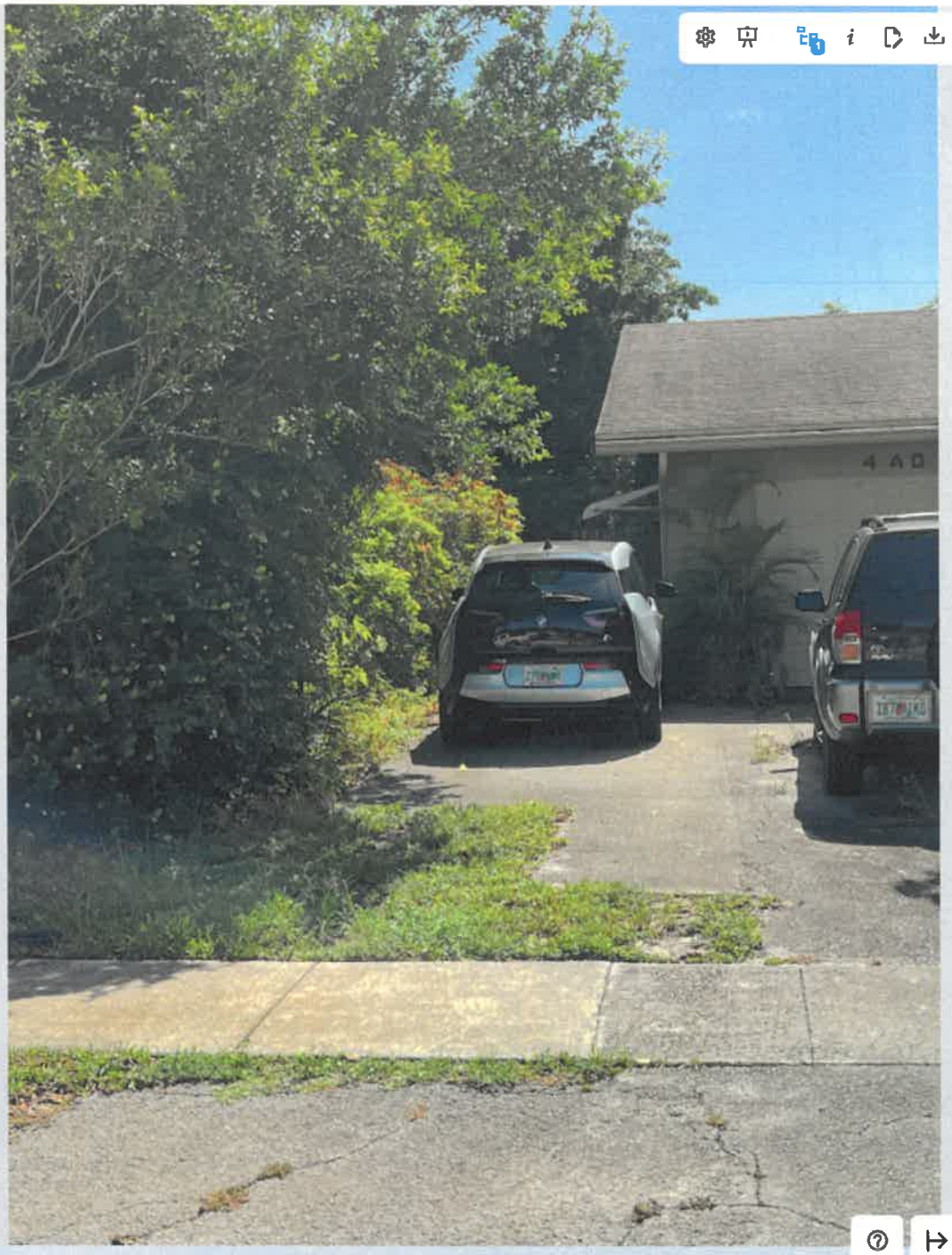


Side of house leading to back yard.

Case 2025-105

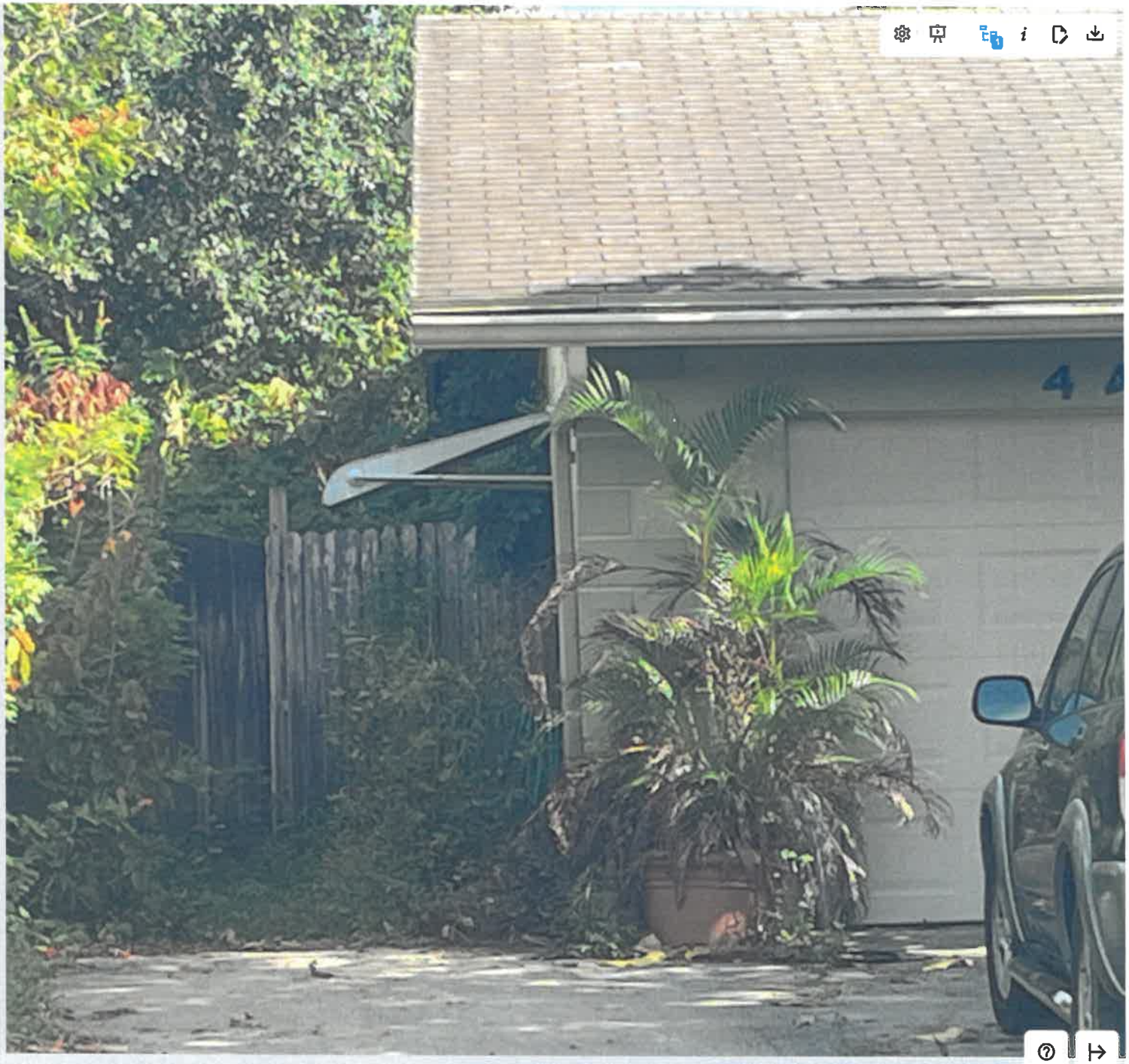


- Overgrowth



Side of property
North side.

12-2-25



Closer look

12-2-25



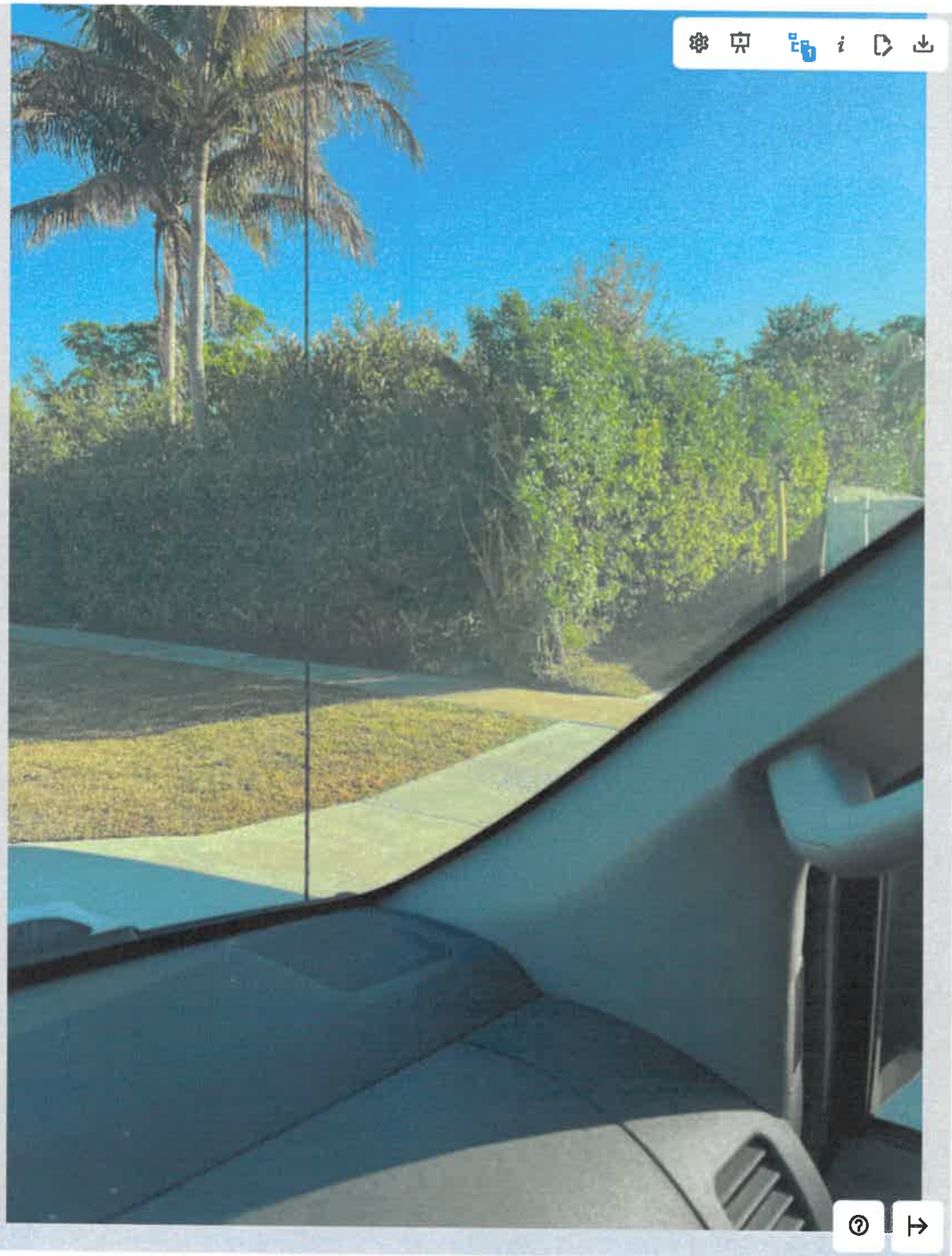
North side
Vegetation
separating
parcels.

2-8-26



Front side of Property showing south boundry with neighbors.

2-8-26



Sec. 34-883. - Fences, walls and hedges.

The following regulations shall apply to fences, walls and hedges:

(1) Fences and walls enclosing any use shall comply with the permit procedures established in the village building code as set forth in chapter 10, article II.

(2) Where two streets intersect, a 30-foot visibility triangle area shall be formed, where there shall be a clear space with no obstructions to vision. Fences, walls and hedges shall be restricted to a height of three feet above the average grade of the street as measured at the centerline of the street.

(3) Walls, fences or similar structures erected in any land development district shall not contain any substances, such as broken glass, spikes, nails, electric shock, barbed wire or similar materials, designed to inflict pain or injury to any person or animal.

(4) On properties other than those zoned for commercial or industrial development, on the front property line and on that portion of the side property line to the front building setback line, a fence, wall or hedge shall have a maximum vertical height of four feet as measured from the average grade of the centerline of the street abutting the front yard.

(5) On residentially zoned properties on the rear property line and that portion of the side property line from the rear property line to the front of the front building setback line, a fence, wall or hedge shall have a maximum vertical height of six feet as measured from the finished grade of the lot.

(6) On properties zoned for commercial or industrial development, all fences, walls or hedges shall have a maximum vertical height of eight feet as measured from the finished grade of the lot.

(7) Any fence or wall adjacent to a right-of-way shall be screened on the street side with hedge plants a minimum of three gallons in size, two feet on center and 36 inches high at time of planting, supplemented by trees spaced not more than 20 feet apart. On nonresidential properties, chain link fencing is prohibited in the front or side yards adjacent to a public street unless approved pursuant to subsection 34-162(h).

(8) The finished side of all fences shall face the street or adjoining property.

(9) Notwithstanding the foregoing, on residentially zoned properties, a manicured hedge abutting a collector or arterial roadway may have a maximum vertical height of ten feet, outside of any visibility triangle and where not in conflict with overhead utilities.

(Code 1994, § 30-603; Ord. No. 2013-02, § 3, 2-14-2013; Ord. No. 2015-12, § 9, 4-9-2015; Ord. No. 2015-42, § 2, 12-10-2015)

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

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

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

(Code 1994, § 26-86)

CASE PRESENTATION
CASE No. CASE 2025-105

1. Good morning, my name is **David Urrutia**, and I have been sworn in.

2. I am a code enforcement officer for the village of palm springs, Florida.

3. This case concerns the property located at **440 Fontana Drive** which is in the Village of Palm Springs, Florida

4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector Records the current owner of the property is **Adamson Dayna G and Bonfigli Edward H.**

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

SECTION: 30-141 Overgrowth excessive growth of weeds and vegetation. **The property must be free of debris or any excessive overgrowth of weeds around perimeter of the house. There should be a clear path to all entrance and exit points around property for safety reasons. Palms trees are also responsibilities of homeowners including the trees on the swale.**
SECTION: 34-883 Fences walls and hedges. Hedges can be up to 4 feet facing the road and 6 feet on sides of property.

Good morning first statement I would like to make is that this case is a continuation from December, sir
On **August 25th, 2025, I** posted a red tag violation notice for the violations observed while conducting the investigation at property during a street patrol. After a month passed
6. On September 29th I spoke to Mr.Bonfigli over the phone, it was close to the due date, and he explained to me that he needed more time to correct violation. During the conversation I expressed that "communication" is of high importance to me, I told the gentleman that time was not so much an issue since we had established communication. I told him, "Take care of your personal matters" but to" please address violation within reasonable time. Since that phone call I have spoken to the property owners about coming into compliance several times, an agreement was reached to meet up at property to do a walk through after holidays passed and point out exactly the violations but unfortunately I did not hear back from owner, I feel that more than enough time has already been allotted to achieve voluntary compliance. On the **6th of February I posted a Notice of violation/ Notice of hearing at exactly 11:45 AM on the** property and serviced a certified letter through the United States Postal service to the address provided by Palm Beach Property Appraiser and Palm Beach tax collector, one last posting at city hall. Little work has been done to landscaping leading to hearing sir, unfortunately property is still overgrown, especially the taller vegetation.

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

8. The village has also incurred costs in the amount of **$226.95** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than **March 1st, 2026.**

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



Case Administrative / Court Costs

February 19 2026	440 Fontana	Case 2025-105		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
6	Additional certified copies for hearing	2.00	8.86	17.72
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	2.00	0.74	1.48
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case 2025-105			226.95

Inital
CCV.

Case 2025-105

PERMIT NO.

VIOLATION
DO NOT REMOVE
CORRECTIONS MUST BE
MADE AS NOTED BELOW

440 Fontana
ADDRESS

☐ BLDG. ☐ ELEC. ☐ MECH. ☐ PLBG. ☐ Overgrowth

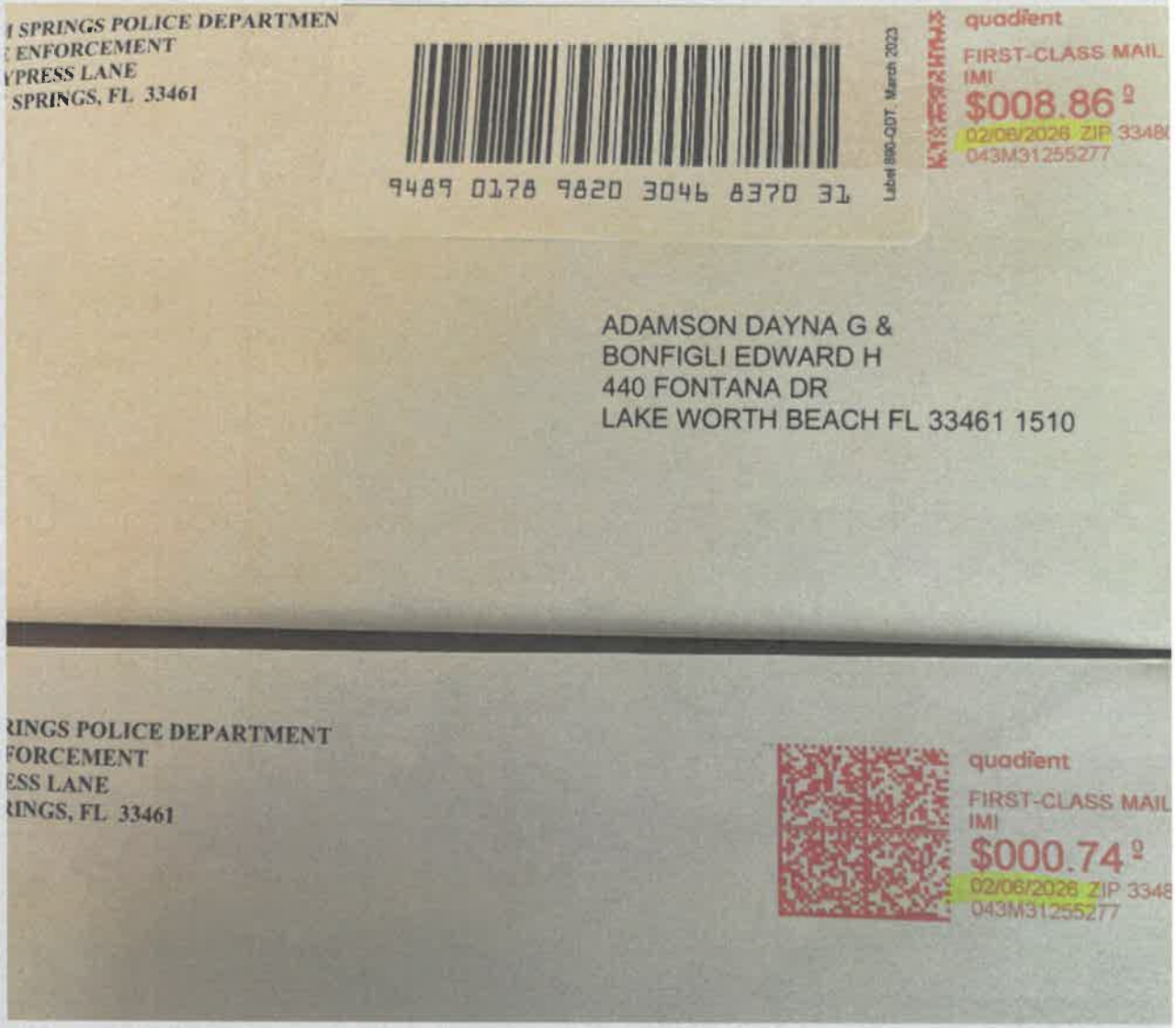
- The property is severely overgrown with vegetation.
- Please trim, Address on house should be visible to public.

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

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

VILLAGE OF PALM SPRINGS, FLORIDA
DATE Sept 25 David Urena 561 801-9162 INSPECTOR

Mailings for
Case 2025-105
Sent 2-6-26



Property Detail

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

Owner Information

Owner(s)	Mailing Address
ADAMSON DAYNA G & BONFIGLI EDWARD H	440 FONTANA DR LAKE WORTH BEACH FL 33461 1510

Sales Information

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

Exemption Information

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

Appraisals

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

Assessed and Taxable Values

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

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-18-08-028-0080
Mailing Address:
440 FONTANA DR
Lake Worth Beach, Fl 33461-1510
Owner of Record:
ADAMSON DAYNA G &

Property Type:
Real Property
Property Address:
440 FONTANA DR
PALM SPRINGS, FL 33461
Second Owner:
BONFIGLI EDWARD H

Status: Active
Legal Description:
VILLAGE OF PALM SPRINGS PL 4 LT 8 BLK 28

Last updated: 11/17/2025 02:20:08 PM

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

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

Tax Bills

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

Total Payable: $2,287.82 ADD ALL TO CART

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

ADD TO CART

View Info

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	⊟ $2,287.82	$0.00	⊟ $2,287.82	Due	○ $2,287.82
	Net Tax: $2,383.15		▸ $2,287.82 11/17/25		Clear all
	Interest: $0.00		11/30/25 $2,287.82		
	Penalty: $0.00		12/31/25 $2,311.66		
	Fees: $0.00		1/31/26 $2,335.49		
	Discount: -$95.33				

Total: $0.00 ADD TO CART

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	⊟ $2,238.50	12/26/24	-$2,238.50	Paid
	Net Tax: $2,307.73			
	Interest: $0.00			
	Penalty: $0.00			
	Fees: $0.00			
	Discount: -$69.23			

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2025-105

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
ADAMSON DAYNA G & BONFIGLI EDWARD H
Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation. Section 34-883: Fences, walls and hedges. Hedges are over 4 feet in height in the front and more than six feet on the sides.

Property Address:	440 Fontana Drive, Palm Springs, FL 33461
Legal Description:	VILLAGE OF PALM SPRINGS PL 4 LT 8 BLK 28
PCN:	70-43-44-18-08-028-0080

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **February 19, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above referenced Property.

2. The Respondent was _____ / was not ____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

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

4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

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

- ☐ **Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- ☐ **Section 34-883: Fences, walls and hedges. Hedges are over 4 feet in height in the front and more than six feet on the sides.**

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

- ☐ **Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- ☐ **Section 34-883: Fences, walls and hedges. Hedges are over 4 feet in height in the front and more than six feet on the sides.**

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 **March 1, 2026.**

- ☐ Administrative cost of **$226.95**
- ☐ Citation fine of **$ 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 **March 1, 2026.** If Respondent fails to comply within the time given, a fine of **$100 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 **March 1, 2026.**

- ☐ Administrative cost of **$226.95**
- ☐ Citation fine of **$ 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 the Village of Palm Springs, Attn: Code Enforcement, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into

compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official 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 is first observed by the Village.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer David Urrutia at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this February 19, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
440 Fontana Drive, Lake Worth Beach, FL 33461-1510

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-106

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

Hand delivered
2/6/26
TIME: 1150AM

Certified 2-6-26
9489 0178 9820 3046 8370 24

PCN: 70434418250000020

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 06, 2026, the real property located at **238 Alemeda Drive Palm Springs Florida with a 33461**-zip code owned by **Cole Jean** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section 10-8 (d) Exterior property areas - Missing or broken fence, wall or gate (No Pool)
Accessory structures. All accessory structures, including detached garages, fences, walls, and swimming pools, shall be maintained structurally sound and in good repair.

This above violation(s) must be corrected on or before February 18th 2026 , failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on February 19th 2026 at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case in your absence.

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

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **$250.00** per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.**

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

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

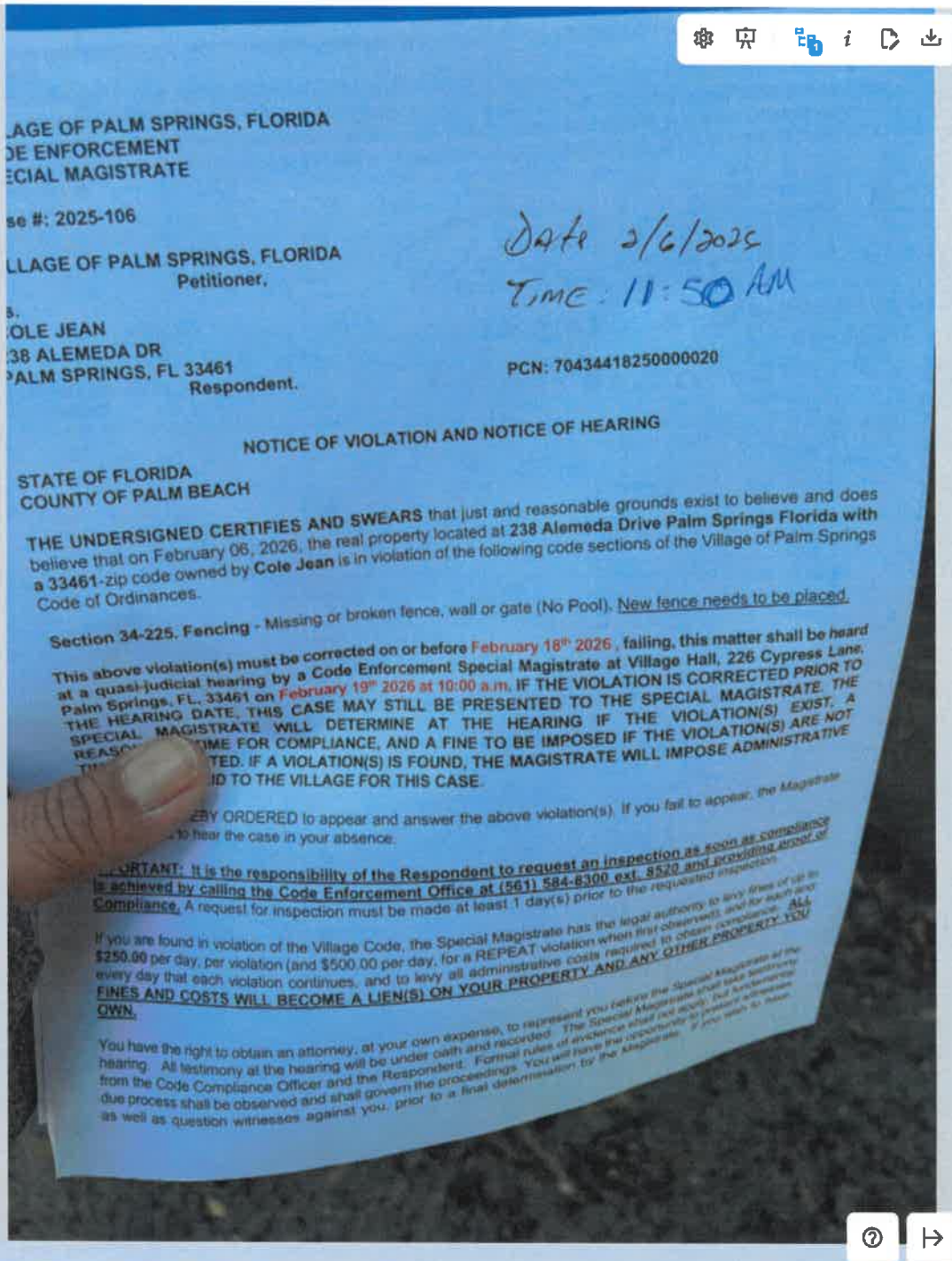
David Uriarte
Code Enforcement Officer

561-801-9162 561-584-8400 ext. 8521

D.Uriarte@vlsfl.org

February 06, 2026
Date Issued

Hand delivered to prop. owner



...AGE OF PALM SPRINGS, FLORIDA
...DE ENFORCEMENT
...CIAL MAGISTRATE

...se #: 2025-106

Date 2/6/2026
Time: 11:50 AM

...LLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

...S.
...OLE JEAN
...38 ALEMEDA DR
...ALM SPRINGS, FL 33461
Respondent.

PCN: 70434418250000020

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 06, 2026, the real property located at **238 Alemeda Drive Palm Springs Florida with a 33461**-zip code owned by **Cole Jean** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section 34-225. Fencing - Missing or broken fence, wall or gate (No Pool). New fence needs to be placed.

This above violation(s) must be corrected on or before February 18th 2026 , failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461 on February 19th 2026 at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASO... ...IME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT T... ...TED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE ...ID TO THE VILLAGE FOR THIS CASE.

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CODE ENFORCEMENT
VILLAGE OF PALM SPRINGS, FLORIDA

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 2025-106

COLE JEAN
238 ALEMEDA DR
PALM SPRINGS, FL 33461
_____/

PCN: 70434418250000020

Respondent,

AFFIDAVIT OF SERVICE

On February 6th, 2026, at 1150 AM, I served the attached NOTICE OF HEARING on the within-named **COLE JEAN**, at **238 Alemeda Drive Palm Springs Florida with zip 33461**, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by**: February 9, 2026**

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

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

By: _____ Date: 2/9/2026
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 9 day of February 2026, by David Urrutia Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

ANA GABRIELA CADAVID
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-16-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 668544

_____
NOTARY PUBLIC, State of Florida

Closer shot to entrance of East side of property.

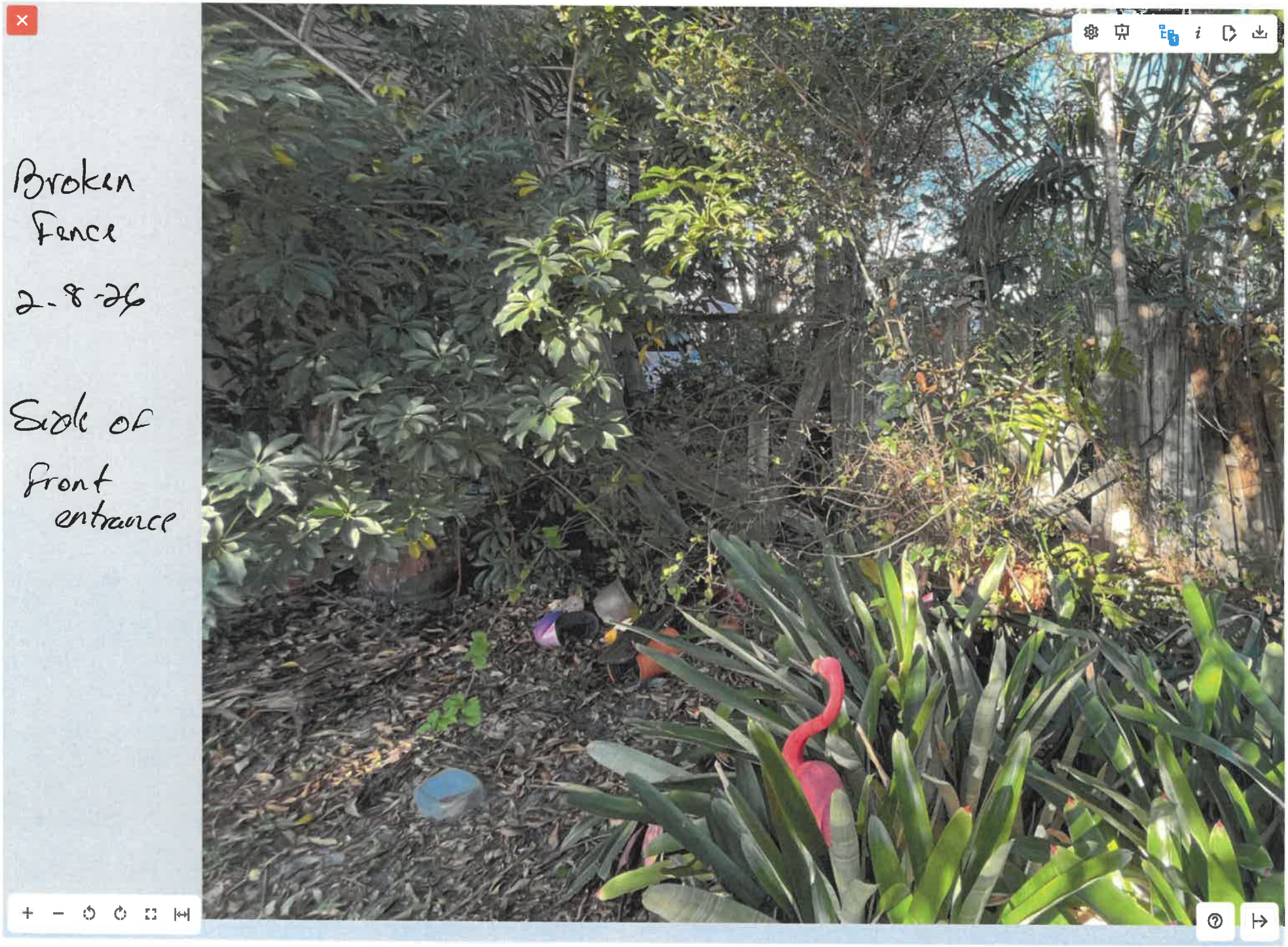


Side of parcel.

- shows overgrowth
- shows broken/missing Fence

CASE 2025-106




Broken
Fence
2-8-26
Side of
front
entrance

Front entrance

Fence

2-8-26



Front gate

Fence

2-8-26



Front entrance

Fencing

2-8-26



West side fencing

2-8-26



West side of property.

Wide open due to missing fence.

2-8-26



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)

CASE PRESENTATION
CASE No. CASE 2025-106

1. Good morning, my name is **David Urrutia**, and I have been sworn in.

2. I am a code enforcement officer for the village of palm springs, Florida.

3. This case concerns the property located at **238 Alemeda Drive** which is in the Village of Palm Springs, Florida

4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector Records the current owner of the property is **Cole Jean.**

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

Section 10-8 (d) Exterior property areas - Missing or broken fence, wall or gate (No Pool)
Accessory structures. All accessory structures, including detached garages, fences, walls, and swimming pools, shall be maintained structurally sound and in good repair.

For the record this is a continuation case from December.
On **July 7th, 2025, I** posted a red tag violation notice for the violations observed while conducting the investigation at 238 Alemeda Drive during a street observation patrol. The property was and still missing or has a broken fence around parcel.
On the 17th of November I posted a Notice of violation/ Notice of hearing at exactly 9:20 AM on the property and serviced a certified letter through the United States Postal service to the address provided by Palm Beach Property Appraiser and Palm Beach tax collector, one last posting at city hall, The case was continued for today to allow owner time to correct violations. I visited property on February 6 to post for this hearing and met up with Jean and hand delivered the posting at exactly **11:50 am**. Much work has been done to alleviate the overgrowth of the property, now only violation remaining is the fencing that needs replacement. Owner is aware and is working towards compliance.

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

7. The village has also incurred costs in the amount of **$217.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than **March 1st, 2026.**

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



Case Administrative / Court Costs

February 19 2026 **238 Alemeda Drive** **Case 2025-106**

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case 2025-106			217.35

initial posting dated.

July 17th 2025.

Case 2025-106



Mailings
Sent
2-6-26

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

9489 0178 9820 3046 8370 24

Label 890-ODT, March 2023

IMI
$008.86
02/06/2026 ZIP 33480
043M31255277

COLE JEAN
238 ALEMEDA DR
LAKE WORTH BEACH FL 33461 1622

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

quadient
FIRST-CLASS MAIL
IMI
$000.74
02/06/2026 ZIP 33480
043M31255277

COLE JEAN
238 ALEMEDA DR
LAKE WORTH BEACH FL 33461 1622

Property Detail

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

Owner Information

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

Sales Information

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

Exemption Information

Applicant/Owner(s)	Year	Detail
COLE JEAN	2026	HOMESTEAD
COLE JEAN	2026	ADDITIONAL HOMESTEAD
COLE JEAN	2026	SENIOR
COLE JEAN	2026	SENIOR

Appraisals

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

Assessed and Taxable Values

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

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$291	$280	$275	$269	$273
NON AD VALOREM	$351	$344	$341	$323	$288
TOTAL TAX	$642	$624	$615	$592	$561

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-18-25-000-0020
Mailing Address:
238 ALEMEDA DR
Lake Worth Beach, Fl 33461-1622
Owner of Record:
COLE JEAN

Property Type:
Real Property
Property Address:
238 ALEMEDA DR
PALM SPRINGS, FL 33461
Second Owner:

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

Last updated: 11/17/2025 02:23:38 PM

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

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

Tax Bills

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

Total Payable: $616.25 ADD ALL TO CART

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

ADD TO CART

View Info

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	⊟ $616.25	$0.00	⊟ $616.25	Due	○ $616.25
	Net Tax: $641.92		▸ $616.25 11/17/25		Clear all
	Interest: $0.00		11/30/25 $616.25		
	Penalty: $0.00		12/31/25 $622.66		
	Fees: $0.00		1/31/26 $629.09		
	Discount: -$25.67				

Total: $0.00 ADD TO CART

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	⊟ $604.92	12/31/24	-$604.92	Paid
	Net Tax: $623.64			
	Interest: $0.00			
	Penalty: $0.00			
	Fees: $0.00			
	Discount: -$18.72			

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2025-106

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
COLE JEAN
Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
Section 10-8(d): Exterior property areas; missing or broken fence, wall, or gate (no pool). Accessory structures, including detached garages, fences, walls, and swimming pools, should be maintained in a structurally sound condition and in good repair.

Property Address:	238 ALEMEDA Dr, Palm Springs, FL 33461
Legal Description:	PALM SPRINGS TOWNHOMES PARCEL 2 A/K/A TH PT OF LT 23 BLK 59 AS IN OR2894P1044 IN VILLAGE OF PALM SPRINGS PL 5
PCN:	70-43-44-18-25-000-0020

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **February 19, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above referenced Property.

2. The Respondent was _____ / was not ____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

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

4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

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

☐ **Section 10-8(d): Exterior property areas; missing or broken fence, wall, or gate (no pool). Accessory structures, including detached garages, fences, walls, and swimming pools, should be maintained in a structurally sound condition and in good repair.**

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

☐ **Section 10-8(d): Exterior property areas; missing or broken fence, wall, or gate (no pool). Accessory structures, including detached garages, fences, walls, and swimming pools, should be maintained in a structurally sound condition and in good repair.**

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 **March 01, 2026.**

- ☐ Administrative Cost of **$217.35**
- ☐ Citation fine of **$ 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 **March 01, 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 **March 01, 2026.**

- ☐ Administrative Cost of **$217.35**
- ☐ Citation fine of **$ N/A**
- ☐ Re-inspection fee of **$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to the Village of Palm Springs, Attn: Code Enforcement, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for

the hearing. The requested hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official 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 is first observed by the Village.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer David Urrutia at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this February 19, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
238 Alemeda Drive, Lake Worth Beach, FL 33461-1622

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 26-12

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SCHUCKER ERNEST M
117 LAKE ARBOR DR
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434417550021170

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe, and does believe that on January 22, 2026, the real property located at _117 LAKE ARBOR DRIVE___ and owned by SCHUCKER ERNEST M_ ("Respondent") violates the following code sections of the Village of Palm Springs Code of Ordinances.

. SECTION- 10-7 PROPERTY MAINTENANCE GENERALLY- FENCE IN NEED OF REPAIRS.
SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

The above violation(s) must be corrected on or before [_FEBUARY 18TH, 2026___], failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [_FEBRUARY 19TH, 2026__] at 10:00 a.m. IF THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case in your absence.

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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

Henry Stout #232

January 22, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner

Case No. 2026-12

SCHUCKER ERNEST M
117 LAKE ARBOR DRIVE
Palm Springs, FL 33461
Respondent(s)

PCN: 70-43-44-17-55-002-1170

AFFIDAVIT OF SERVICE

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

On the **22nd Day of JANUARY 2026 at 4:30 PM**, I served the attached Notice of Hearing on the within-named Respondent(s), **117 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: _____
Code Enforcement Officer

Date: Jan 22nd, 26

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 22 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.

_____
NOTARY PUBLIC, State of Florida

(SEAL)

Notary Public State of Florida
Joandry Medero Velez
My Commission HH 747497
Expires 12/8/2029


120




PALM SPRINGS
NOTICE OF VIOLATION AND NOTICE OF HEARING
SECTION 16-7 PROPERTY MAINTENANCE GENERALLY- FENCE IN NEED OF REPAIRS
SECTION 16-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

PALM SPRINGS POLICE DEPARTMENT

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

January 22ND , 2026
SCHUCKER ERNEST M
117 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 **117 LAKE ARBOR DRIVE, PALM SPRINGS, FL 33461**

PCN: 70-43-44-17-55-002-1170

HEARING CASE 2026-12

SECTION- 10-7 PROPERTY MAINTENANCE GENERALLY- FENCE IN NEED OF REPAIRS.
SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

The options available include coming into voluntary compliance on or before **FEBRUARY 18TH, 2026, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, FEBRUARY 19TH, 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
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338 BUNKER RANCH RD
WEST PALM BEACH, FL 33405 3634

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CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461
CEO OFFICER HENRY STOUT
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SCHUCKER ERNEST M
338 BUNKER RANCH RD
WEST PALM BEACH, FL 33405 3634

9489 0178 9820 3046 8366 76

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

(a) *Scope.* The provisions of this article shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property. The village hereby adopts the 2018 edition of the International Property Maintenance Code (IPMC) published by the International Code Council and incorporates the same by reference as if fully set forth herein, which shall be administered by a code enforcement inspector or officer or other person designated by the village manager.

(b) *Local amendments.* The 2018 edition of the IPMC is hereby amended as follows:

(1) Wherever the terms "International Building Code" or "International Existing Building Code" appear in this code, the term "Florida Building Code" shall be substituted for such terms.

(2) Wherever the term "International Fire Code" appear in this code, the term "National Fire Protection Act" or "NFPA" shall be substituted for such term.

(3) Section 101.1 Title is amended to insert "Village of Palm Springs".

(4) Section 102.7 Referenced Codes and Standards is amended to read as follows:

The codes and standards referenced in this code shall be the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34. Where there are differences between provisions of this code, the Florida Building Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34, the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code, and any other code or standard contained in Articles II of Chapter 10 and in Chapter 34 shall prevail.

(5) Section 103.5 Fees is deleted.

(6) Section 112.4 Failure to Comply is amended to insert the amounts of "$100" and "$5,000", respectively.

(7) Section 302.4 Weeds is amended to insert the height of "twelve (12) inches".

(8) Section 304.14 Insect Screens is amended to delete the words "during the period from [date] to [date]".

(9) Section 602.3 Heat Supply is amended to insert the dates of "November 1st to March 31st".

(10) Section 602.4 Occupiable Workspaces is amended to insert the dates of "November 1 st to March 31 st ".

(c)

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

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

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

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

CASE PRESENTATION
CASE No. CASE 2026-12

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. 2026.12**. It concerns the property at **117 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 **SCHUCKER ERNEST M**.

5. Under observation, there are Violations of local ordinances
SECTION- 10-7 PROPERTY MAINTENANCE GENERALLY- FENCE IN NEED OF REPAIRS.
SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

6. 12/10-TRIED MAKING CONTACT WITH HOMEOWNER AT THE PHONE NUMBER PROVIDED BY UTILITIES DEPT. 561-3291686. Left a voicemail. WILL ISSUE CCV
7. 12/22-NO PROGRESS
8. 12/29- NO PROGRESS
9. 1/4/26-no progress
10. 1/6- NO PROGRESS MAY GO TO MAGISTRATE FEB 2026
11. 1/8-BT26-0013 Approved Business Tax 117 LAKE ARBOR Dr, Palm Springs, FL 33461jmederovelez Rental Property 01/07/2026
12. 1/8- we need him to change the fence- will go by today and re-inspect.
13. 1/14-we need him to change the fence- will go by today and re-inspect. INSECTED FENCE IS STILL IN REALLY BAD SHAPE
14. 1/18- NO PROGRESS ON FENCE PERMIT.
15. 1/22- NOV POSTED
16. 2/2-NO PROGRESS
17. On **JANUARY 22ND, 2026**, a Notice of Violation/ Notice of Hearing **2026-12** 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.

18. 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 FEB 27TH, 2026.

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



Case Administrative / Court Costs

FEBRURARY 19TH, 2026- 117 LAKE ARBOR DRIVE		Case No. 2026-12		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case No. 2026-12			265.77


117



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



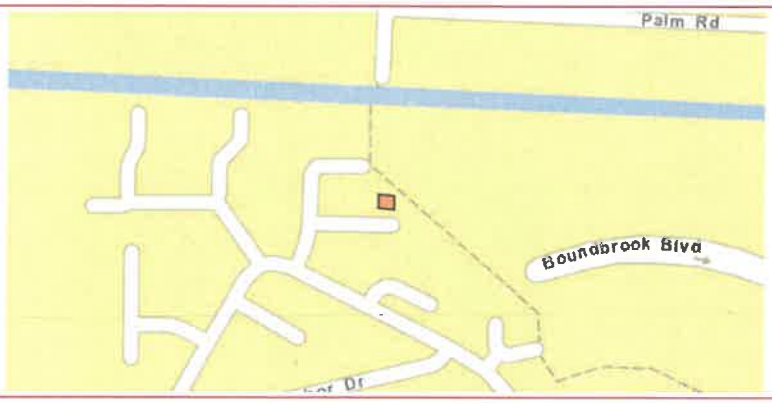
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US POSTAGE

SCHUCKER ERNEST M
338 BUNKER RANCH RD
WEST PALM BEACH FL, 33405 3634

Property Detail

Parcel Control Number:	70-43-44-17-55-002-1170	Location Address:	117 LAKE ARBOR DR		
Owners:	SCHUCKER ERNEST M	Municipality:	PALM SPRINGS		
Mailing Address:	338 BUNKER RANCH RD, , WEST PALM BEACH FL 33405 3634				
Last Sale:	04/10/2018	Book/Page#:	29785 / 01178	Price:	$0
Property Use Code:	0110 - TOWNHOUSE	Zoning:	RM - RESIDENTIAL MULTI-FAMILY		
Legal Description:	LAKEWOOD FIRST ADDITION OF PALM SPRINGS TH PT OF TR B IN OR2723P1059 BEING UNIT 117 OF LAKEWOOD TOWNHOUSE PROJECT	Total SF:	1274	Acres	.03



2025 Values

Improvement Value	$240,514
Land Value	$0
Total Market Value	$240,514
Assessed Value	$202,595
Exemption Amount	$0
Taxable Value	$202,595

All values are as of January 1st each year.

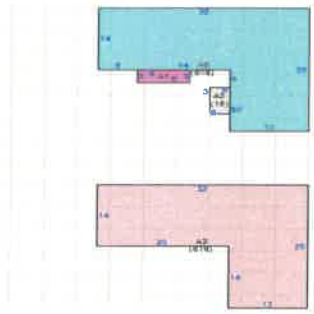
2025 Taxes

Ad Valorem	$4,172
Non Ad Valorem	$351
Total Tax	$4,522

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	616
FUS Finished Upper Story	616
FOP Finished Open Porch	18
FOP Finished Open Porch	24
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

Owner : SCHUCKER ERNEST M PCN: 70434417550021170 1 of 1

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-17-55-002-1170
Mailing Address:
338 BUNKER RANCH RD
West Palm Beach, FI 33405-3634
Owner of Record:
SCHUCKER ERNEST M

Property Type:
Real Property
Property Address:
117 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 OR2723P1059 BEING UNIT 117 OF LAKEWOOD TOWNHOUSE PROJECT

Last updated: 2/08/2026 09:05:21 AM

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

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

Tax Bills

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

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/26	⊟ $4,341.32		11/20/25	-$4,341.32	Paid
	Net Tax:	$4,522.21			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$180.89			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	⊟ $4,106.28		11/26/24	-$4,106.28	Paid
	Net Tax:	$4,277.37			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$171.09			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	⊟ $3,866.68		11/28/23	-$3,866.68	Paid
	Net Tax:	$4,027.79			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$161.11			

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-12

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SCHUCKER ERNEST M
Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
Section 10-7: Property maintenance generally; fence in need of repair.
Section 14-32: No residential rental permit on file.

Property Address:	117 Lake Arbor Drive, Palm Springs, FL 33461
Legal Description:	LAKEWOOD FIRST ADDITION OF PALM SPRINGS TH PT OF TR B IN OR2723P1059 BEING UNIT 117 OF LAKEWOOD TOWNHOUSE PROJECT
PCN:	70-43-44-17-55-002-1170

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, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **February 19, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above referenced Property.

2. The Respondent was _____ / was not ____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

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

4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

☐ Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 10-7: Property maintenance generally; fence in need of repair.**
- ☐ **Section 14-32: No residential rental permit on file.**

☐ Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 10-7: Property maintenance generally; fence in need of repair.**
- ☐ **Section 14-32: No residential rental permit on file.**

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **March 01, 2026.**

- ☐ Administrative Cost 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 **March 01, 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 **March 01, 2026**.

- ☐ Administrative Cost of **$265.77**
- ☐ Citation fine of **$ N/A**
- ☐ Re-inspection fee of **$ N/A**

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

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

timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official 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 is first observed by the Village.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Henry Stout at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this February 19, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
338 Bunker Ranch Road, West Palm Beach, FL, 33405-3634

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 26-17

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
RB CONTENDERS HOLDINGS LLC
66 LAKE ARBOR DR
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434417550020660

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 03, 2026, the real property located at _66 LAKE ARBOR DRIVE___ and owned by _RB CONTENDERS HOLDINGS LLC__ ("Respondent") violates the following code sections of the Village of Palm Springs Code of Ordinances.

SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE

The above violation(s) must be corrected on or before _FEBURARY 18TH 2026__; failing this, the matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, on FEBURARY 19TH, 2026__ at 10:00 a.m. IF THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case 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 **$250.00** per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for every

day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.**

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 and 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 in order 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

Henry Stout #232

February 03, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2026-17**

RB CONTENDERS HOLDINGS LLC
66 LAKE ARBOR DRIVE **PCN: 70-43-44-17-55-002-0660**
Palm Springs, FL 33461
Respondent(s)

AFFIDAVIT OF SERVICE

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

On the **3RD Day of FEBRUARY 2026 at 4:30 PM**, I served the attached Notice of Hearing on the within-named Respondent(s), **66 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.

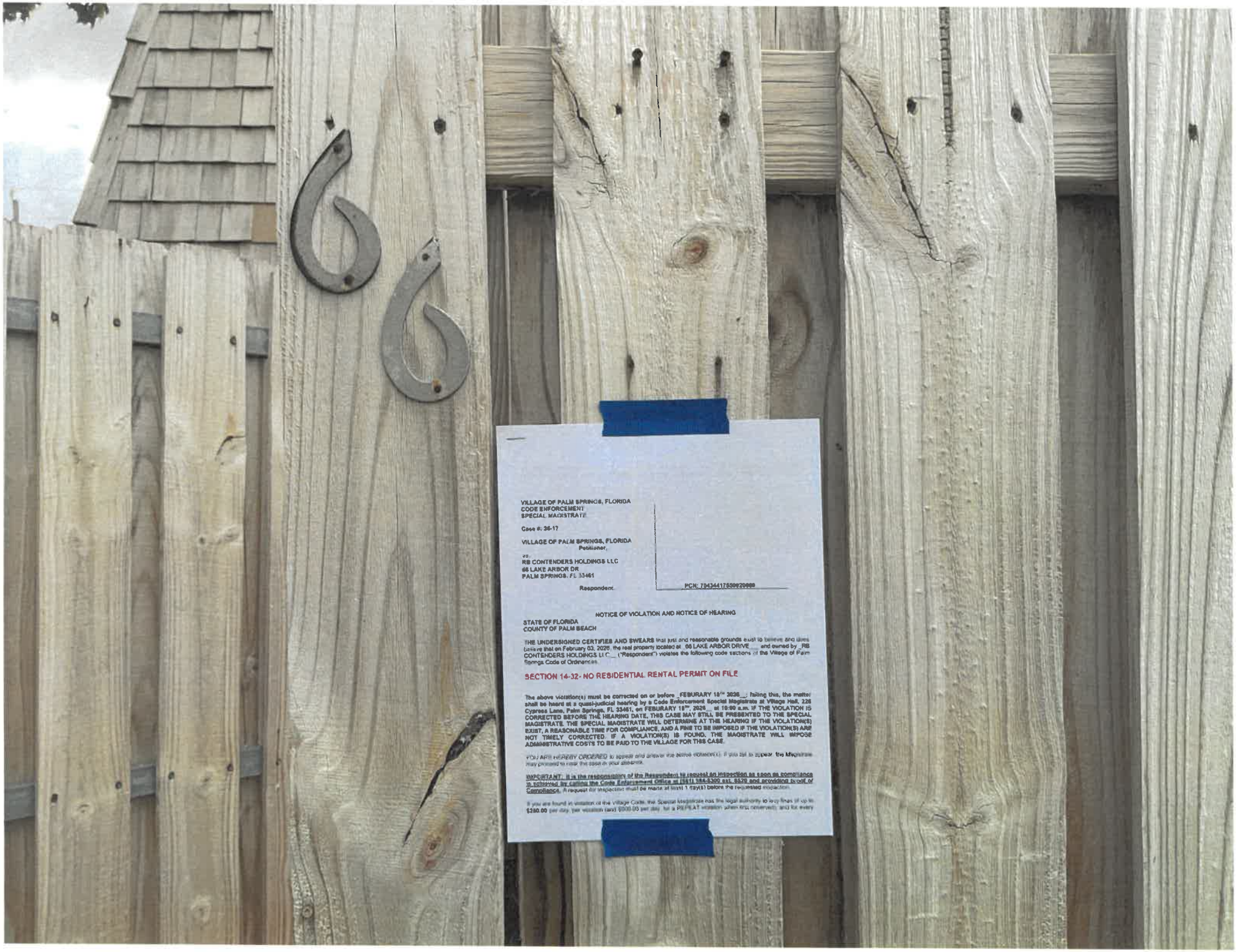
By: _____ Date: Feb 3rd, 2026
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 3 day of February, 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) NOTARY PUBLIC, State of Florida

Notary Public State of Florida
Joandry Medero Velez
My Commission HH 747497
Expires 12/8/2029



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 36-17

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
RB CONTENDERS HOLDINGS LLC
66 LAKE ARBOR DR
PALM SPRINGS, FL 33461

Respondent.

PCN: 79434417509020000

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 03, 2026, the real property located at 66 LAKE ARBOR DRIVE and owned by RB CONTENDERS HOLDINGS LLC ("Respondent") violates the following code sections of the Village of Palm Springs Code of Ordinances.

SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE

The above violation(s) must be corrected on or before FEBURARY 18TH 2026; failing this, the matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, on FEBURARY 18TH, 2026 at 10:00 a.m. IF THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case 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) 344-2300 ext. 5529 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 $250.00 per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for every

PALM SPRINGS POLICE DEPARTMENT

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

FEBRURARY 3RD 2026
RB CONTENDERS HOLDINGS LLC
66 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 **66 LAKE ARBOR DRIVE, PALM SPRINGS, FL 33461**

PCN: 70-43-44-17-55-002-0660

HEARING CASE 2026-17

SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE

The options available include coming into voluntary compliance on or before **FEBRUARY 18TH, 2026, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, FEBRUARY 19TH, 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

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

RB CONTENDERS HOLDINGS LLC
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BOCA RATON, FL 33434 3405

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CODE ENFORCEMENT
230 CYPRESS LANE
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CEO OFFICER HENRY STOUT

RB CONTENDERS HOLDINGS LLC
3465 NW 25TH TER
BOCA RATON, FL 33434 3405

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

(a) *Establishment of permit fee.* There is hereby established a regulatory fee of $50.00 per year for the issuance of a business permit, payable in advance, for all persons or entities, engaged in a business, occupation, or profession within the village, unless exempted from same by the terms of this article, or as otherwise provided by law. Such fee shall be due and payable on or before October 1 of each year, and the fee shall be prorated to $25.00 for those persons making an initial application on or after April 1 of the year in which first made.

(b) *Permit application.* The business permit provided herein shall be issued upon the payment of the application fee and approval of the application by the village. The applicant must complete an application form provided by the village, which shall require at a minimum, the provision of valid information concerning the nature of the business to be operated, the business experience, qualifications, and competence of the employees and the individuals operating the business, number of employees of the business, the licenses, certifications and registrations held by the business operators, insurance coverage(s) maintained by the business, the criminal history of the business operators and employees, and the applicant's agreement not to engage in criminal activity. The applicant shall furnish the village with a copy of all occupational licenses held by the business with the completed application form.

(c) *Multiple permits required for residential rental units.* Persons and/or entities engaged in the rental of dwellings for residential use, specifically including mobile homes and trailers, shall be required to obtain a separate business permit for each and every dwelling rented, regardless of whether the dwelling is for single or multi-family occupancy, or is located on the same or adjacent lot or parcel of real property. For purposes of this section, a business permit shall not be required for the rental of dwelling units in a motel, hotel, boardinghouse, or a commercial apartment complex, for which an occupational license is required by this code.

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

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

CASE PRESENTATION
CASE No. CASE 2026-17

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. 2026.17**. It concerns the property at **66 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 **RB CONTENDERS HOLDINGS LLC**
5. Under observation, there are Violations of local ordinances **SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.**

6. 1/6- OPEN CASE- DUE DATE JAN 28TH
7. 1/6- CCV SENT
8. 1/11-NO PROGRESS
9. 1/14-NO PROGRESS
10. 1/18- NO PROGRESS
11. 1/26-NO PROGRESS
12. 2/2-NO PROGRESS
13. 2/3- NOV ISSUED CASE 2026-17On **FEBRUARY 3RD, 2026,** a Notice of Violation/ Notice of Hearing **2026-17** 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.

14. 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 FEB 27TH, 2026.

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



Case Administrative / Court Costs

FEBRURARY 19TH, 2026- 66 LAKE ARBOR DRIVE		Case No. 2026-17		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 2026-17				265.77



PALM SPRINGS POLICE DEPARTMENT

January 06, 2020

RE CONTESHUS HOLDINGS LLC
66 LAKE ARBOR DR
PALM SPRINGS, FL 33461

Dear Property Owner

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 66 LAKE ARBOR Dr, Palm Springs, FL 33461.
PCN: 00424413500000660

This property violates local ordinances.

SECTION 14-33. NO RESIDENTIAL RENTAL PERMIT ON FILE

Compliance Date: JANUARY 28TH, 2020

Failure to comply can result in a Citation Fine, Court Costs, and a possible Lien on the property. Please call Code Enforcement at (561) 384-6309 ext. 6523 or the Code Officer listed below if you have any concerns or questions.

Respectfully,

Henry Sosa
Palm Springs Police Department
Code Enforcement Officer

hsosa@pbso.org

Professionalism — Respect — Integrity — Duty — Excellence



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

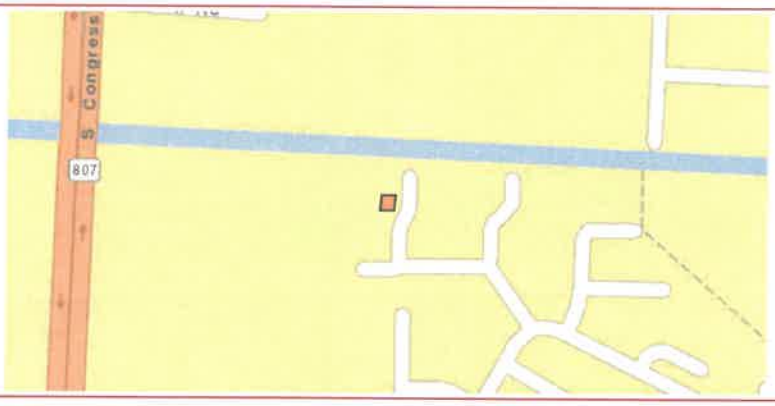


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RB CONTENDERS HOLDINGS LLC
3465 NW 25TH TER
BOCA RATON, FL 33434 3405

Property Detail

Parcel Control Number:	70-43-44-17-55-002-0660	Location Address:	66 LAKE ARBOR DR		
Owners:	RB CONTENDERS HOLDINGS LLC	Municipality:	PALM SPRINGS		
Mailing Address:	3465 NW 25TH TER, , BOCA RATON FL 33434 3405				
Last Sale:	06/30/2022	Book/Page#:	33716 / 01073	Price:	$240,000
Property Use Code:	0110 - TOWNHOUSE	Zoning:	RM - RESIDENTIAL MULTI-FAMILY		
Legal Description:	LAKEWOOD FIRST ADDITION OF PALM SPRINGS TH PT OF TR B IN OR3018P1329 BEING UNIT 66 OF LAKEWOOD TOWNHOUSE PROJECT	Total SF:	1274	Acres	.03



2025 Values

Improvement Value	$240,514
Land Value	$0
Total Market Value	$240,514
Assessed Value	$240,514
Exemption Amount	$0
Taxable Value	$240,514

All values are as of January 1st each year.

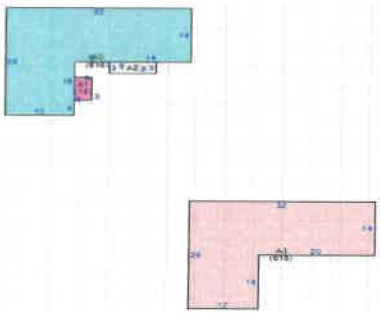
2025 Taxes

Ad Valorem	$4,668
Non Ad Valorem	$351
Total Tax	$5,018

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



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

Owner : RB CONTENDERS HOLDINGS LLC PCN: 70434417550020660 1 of 1

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-17-55-002-0660
Mailing Address:
3465 NW 25TH TER
Boca Raton, Fl 33434-3405
Owner of Record:
RB CONTENDERS HOLDINGS LLC

Property Type:
Real Property
Property Address:
66 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 OR3018P1329 BEING UNIT 66 OF LAKEWOOD TOWNHOUSE PROJECT

Last updated: 2/08/2026 09:59:42 AM

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

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

Tax Bills

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

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/26	⊟ $4,817.73		11/28/25	-$4,817.73	Paid
	Net Tax:	$5,018.46			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$200.73			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	⊟ $4,814.99		11/30/24	-$4,814.99	Paid
	Net Tax:	$5,015.62			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$200.63			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	⊟ $4,661.45		11/27/23	-$4,661.45	Paid
	Net Tax:	$4,855.67			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$194.22			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/23	⊟ **$3,447.29**		11/29/22	-$3,447.29	Paid
	Net Tax:	$3,590.93			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$143.64			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/22	⊟ **$3,011.11**		11/30/21	-$3,011.11	Paid
	Net Tax:	$3,136.58			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$125.47			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/21	⊟ **$2,934.42**		11/28/20	-$2,934.42	Paid
	Net Tax:	$3,056.68			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$122.26			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/15/20	⊟ **$3,020.30**		5/28/20	-$3,020.30	Paid
	Net Tax:	$2,924.56			
	Interest:	$87.74			
	Penalty:	$0.00			
	Fees:	$8.00			
	Discount:	$0.00			

Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-17

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
RB CONTENDERS HOLDINGS LLC
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.

Property Address:	66 Lake Arbor Drive, Palm Springs, FL 33461
Legal Description:	LAKEWOOD FIRST ADDITION OF PALM SPRINGS TH PT OF TR B IN OR3018P1329 BEING UNIT 66 OF LAKEWOOD TOWNHOUSE PROJECT
PCN:	70-43-44-17-55-002-0660

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, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **February 19, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above referenced Property.

2. The Respondent was _____ / was not ____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

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

4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

☐ Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
☐ **Section 14-32: No residential rental permit on file.**

☐ Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
☐ **Section 14-32: No residential rental permit on file.**

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **February 27, 2026.**

☐ Administrative Cost 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 **February 27, 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 27, 2026**.

☐ Administrative Cost of **$265.77**
☐ Citation fine of **$ N/A**
☐ Re-inspection fee of **$ N/A**

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Henry Stout at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this February 19, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
3465 NW 25TH TER, BOCA RATON FL 33434 3405

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 26-18

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
142 REALTY LLC
68 LAKE ARBOR DR
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434417550020680

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 03, 2026, the real property located at __68 LAKE ARBOR DRIVE___ and owned by __142 REALTY, LLC__ ("Respondent") violates the following code sections of the Village of Palm Springs Code of Ordinances.

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

The above violation(s) must be corrected on or before _FEBRURARY 18TH, 2026_, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on _FEBRURARY 19TH, 2026____ at 10:00 a.m. IF THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case 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 **$250.00** per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.**

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 and 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 in order 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

Henry Stout #232

February 03, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner

Case No. 2026-18

142 REALTY LLC
68 LAKE ARBOR DRIVE
Palm Springs, FL 33461
Respondent(s)

PCN: 70-43-44-17-55-002-0680

AFFIDAVIT OF SERVICE

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

On the **3RD Day of FEBRUARY 2026 at 4:30 PM**, I served the attached Notice of Hearing on the within-named Respondent(s), **68 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: _____
Code Enforcement Officer

Date: Feb 3rd, 26

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 3 day of February, 2026 by Henry Stout, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

_____
NOTARY PUBLIC, State of Florida

(SEAL)

Notary Public State of Florida
Joandry Medero Velez
My Commission HH 747497
Expires 12/8/2029



PALM SPRINGS POLICE DEPARTMENT

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

FEBRURARY 3RD 2026
142 REALTY LLC
68 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 **68 LAKE ARBOR DRIVE, PALM SPRINGS, FL 33461**

PCN: 70-43-44-17-55-002-0680

HEARING CASE 2026-18

SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE

The options available include coming into voluntary compliance on or before **FEBRUARY 18TH, 2026, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, FEBRUARY 19TH, 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

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

(a) *Establishment of permit fee.* There is hereby established a regulatory fee of $50.00 per year for the issuance of a business permit, payable in advance, for all persons or entities, engaged in a business, occupation, or profession within the village, unless exempted from same by the terms of this article, or as otherwise provided by law. Such fee shall be due and payable on or before October 1 of each year, and the fee shall be prorated to $25.00 for those persons making an initial application on or after April 1 of the year in which first made.

(b) *Permit application.* The business permit provided herein shall be issued upon the payment of the application fee and approval of the application by the village. The applicant must complete an application form provided by the village, which shall require at a minimum, the provision of valid information concerning the nature of the business to be operated, the business experience, qualifications, and competence of the employees and the individuals operating the business, number of employees of the business, the licenses, certifications and registrations held by the business operators, insurance coverage(s) maintained by the business, the criminal history of the business operators and employees, and the applicant's agreement not to engage in criminal activity. The applicant shall furnish the village with a copy of all occupational licenses held by the business with the completed application form.

(c) *Multiple permits required for residential rental units.* Persons and/or entities engaged in the rental of dwellings for residential use, specifically including mobile homes and trailers, shall be required to obtain a separate business permit for each and every dwelling rented, regardless of whether the dwelling is for single or multi-family occupancy, or is located on the same or adjacent lot or parcel of real property. For purposes of this section, a business permit shall not be required for the rental of dwelling units in a motel, hotel, boardinghouse, or a commercial apartment complex, for which an occupational license is required by this code.

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

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

CASE PRESENTATION
CASE No. CASE 2026-18

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. 2026.18**. It concerns the property at **68 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 **142 REALTY LLC** Under observation, there are Violations of local ordinances **SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.**

5. 1/6- CASE OPEN-DUE DATE JAN 28TH
6. 1/6-CCV SENT
7. 1/11- NO PROGRESS
8. 1/14- NO PROGRESS
9. 1/18- NO PROGRESS
10. 1/26-NO PROGRESS
11. 2/2-NO PROGRESS
12. 2/3- NOV ISSUED- CASE 2026-18

13. On **FEBRUARY 3RD, 2026,** a Notice of Violation/ Notice of Hearing **2026-18** 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.

14. 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 FEB 27TH, 2026.

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



Case Administrative / Court Costs

FEBRURARY 19TH, 2026- 68 LAKE ARBOR DRIVE		Case No. 2026-18		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 2026-18				265.77


PALM SPRINGS POLICE DEPARTMENT





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

142 REALTY LLC
14260 SW 142ND AVE # 105
MIAMI, FL 33186 6748

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-17-55-002-0680
Mailing Address:
14260 SW 142ND AVE # 105
Miami, FI 33186-6748
Owner of Record:
142 REALTY LLC

Property Type:
Real Property
Property Address:
68 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 OR2891P128 BEING UNIT 68 OF LAKEWOOD TOWNHOUSE PROJECT

Last updated: 2/08/2026 11:11:29 AM

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

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

Tax Bills

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

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/26	**$4,918.09**		1/31/26	-$4,918.09	Paid
	Net Tax:	$5,018.46			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$100.37			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	**$4,865.15**		12/27/24	-$4,865.15	Paid
	Net Tax:	$5,015.62			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$150.47			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	**$4,758.57**		1/8/24	-$4,758.57	Paid
	Net Tax:	$4,855.67			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$97.10			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/23	⊟ $3,447.29		11/30/22	-$3,447.29	Paid
	Net Tax:	$3,590.93			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$143.64			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/22	⊟ $3,011.11		11/17/21	-$3,011.11	Paid
	Net Tax:	$3,136.58			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$125.47			

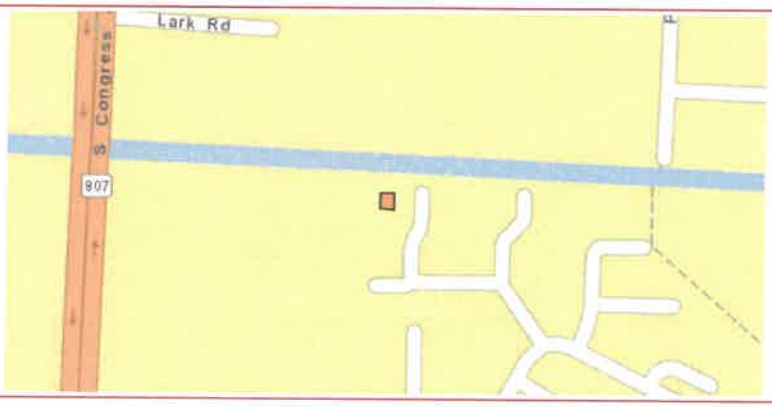
Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/21	⊟ $2,934.42		11/18/20	-$2,934.42	Paid
	Net Tax:	$3,056.68			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$122.26			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/20	⊟ $2,825.83		11/21/19	-$2,825.83	Paid
	Net Tax:	$2,943.58			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$117.75			

Payment Info - Select to Expand Payment History for PIN

Property Detail

Parcel Control Number:	70-43-44-17-55-002-0680	Location Address:	68 LAKE ARBOR DR		
Owners:	142 REALTY LLC	Municipality:	PALM SPRINGS		
Mailing Address:	14260 SW 142ND AVE # 105, , MIAMI FL 33186 6748				
Last Sale:	10/24/2022	Book/Page#:	33983 / 01575	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 OR2891P128 BEING UNIT 68 OF LAKEWOOD TOWNHOUSE PROJECT	Total SF:	1274	Acres	.03



2025 Values

Improvement Value	$240,514
Land Value	$0
Total Market Value	$240,514
Assessed Value	$240,514
Exemption Amount	$0
Taxable Value	$240,514

All values are as of January 1st each year.

2025 Taxes

Ad Valorem	$4,668
Non Ad Valorem	$351
Total Tax	$5,018

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



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

Owner : 142 REALTY LLC PCN: 70434417550020680 1 of 1

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-18

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
142 REALTY LLC
Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
Section 14-32: Residential rental permit expired on 09/30/2025; no valid permit on file.

Property Address:	68 Lake Arbor Drive, Palm Springs, FL 33461
Legal Description:	LAKEWOOD FIRST ADDITION OF PALM SPRINGS TH PT OF TR B IN OR2891P128 BEING UNIT 68 OF LAKEWOOD TOWNHOUSE PROJECT
PCN:	70-43-44-17-55-002-0680

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, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **February 19, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above referenced Property.

2. The Respondent was _____ / was not ____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

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

4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

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

☐ **Section 14-32: Residential rental permit expired on 09/30/2025; no valid permit on file.**

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

☐ **Section 14-32: Residential rental permit expired on 09/30/2025; no valid permit on file.**

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **February 27, 2026.**

☐ Administrative Cost 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 **February 27, 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 27, 2026**.

☐ Administrative Cost of **$265.77**
☐ Citation fine of **$ N/A**
☐ Re-inspection fee of **$ N/A**

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Henry Stout at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this February 19, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
14260 SW 142ND AVE # 105
MIAMI FL 33186-6748

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 26-19

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
RB CONTENDERS HOLDINGS LLC
81 LAKE ARBOR DR
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434417550020810

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 03, 2026, the real property located at __81 LAKE ARBOR DRIVE_____ and owned by _RB CONTENDERS HOLDINGS, LLC___ ("Respondent") violates the following code sections of the Village of Palm Springs Code of Ordinances.

SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE

This above violation(s) must be corrected on or before _FEBRURARY 18TH, 2026___, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on __FEBRURARY 19TH, 2026_____ at 10:00 a.m. IF THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case 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 **$250.00** per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for every

day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.**

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 and 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 in order 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

Henry Stout #232

February 03, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2026-19**

RB CONTENDERS HOLDINGS LLC
81 LAKE ARBOR DRIVE **PCN: 70-43-44-17-55-002-0810**
Palm Springs, FL 33461
Respondent(s)

AFFIDAVIT OF SERVICE

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

On the **3RD Day of FEBRUARY 2026 at 4:30 PM**, I served the attached Notice of Hearing on the within-named Respondent(s), **81 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: _____ Date: Feb 3rd, 26
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 3 day of February, 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)

Notary Public State of Florida
Joandry Medero Velez
My Commission HH 747497
Expires 12/8/2029

_____
NOTARY PUBLIC, State of Florida


81
VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE
Case #: 20-19
VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner
vs
RB CONTENDERS HOLDINGS LLC
81 LAKE ARBOR DR
PALM SPRINGS, FL 33461
Respondent
PCN: 70434417550020010
NOTICE OF VIOLATION AND NOTICE OF HEARING
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 03, 2020, the real property located at 81 LAKE ARBOR DRIVE and owned by RB CONTENDERS HOLDINGS, LLC (Respondent) violates the following code sections of the Village of Palm Springs Code of Ordinances:
SECTION 14.32 NO RESIDENTIAL RENTAL PERMIT ON FILE
The above violation(s) must be corrected on or before FEBRUARY 18TH, 2020 failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on FEBRUARY 18TH, 2020 at 10:00 a.m. IF THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATIONS ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.
YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case 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) 864-8100 ext. 8539 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 former Magistrate has the legal authority to levy fines of up to $250.00 per day per violation (and $500.00 per day, for a REPEAT violation when first observed), and for every

PALM SPRINGS POLICE DEPARTMENT

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

FEBRURARY 3RD 2026
RB CONTENDERS HOLDINGS LLC
81 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 **81 LAKE ARBOR DRIVE, PALM SPRINGS, FL 33461**

PCN: 70-43-44-17-55-002-0810

HEARING CASE 2026-19

SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE

The options available include coming into voluntary compliance on or before **FEBRUARY 18TH, 2026, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, FEBRUARY 19TH, 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

UNITED STATES POSTAL SERVICE® CERTIFIED MAIL®

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Label 800-ODT, March 2023

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FIRST-CLASS MAIL
IMI
$008.86
02/03/2026 ZIP 33480
043M31255277

US POSTAGE

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

RB CONTENDERS HOLDINGS LLC
3465 NW 25TH TER
BOCA RATON, FL 33434 3405

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02/03/2026 ZIP 33480
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US POSTAGE

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CODE ENFORCEMENT
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PALM SPRINGS, FL 33461
CEO OFFICER HENRY STOUT
Cover

RB CONTENDERS HOLDINGS LLC
3465 NW 25TH TER
BOCA RATON, FL 33434 3405

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

(a) *Establishment of permit fee.* There is hereby established a regulatory fee of $50.00 per year for the issuance of a business permit, payable in advance, for all persons or entities, engaged in a business, occupation, or profession within the village, unless exempted from same by the terms of this article, or as otherwise provided by law. Such fee shall be due and payable on or before October 1 of each year, and the fee shall be prorated to $25.00 for those persons making an initial application on or after April 1 of the year in which first made.

(b) *Permit application.* The business permit provided herein shall be issued upon the payment of the application fee and approval of the application by the village. The applicant must complete an application form provided by the village, which shall require at a minimum, the provision of valid information concerning the nature of the business to be operated, the business experience, qualifications, and competence of the employees and the individuals operating the business, number of employees of the business, the licenses, certifications and registrations held by the business operators, insurance coverage(s) maintained by the business, the criminal history of the business operators and employees, and the applicant's agreement not to engage in criminal activity. The applicant shall furnish the village with a copy of all occupational licenses held by the business with the completed application form.

(c) *Multiple permits required for residential rental units.* Persons and/or entities engaged in the rental of dwellings for residential use, specifically including mobile homes and trailers, shall be required to obtain a separate business permit for each and every dwelling rented, regardless of whether the dwelling is for single or multi-family occupancy, or is located on the same or adjacent lot or parcel of real property. For purposes of this section, a business permit shall not be required for the rental of dwelling units in a motel, hotel, boardinghouse, or a commercial apartment complex, for which an occupational license is required by this code.

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

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

CASE PRESENTATION
CASE No. CASE 2026-19

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. 2026.19**. It concerns the property at **81 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 **RB CONTENDERS HOLDINGS LLC**
5. Under observation, there are Violations of local ordinances
   SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

6. 1/6- CASE OPEN- DUE DATE JAN 28TH
7. 1/6- CCV SENT
8. 1/11-NO PROGRESS
9. 1/14- NO PROGRESS
10. 1/18-NO PROGRESS
11. 1/26- NO PROGRESS
12. 2/2-NO PROGRESS
13. 2/3- NOV ISSUED- CASE 2026-19
14. On **FEBRUARY 3RD, 2026,** a Notice of Violation/ Notice of Hearing **2026-19** 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.

15. 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 FEB 27TH, 2026.

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



Case Administrative / Court Costs

FEBRURARY 19TH, 2026- 81 LAKE ARBOR DRIVE		Case No. 2026-19		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 2026-19				265.77



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



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FIRST-CLASS MAIL
IMI
$000.74 0
01/06/2026 ZIP 33480
043M31255277

US POSTAGE

RB CONTENDERS HOLDINGS LLC
3465 NW 25TH TER
BOCA RATON, FL 33434 3405

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-17-55-002-0810
Mailing Address:
3465 NW 25TH TER
Boca Raton, Fl 33434-3405
Owner of Record:
RB CONTENDERS HOLDINGS LLC

Property Type:
Real Property
Property Address:
81 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 OR2932P816 BEING UNIT 81 OF LAKEWOOD TOWNHOUSE PROJECT

Last updated: 2/08/2026 11:57:05 AM

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

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

Tax Bills

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

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/26	⊟ $4,817.73		11/28/25	-$4,817.73	Paid
	Net Tax:	$5,018.46			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$200.73			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	⊟ $3,854.82		11/30/24	-$3,854.82	Paid
	Net Tax:	$4,015.44			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$160.62			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	⊟ $3,675.64		12/21/23	-$3,675.64	Paid
	Net Tax:	$3,789.32			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$113.68			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/23	⊟ **$3,233.25**		11/30/22	-$3,233.25	Paid
	Net Tax:	$3,367.98			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$134.73			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/22	⊟ **$2,813.62**		11/17/21	-$2,813.62	Paid
	Net Tax:	$2,930.85			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$117.23			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/21	⊟ **$2,654.19**		11/18/20	-$2,654.19	Paid
	Net Tax:	$2,764.78			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$110.59			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/20	⊟ **$2,501.36**		11/21/19	-$2,501.36	Paid
	Net Tax:	$2,605.59			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$104.23			

Payment Info - Select to Expand Payment History for PIN

Property Detail

Parcel Control Number:	70-43-44-17-55-002-0810	Location Address:	81 LAKE ARBOR DR		
Owners:	RB CONTENDERS HOLDINGS LLC	Municipality:	PALM SPRINGS		
Mailing Address:	3465 NW 25TH TER, , BOCA RATON FL 33434 3405				
Last Sale:	11/12/2024	Book/Page#:	35437 / 01191	Price:	$250,000
Property Use Code:	0110 - TOWNHOUSE	Zoning:	RM - RESIDENTIAL MULTI-FAMILY		
Legal Description:	LAKEWOOD FIRST ADDITION OF PALM SPRINGS TH PT OF TR B IN OR2932P816 BEING UNIT 81 OF LAKEWOOD TOWNHOUSE PROJECT	Total SF:	1274	Acres	.03

2025 Values

Improvement Value	$240,514
Land Value	$0
Total Market Value	$240,514
Assessed Value	$240,514
Exemption Amount	$0
Taxable Value	$240,514

All values are as of January 1st each year.

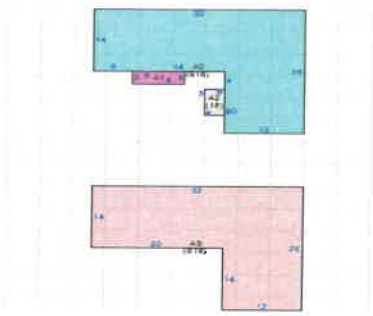
2025 Taxes

Ad Valorem	$4,668
Non Ad Valorem	$351
Total Tax	$5,018

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description		Area Sq. Footage
BAS Base Area	616	
FUS Finished Upper Story	616	
FOP Finished Open Porch	18	
FOP Finished Open Porch	24	
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

Owner : RB CONTENDERS HOLDINGS LLC PCN: 70434417550020810 1 of 1

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-18

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
RB CONTENDERS HOLDINGS LLC
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.

Property Address:	81 Lake Arbor Dr, Palm Springs, FL 33461
Legal Description:	LAKEWOOD FIRST ADDITION OF PALM SPRINGS TH PT OF TR B IN OR2932P816 BEING UNIT 81 OF LAKEWOOD TOWNHOUSE PROJECT
PCN:	70-43-44-17-55-002-0810

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, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **February 19, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above referenced Property.

2. The Respondent was _____ / was not ____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

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

4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

☐ Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
☐ **Section 14-32: No residential rental permit on file.**

☐ Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
☐ **Section 14-32: No residential rental permit on file.**

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **February 27, 2026.**

☐ Administrative Cost 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 **February 27, 2026**. If Respondent fails to comply within the time given, a fine of **$100 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 27, 2026**.

☐ Administrative Cost of **$265.77**
☐ Citation fine of **$ N/A**
☐ Re-inspection fee of **$ N/A**

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Henry Stout at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this February 19, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
3465 NW 25TH TER
BOCA RATON FL 33434-3405

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 26-23

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
COOPER KATHLEEN A TRUST
445 SANTA ANNA DR
PALM SPRINGS, FL 33461
Respondent.

PCN: 70434418080300270

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 08, 2026, the real property located at __445 SANTA ANNA DR_____ and owned by _COOPER KATHLEEN A TRUST___ ("Respondent") violates the following code sections of the Village of Palm Springs Code of Ordinances.

.

The above violation(s) must be corrected on or before _FEBRUARY 18, 2026 ___, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on _ FEBRUARY 19TH, 2026____ at 10:00 a.m. IF THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case 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 **$250.00** per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.**

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 in order 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

Henry Stout #232

February 08, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner

Case No. 2026-23

COOPER KATHLEEN A TRUST
445 SANTA ANNA DR
Palm Springs, FL 33461
Respondent(s)

PCN: 70-43-44-18-08-030-0270

AFFIDAVIT OF SERVICE

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

On the **8th Day of FEBRUARY 2026 at 4:30 PM**, I served the attached Notice of Hearing on the within-named Respondent(s), **81 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: _____
Code Enforcement Officer

Date: Feb 8th, 2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 9 day of February, 2026 by Henry Stout, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

Jmedero
_____
NOTARY PUBLIC, State of Florida

(SEAL)

Notary Public State of Florida
Joandry Medero Velez
My Commission HH 747497
Expires 12/8/2029


445

UNITED STATES POSTAL SERVICE® CERTIFIED MAIL®

VILLAGE OF PALM SPRIN
CODE ENFORCEMENT
226 CYPRESS LANE
PALM SPRINGS, FL 33461
CEO HENRY STOUT
Nov

9489 0178 9820 3046 8370 48

Label 800-QDT March 2023

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$008.86
02/09/2026 ZIP 33480
043M31255277

US POSTAGE

COOPER KATHLEEN A TRUST
6170 DODD RD
GREENACRES FL 33463 3012

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
226 CYPRESS LANE
PALM SPRINGS, FL 33461
CEO HENRY STOUT
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02/09/2026 ZIP 33480
043M31255277

US POSTAGE

COOPER KATHLEEN A TRUST
6170 DODD RD
GREENACRES FL 33463 3012

From the desk of Christopher J Cooper / Trustee
C/O Kathleen Ann Cooper Trust
C/O Deniele Degryse / Trustee
445 Santa Anna Dr
Palm Springs, FL

TO: Village of Palm Springs

I Christopher J. Cooper, Owner of 445 Santa Anna Drive Give permission for Lucia Contreras and Felix Ariola to conduct a yard sale on January 17th and 18th, 2026 at my property where they are currently renting.

Thank you for your attention to this.

1-14-2026

Christopher J Cooper

Veronica V. Molina
Comm.: HH 622733
Expires: Jan. 10, 2029
Notary Public - State of Florida

Veronica Molina
Comm Exp 01/10/29
01/14/2026

PALM SPRINGS POLICE DEPARTMENT

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

FEBRURARY 8TH 2026
COOPER KATHLEEN A TRUST
445 SANTA ANNA 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 **445 SANTA ANNA DRIVE, PALM SPRINGS, FL 33461**

PCN: 70-43-44-18-08-030-0270

HEARING CASE 2026-23

SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE

The options available include coming into voluntary compliance on or before **FEBRUARY 18TH, 2026, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, FEBRUARY 19TH, 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

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

(a) *Establishment of permit fee.* There is hereby established a regulatory fee of $50.00 per year for the issuance of a business permit, payable in advance, for all persons or entities, engaged in a business, occupation, or profession within the village, unless exempted from same by the terms of this article, or as otherwise provided by law. Such fee shall be due and payable on or before October 1 of each year, and the fee shall be prorated to $25.00 for those persons making an initial application on or after April 1 of the year in which first made.

(b) *Permit application.* The business permit provided herein shall be issued upon the payment of the application fee and approval of the application by the village. The applicant must complete an application form provided by the village, which shall require at a minimum, the provision of valid information concerning the nature of the business to be operated, the business experience, qualifications, and competence of the employees and the individuals operating the business, number of employees of the business, the licenses, certifications and registrations held by the business operators, insurance coverage(s) maintained by the business, the criminal history of the business operators and employees, and the applicant's agreement not to engage in criminal activity. The applicant shall furnish the village with a copy of all occupational licenses held by the business with the completed application form.

(c) *Multiple permits required for residential rental units.* Persons and/or entities engaged in the rental of dwellings for residential use, specifically including mobile homes and trailers, shall be required to obtain a separate business permit for each and every dwelling rented, regardless of whether the dwelling is for single or multi-family occupancy, or is located on the same or adjacent lot or parcel of real property. For purposes of this section, a business permit shall not be required for the rental of dwelling units in a motel, hotel, boardinghouse, or a commercial apartment complex, for which an occupational license is required by this code.

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

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

CASE PRESENTATION
CASE No. CASE 2026-23

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. 2026.23**. It concerns the property at **445 SANTA ANNA 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 **COOPER KATHLEEN A TRUST**

5. Under observation, there are Violations of local ordinances
SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

6. 11/15- CASE OPEN- THE RENTERS CAME TO PZB TO REQUEST A PERMIT FOR A GARAGE SALE. HOWEVER, PROPERTY DOES NOT HAVE A RRL AND IS CURRENTLY ALSO HOMESTEADED. DUE DATE JAN 31ST
7. 1/15- PAPA HAS BEEN CONTACTED ABOUT THE HOMESTEAD SITUATION, AND THE NOTORIZED LETTER WAS EMAILED/PROVIDED AS EVIDENCE.
8. 1/18- no progress
9. 1/26- NO PROGRESS
10. 1/28-NO PROGRESS
11. 1/29- NO PROGRESS
12. 2/8- MAGISTRATE HEARING
13. 2/8- NOV POSTED2/3- NOV ISSUED CASE
14. On **FEBRUARY 8TH, 2026,** a Notice of Violation/ Notice of Hearing **2026-17** 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.

15. 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 FEB 27TH, 2026.

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



Case Administrative / Court Costs

FEBRURARY 19TH, 2026- 445 SANTA ANNA DR		Case No. 2026-23		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 2026-23				265.77

Reset

Select Language

DOROTHYJACKS
We Value What You Value

Search by Owner Name (Last Name first), Address, or PCN

Real Property Search | Tangible Property Search

Search

CLOSE TABS | 2025 PROPOSED NOTICE | Print

PROPERTY DETAIL

LOCATION ADDRESS	445 SANTA ANNA DR
MUNICIPALITY	PALM SPRINGS
PARCEL CONTROL NUMBER	70-43-44-18-08-030-0270
SUBDIVISION	PALM SPRINGS VILLAGE PL 4 IN PB 25 PGS 78 & 79
OFFICIAL RECORDS BOOK/PAGE	31886 / 67
SALE DATE	08/31/2020
LEGAL DESCRIPTION	VILLAGE OF PALM SPRINGS PL 4 LT 27 BLK 30

Show Full Map

Nearby Sales Search



OWNER INFORMATION

OWNER(S)

COOPER KATHLEEN A
COOPER KATHLEEN A TR
KATHLEEN A COOPER TR TITL HLDR

MAILING ADDRESS

445 SANTA ANNA DR
LAKE WORTH BEACH FL 33461 1523

Change of Mailing Address

SALES INFORMATION

SALES DATE	PRICE	OR BOOK/PAGE	SALE TYPE	OWNER
08/31/2020	$10	31886 / 00067	QUIT CLAIM	COOPER KATHLEEN A
11/01/1980	$80,000	03416 / 00625	WARRANTY DEED	COOPER CLARENCE R &
01/01/1979	$100	03206 / 00715		
01/01/1969	$22,200	01737 / 00000	WARRANTY DEED	

NOTE: Sales do not generally appear in the PAPA database until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

EXEMPTION INFORMATION

SAVE OUR HOMES (SOH) BASE YEAR : 1994
EXEMPTION YEAR : 2025

Exemption E File

APPLICANT/OWNER(S)	YEAR	DETAIL
COOPER KATHLEEN A	2026	HOMESTEAD
COOPER KATHLEEN A	2026	ADDITIONAL HOMESTEAD
COOPER KATHLEEN A	2026	QUALIFIED EXEMPTION

PROPERTY INFORMATION

Building 1

SUBAREA AND SQUARE FOOTAGE FOR BUILDING 1

CODE DESCRIPTION	SQUARE FOOTAGE
BAS Base Area	810
SFB Semi Finished Base Area	650
FOP Finished Open Porch	120
FGR Finished Garage	620
Total Square Footage	2200
Area Under Air	1460

Number of Units	1
Total Square Feet*	2200
Acres	.20
Property Use Code	0100—SINGLE FAMILY
Zoning	RS—RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

Request Structural Details Change

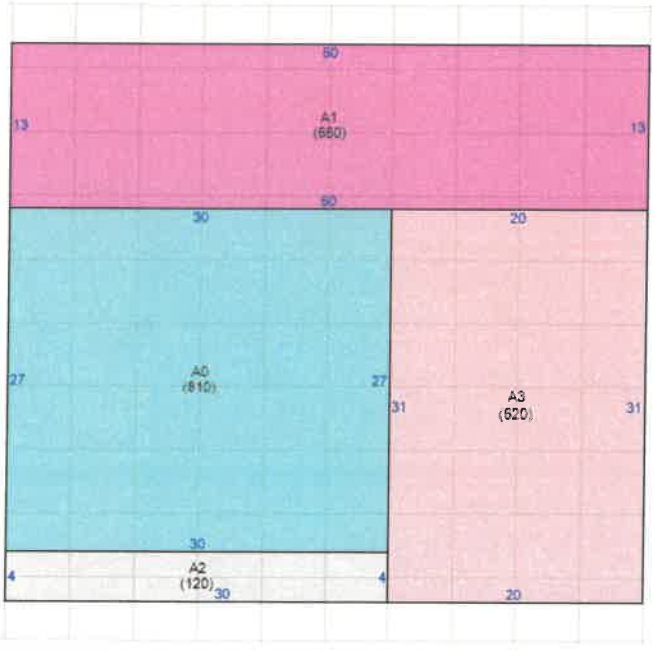
*May indicate living area in residential properties.

STRUCTURAL ELEMENT FOR BUILDING 1

Bldg Type	SFR
Exterior Wall 1	MSY: CB STUCCO
Year Built	1968
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	0
Full Baths	2
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	N/A
Stories	1

Print **Building 1 Details**

SKETCH FOR BUILDING 1



Print **Building 1 Sketch**

PROPERTY EXTRA FEATURES

DESCRIPTION	YEAR BUILT	UNITS
Pool - In-Ground	1968	1

PROPERTY LAND DETAILS

LAND LINE #	DESCRIPTION	ZONING	ACRES

1	SFR	RS	0.2006

APPRAISALS

Show 5 Year | Show 10 Year

TAX YEAR	2025	2024	2023	2022	2021
Improvement Value	$210,599	$197,909	$162,097	$131,669	$125,793
Land Value	$141,091	$146,970	$171,436	$169,201	$114,792
Total Market Value	$351,690	$344,879	$333,533	$300,870	$240,585

All values are as of January 1st each year

ASSESSED & TAXABLE VALUES

Show 5 Year | Show 10 Year

TAX YEAR	2025	2024	2023	2022	2021
Assessed Value	$131,383	$127,680	$123,961	$120,350	$116,845
Exemption Amount	$55,722	$55,000	$55,000	$50,500	$50,500
Taxable Value	$75,661	$72,680	$68,961	$69,850	$66,345

TAXES

Show 5 Year | Show 10 Year

TAX YEAR	2025	2024	2023	2022	2021
AD VALOREM	$1,631	$1,570	$1,512	$1,562	$1,538
NON AD VALOREM	$527	$516	$511	$483	$427
TOTAL TAX	$2,158	$2,086	$2,023	$2,044	$1,964

Property Tax Calculator | Portability Calculator | Property Tax Details | Tax Collector

BUYERS TAKE NOTE: Taxes will change and often increase substantially when a property sells. The seller's exemption benefits will GO AWAY the year after they sell and this may result in higher taxes for a buyer. Please use the Property Tax Calculator to get a better annual tax estimate if you are purchasing this property.

This site is designed to work best for updated browsers like Microsoft Edge, Google Chrome, Mozilla Firefox and Apple Safari. For additional assistance, visit Navigate PAPA, or contact us

DISCLAIMER

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser exercises strict auditing procedures to ensure validity of any transaction received and posted by this office, but cannot be responsible for errors or omissions in the information received from external sources. Due to the elapsed time between transactions in the marketplace, and the time that those transactions are received from the public and/or other jurisdictions, some transactions will not be reflected. Information collected at this site, including email addresses, becomes public record and may be subject to inspection and copy by the public unless prohibited by exception or exemption in the law.

ADA ACCESS

The Palm Beach County Property Appraiser's Office is committed to compliance with the Americans with Disabilities Act (ADA) and WCAG 2.0 and WCAG 2.1. It does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its services, programs or activities. Upon request, reasonable accommodation will be made to allow individuals with disabilities access to the communications regarding our services, programs or activities set forth on the Palm Beach County Property Appraiser's Office website. Please contact our public records custodian at 561.355.2881 or e-mail your request to pa-pubsvc@pbcpao.gov.

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Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-18-08-030-0270
Mailing Address:
445 SANTA ANNA DR
Lake Worth Beach, Fl 33461-1523
Owner of Record:
COOPER KATHLEEN A

Property Type:
Real Property
Property Address:
445 SANTA ANNA DR
PALM SPRINGS, FL 33461
Second Owner:
COOPER KATHLEEN A TR

Status: Active
Legal Description:
VILLAGE OF PALM SPRINGS PL 4 LT 27 BLK 30

Last updated: 2/09/2026 11:25:02 AM

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

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

Tax Bills

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

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/26	⊟ $2,071.21		11/15/25	-$2,071.21	Paid
	Net Tax:	$2,157.51			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$86.30			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	⊟ $2,002.08		12/2/24	-$2,002.08	Paid
	Net Tax:	$2,085.50			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$83.42			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	⊟ $1,962.30		12/19/23	-$1,962.30	Paid
	Net Tax:	$2,022.99			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$60.69			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/23	⊟ $1,962.37		11/30/22	-$1,962.37	Paid
	Net Tax:	$2,044.14			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$81.77			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/22	⊟ $1,944.70		2/16/22	-$1,944.70	Paid
	Net Tax:	$1,964.35			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$19.65			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/21	⊟ $1,902.37		1/6/21	-$1,902.37	Paid
	Net Tax:	$1,941.19			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$38.82			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/20	⊟ $1,831.77		11/13/19	-$1,831.77	Paid
	Net Tax:	$1,908.09			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$76.32			

Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case #: 26-23

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
COOPER KATHLEEN A TRUST
6170 DODD RD
GREENACRES FL 33463 3012

Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of Section(s): **.**

Property Address:	445 SANTA ANNA Dr, Palm Springs, FL 33461
Legal Description:	VILLAGE OF PALM SPRINGS PL 4 LT 27 BLK 30
PCN:	70434418080300270
Violation Description:	SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE

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, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the , and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above referenced Property.

2. The Respondent was _____ / was not ____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).
3. The Code Inspector presented competent substantial evidence which included testimony and/or evidence to establish that the Respondent is in violation of the code section(s) referenced above.
4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

☐ Respondent is in violation of SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE**, of the Code of Ordinances of the Village of Palm Springs**.

☐ Respondent IS NOT in violation of SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE**, of the Code of Ordinances of the Village of Palm Springs**.

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 .
list of unpaid fees, format:

☐ 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 27H, 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 is ordered to pay administrative costs of $265.77___ on or before the date set for compliance.

☐ [Administrative Costs]
☐ [Citation Fine Costs]
☐ [Re-inspection Fee]

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

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).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this _____ day of _____.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
6170 DODD RD
GREENACRES FL 33463 3012

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 26-22

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
VELASQUEZ JOSE A
3432 GULFSTREAM RD
PALM SPRINGS, FL 33461
Respondent.

PCN: 70434419200330080

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 05, 2026, the real property located at __3434 GULFSTREAM ROAD_____ and owned by __JOSE A. VELASQUEZ_____ ("Respondent") violates the following code sections of the Village of Palm Springs Code of Ordinances.

. SECTION 34-1381(B)-No materials may be stored in an outside area visible from any adjacent or nearby street or property in any residential district. No inoperative wheeled vehicle may be stored for more than five days on any parcel in a residential district, except when stored in a completely enclosed structure. (PRIOR WARNING GIVEN).
SECTION 10-9 - PROPERTY EXTERIOR NOT IN GOOD CONDITION. POWER WASH AND OR CLEAN AND/OR PAINT STRUCTURE ECTERIOR WALLS.
SECTION 10-9 (Q)- REMOVE ALL SHUTTERS FROM WINDOWS OR ANYTHING THAT PREVENTS EGRESS. (FIRE MARSHALL VIOLATION).
SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.

The above violation(s) must be corrected on or before _FEBURARY 18TH, 2026___, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on __FEBURARY 19TH, 2026____ at 10:00 a.m. IF THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case in your absence.

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

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **$250.00** per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.**

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 in order 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

Henry Stout #232

February 05, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner **Case No. 2026-22**

VELASQUEZ JOSE A
3434 GULFSTREAM ROAD
Palm Springs, FL 33461
Respondent(s)

PCN: 70-43-44-19-20-033-0080

AFFIDAVIT OF SERVICE

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

On the **5TH Day of FEBRUARY 2026 at 4:30 PM**, I served the attached Notice of Hearing on the within-named Respondent(s), **3434 GULFSTREAM ROAD**, Palm Springs, FL 33461 by:

_____	INDIVIDUAL SERVICE:	By serving the within-named Respondent a true copy with the date and hour of service endorsed thereon by me.
_____	SUBSTITUTE SERVICE:	By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein, the age of 15 years or older, to-wit: _____ and informing such person of their contents under F.S. 48.031.
XX	POSTED BY:	Securely affixing a copy to a conspicuous place at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

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

By: _____
Code Enforcement Officer

Date: 2/5/26

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

_____
NOTARY PUBLIC, State of Florida

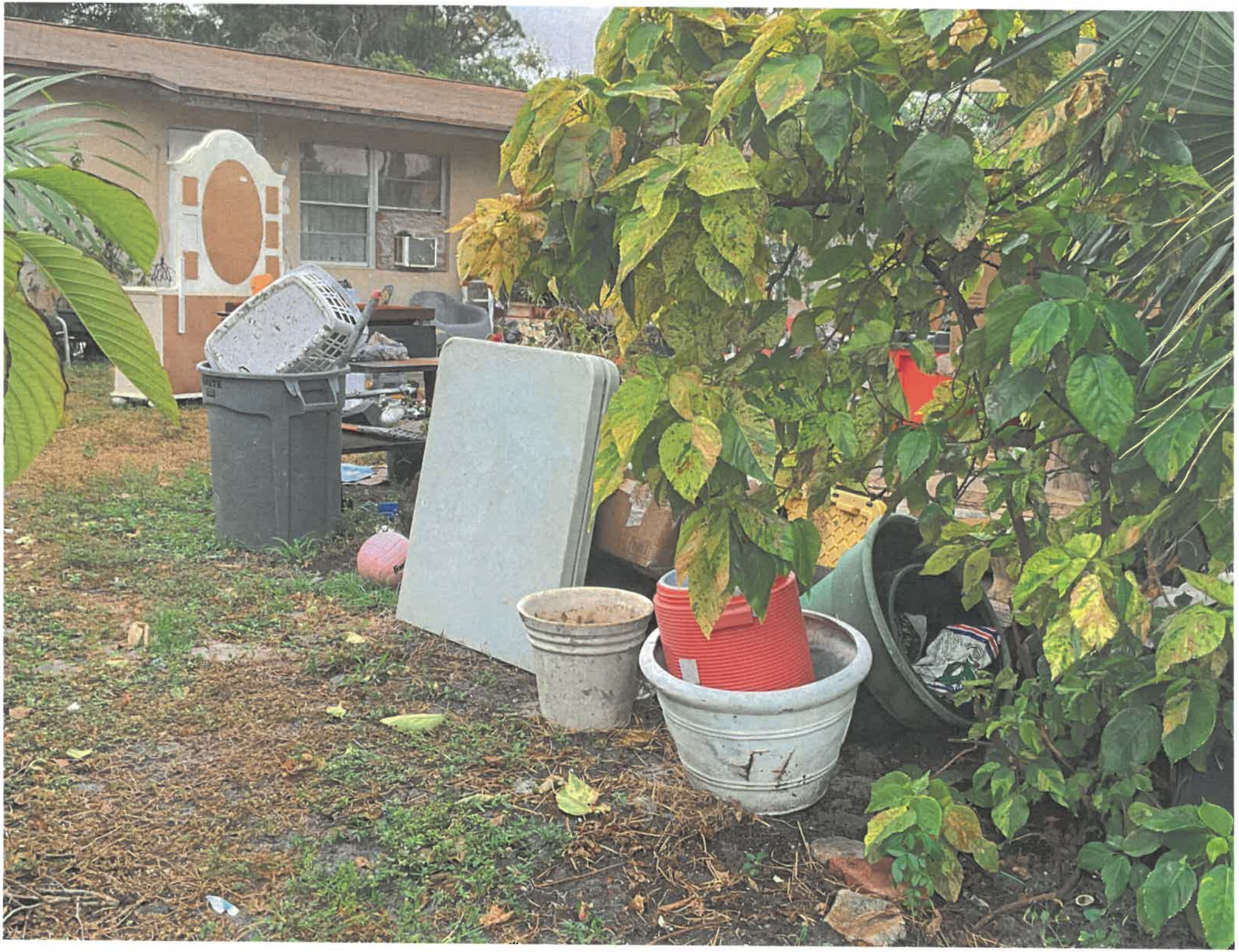
(SEAL)

CHRISTINA RUIZ-WADDELL
Notary Public - State of Florida
Commission # HH 635849
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.


3434


3434
NAUTICA


CITY OF GREENACRES






3436












14" RYOBI











PALM SPRINGS POLICE DEPARTMENT

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

FEBRURARY 5TH, 2025
VELASQUEZ JOSE A
3434 GULFSTREAM ROAD
PALM SPRINGS, FL 33461
Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **3434 GULFSTREAM ROAD, PALM SPRINGS, FL 33461**

PCN: 70-43-44-19-20-033-0080

HEARING CASE 2026-22

SECTION 34-1381(B)-No materials may be stored in an outside area visible from any adjacent or nearby street or property in any residential district. No inoperative wheeled vehicle may be stored for more than five days on any parcel in a residential district, except when stored in a completely enclosed structure. (PRIOR WARNING GIVEN).
SECTION 10-9 - PROPERTY EXTERIOR NOT IN GOOD CONDITION. POWER WASH AND OR CLEAN AND/OR PAINT STRUCTURE ECTERIOR WALLS.
SECTION 10-9 (Q)- REMOVE ALL SHUTTERS FROM WINDOWS OR ANYTHING THAT PREVENTS EGRESS. (FIRE MARSHALL VIOLATION).

The options available include coming into voluntary compliance on or before **FEBRUARY 18TH, 2026, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, FEBRUARY 19TH, 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

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02/05/2026 ZIP 33480
043M31255277
US POSTAGE

VELASQUEZ JOSE A
8959 ALEXANDRA CIR
WELLINGTON FL 33414 6437



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

VELASQUEZ JOSE A
8959 ALEXANDRA CIR
WELLINGTON FL 33414 6437

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. 34-1381. Nuisances generally; scope.

(a) No land use or land development activity may be conducted in a manner inconsistent from the normal manner of conduct of such activity and in a way which results in the unusual or extraordinary generation of noise, air or water pollution, smoke or dust, uncontrolled or uncontained solid, liquid, or airborne waste or debris, or which involves unusual accumulation of stored materials not immediately and directly required for the normal operation of the permitted use present on the property.

(b) No materials may be stored in an outside area visible from any adjacent or nearby street or property in any residential district. No inoperative wheeled vehicle may be stored for more than five days on any parcel in a residential district, except when stored in a completely enclosed structure.

(Code 1994, § 30-956)

CASE PRESENTATION
CASE No. CASE 2026-26

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. 2026.26**. It concerns the property at **3432 GULFSTREAM ROAD** in the Village of Palm Springs.

4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector's records, the current owner of the property is **VELASQUEZ JOSE A**

5. Under observation, there are Violations of local ordinances
SECTION 34-1381(B)-No materials may be stored in an outside area visible from any adjacent or nearby street or property in any residential district. No inoperative wheeled vehicle may be stored for more than five days on any parcel in a residential district, except when stored in a completely enclosed structure. (PRIOR WARNING GIVEN).
SECTION 10-9 - PROPERTY EXTERIOR NOT IN GOOD CONDITION. POWER WASH AND OR CLEAN AND/OR PAINT STRUCTURE EXTERIOR WALLS.
SECTION 10-9 (Q)- REMOVE ALL SHUTTERS FROM WINDOWS OR ANYTHING THAT PREVENTS EGRESS. (FIRE MARSHALL VIOLATION).

6. 1Prior warnings have been issued both verbally and in writing in 2024 and two weeks ago, in January 2025. I will take this case to court due to the overwhelming amount of trash on properties. DUE DATE FEB 18TH.

7. 24-01287 Closed Code Enf. 3432 GULFSTREAM Rd, Palm Springs, FL 33461 hstout SECTION 34-1381(B)-No materials may be stored in an outside area visible from any adjacent or nearby street or property in any residential district. No inoperative wheeled vehicle may be stored for more than five days on any parcel in a residential district, except when stored in a completely enclosed structure. 12/10/2024

8. **FEBRUARY 5TH, 2026,** a Notice of Violation/ Notice of Hearing **2026-26** was issued for the Violations. The notice was mailed certified and regular to the respondent's address of record and posted at the property and Village Hall.

9. The Village has also incurred costs of **$355.77 in** conducting this investigation and hearing. I request that the respondent be ordered to reimburse the Village for those costs by no later than FEB 27TH, 2026.

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



Case Administrative / Court Costs

FEBRURARY 19TH, 2026- 3432 GULFSTREAM ROAD		Case No. 2026-26		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	18.00	5.00	90.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case No. 2026-26			355.77


3434
PALM SPRINGS POLICE DEPARTMENT
FINAL WARNING BEFORE BOOTING/TOWING

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

quadient
FIRST-CLASS MAIL
IMI
$000.69 º
01/05/2025 ZIP 33480
043M31255277

US POSTAGE

FINAL WARNING!! NOTICIA FINAL!!

VELASQUEZ JOSE A
8959 ALEXANDRA CIR
WELLINGTON FL 33414 6437

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

quadient
FIRST-CLASS MAIL
IMI
$000.69 9
12/10/2024 ZIP 33480
043M31255277
US POSTAGE

VELASQUEZ JOSE A
8959 ALEXANDRA CIR
WELLINGTON FL 33414 6437


3434
PALM SPRINGS POLICE DEPARTMENT


CLASSIC








BRUTE

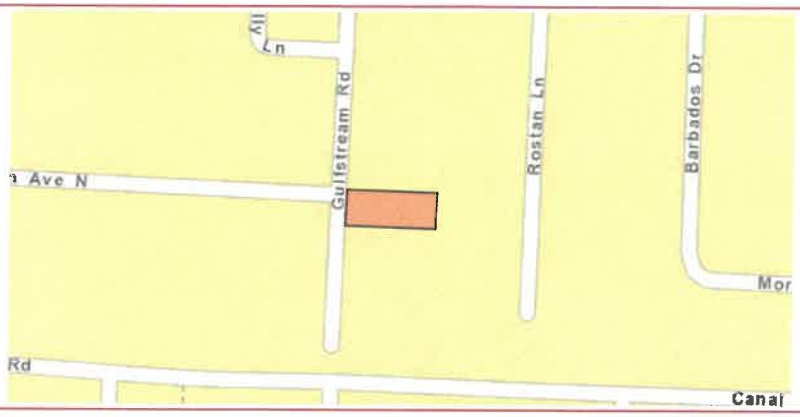






Property Detail

Parcel Control Number:	70-43-44-19-20-033-0080	Location Address:	3432 GULFSTREAM RD		
Owners:	VELASQUEZ JOSE A	Municipality:	PALM SPRINGS		
Mailing Address:	8959 ALEXANDRA CIR, , WELLINGTON FL 33414 6437				
Last Sale:	05/26/2021	Book/Page#:	32599 / 00722	Price:	$320,000
Property Use Code:	0800 - MULTIFAMILY < 5 UNITS	Zoning:	RM - RESIDENTIAL MULTI-FAMILY		
Legal Description:	SUB 19-44-43 N 73.65 FT OF W 225 FT (LESS W 25 FT GULFSTREAM RD R/W) TR 33 & S 26.35 FT OF W 225 FT (LESS W 25 FT GULFSTREAM RD R/W) TR 34	Total SF:	2516	Acres	.36



2025 Values

Improvement Value	$267,568
Land Value	$202,965
Total Market Value	$470,533
Assessed Value	$470,533
Exemption Amount	$0
Taxable Value	$470,533

All values are as of January 1st each year.

2025 Taxes

Ad Valorem	$9,132
Non Ad Valorem	$1,131
Total Tax	$10,263

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
USP Unfinished Scrn. Porch	348
BAS Base Area	1560
FST Finished Storage	128
Total Square Footage :	2516
Total Area Under Air :	1920

Extra Features

Description	Year Built	Unit
Utility Building	1970	96

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

Structural Details (Building 1)

	Description	
1	Bldg Type	DUPLEX
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	0
8	Full Baths	2
9	Half Baths	0
10	Exterior Wall 2	NONE
11	Roof Structure	GABLE/HIP
12	Roof Cover	ASPHALT/COMPOSITION
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

Building Footprint (Building 2)

Subarea and Square Footage (Building 2)



Description		Area Sq. Footage
BAS Base Area	360	
UOP Unfinished Open Porch	20	
FEP Finished Enclosed Porch	100	
Total Square Footage :	2516	
Total Area Under Air :	1920	

Extra Features

Description	Year Built	Unit
Utility Building	1970	96

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

Structural Details (Building 2)

	Description	
1	Bldg Type	SFR
2	Exterior Wall 1	MSY: CB STUCCO
3	Year Built	1948
4	Air Condition Desc.	NO HTG/AC
5	Heat Type	NONE
6	Heat Fuel	NONE
7	Bed Rooms	0
8	Full Baths	1
9	Half Baths	0
10	Exterior Wall 2	NONE
11	Roof Structure	GABLE/HIP
12	Roof Cover	ASPHALT/COMPOSITION
13	Interior Wall 1	PLASTER
14	Interior Wall 2	N/A
15	Floor Type 1	ASPHALT TILE
16	Floor Type 2	N/A
17	Stories	1

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-19-20-033-0080
Mailing Address:
8959 ALEXANDRA CIR
Wellington, Fl 33414-6437
Owner of Record:
VELASQUEZ JOSE A

Property Type:
Real Property
Property Address:
3432 GULFSTREAM RD
PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
SUB 19-44-43 N 73.65 FT OF W 225 FT (LESS W 25 FT GULFSTREAM RD R/W) TR 33 & S 26.35 FT OF W 225 FT (LESS W 25 FT GULFSTREAM RD R/W) TR 34

Last updated: 2/09/2026 01:43:42 PM

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

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

Tax Bills

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

Total Payable: $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	⊟ $9,852.26		11/26/25	-$9,852.26	Paid
	Net Tax:	$10,262.77			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$410.51			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	⊟ $9,709.91		11/27/24	-$9,709.91	Paid
	Net Tax:	$10,114.49			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$404.58			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	⊟ $9,381.69		11/28/23	-$9,381.69	Paid
	Net Tax:	$9,772.59			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$390.90			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/23	⊟ **$8,735.27**		11/29/22	-$8,735.27	Paid
	Net Tax:	$9,099.24			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$363.97			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/22	⊟ **$6,127.57**		11/24/21	-$6,127.57	Paid
	Net Tax:	$6,382.89			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$255.32			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/21	⊟ **$6,069.17**		11/12/20	-$6,069.17	Paid
	Net Tax:	$6,322.05			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$252.88			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/20	⊟ **$5,618.43**		11/25/19	-$5,618.43	Paid
	Net Tax:	$5,852.53			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$234.10			

Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-26

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
VELASQUEZ JOSE A
Respondent(s)

ORDER FINDING VIOLATION

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

Section 34-1381(B): No materials may be stored in any outdoor area visible from an adjacent or nearby street or property within a residential district. No inoperative wheeled vehicle may be stored for more than five (5) days on any parcel within a residential district unless kept in a completely enclosed structure. (Prior warning given.)
Section 10-9: Property exterior not in good condition; power wash and/or clean and paint exterior walls of the structure.
Section 10-9(Q): Remove all shutters from windows or any obstruction that prevents egress. (Fire Marshal violation.)

Property Address:	3432 Gulfstream Road, Palm Springs, FL 33461
Legal Description:	SUB 19-44-43 N 73.65 FT OF W 225 FT (LESS W 25 FT GULFSTREAM RD R/W) TR 33 & S 26.35 FT OF W 225 FT (LESS W 25 FT GULFSTREAM RD R/W) TR 34
PCN:	70-43-44-19-20-033-0080

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **February 19, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above referenced Property.

2. The Respondent was _____ / was not ____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

3. The Code Inspector presented competent substantial evidence which included testimony

and/or evidence to establish that the Respondent is in violation of the code section(s) referenced above.

4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

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

☐ **Section 34-1381(B): No materials may be stored in any outdoor area visible from an adjacent or nearby street or property within a residential district. No inoperative wheeled vehicle may be stored for more than five (5) days on any parcel within a residential district unless kept in a completely enclosed structure. (Prior warning given.)**

☐ **Section 10-9: Property exterior not in good condition; power wash and/or clean and paint exterior walls of the structure.**

☐ **Section 10-9(Q): Remove all shutters from windows or any obstruction that prevents egress. (Fire Marshal violation.)**

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

☐ **Section 34-1381(B): No materials may be stored in any outdoor area visible from an adjacent or nearby street or property within a residential district. No inoperative wheeled vehicle may be stored for more than five (5) days on any parcel within a residential district unless kept in a completely enclosed structure. (Prior warning given.)**

☐ **Section 10-9: Property exterior not in good condition; power wash and/or clean and paint exterior walls of the structure.**

☐ **Section 10-9(Q): Remove all shutters from windows or any obstruction that prevents egress. (Fire Marshal violation.)**

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 27, 2026.**

- ☐ Administrative Cost 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 **February 27, 2026**. If 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 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 27, 2026**.

☐ Administrative Cost of **$265.77**
☐ Citation fine of **$ N/A**
☐ Re-inspection fee of **$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to the Village of Palm Springs, Attn: Code Enforcement, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official 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 is first observed by the Village.
Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Henry Stout at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).
Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this February 19, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
8959 ALEXANDRA CIR, WELLINGTON FL 33414-6437

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-24

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
2901 PALM SPRINGS MEDICAL CENTER LLC
Respondent(s)

ORDER FINDING VIOLATION

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

Section 70-94: Local business tax receipt required by Code.
Section 70-95: Due date; delinquencies.

(a) Business tax receipts shall be sold by the Village beginning August 1 of each year. They are due and payable on or before September 30 of each year and shall expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax shall be due and payable on or before the first working day following September 30.

(b) Payment of the renewal tax is required regardless of whether the taxpayer receives a renewal notice from the Village. The failure of the Village to send a renewal notice, or the non-receipt of a renewal notice by the taxpayer, shall not constitute a valid defense in any enforcement action by the Village.

(c) Renewal of the receipt is not valid for more than one (1) year, and all receipts expire on September 30 of each year, except as otherwise provided by law. Receipts not renewed when due and payable are considered delinquent and are subject to a delinquency penalty of ten percent (10%) for the month of October, plus an additional five percent (5%) penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty shall not exceed twenty-five percent (25%) of the business tax for the delinquent establishment.

Property Address:	2480 South Congress Avenue, A1, Palm Springs, FL 33406
Legal Description:	BERMUDA PARK ADD NO 1 W 144 FT OF LT 1 (LESS W 27 FT S CONGRESS AVE & N 5 FT LARK RD R/WS) BLK 5
PCN:	70-43-44-17-05-005-0011

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **February 19, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above referenced Property.

2. The Respondent was _____ / was not ____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

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

4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

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

☐ **Section 70-94: Local business tax receipt required by Code.**

☐ **Section 70-95: Due date; delinquencies.**

(a) Business tax receipts shall be sold by the Village beginning August 1 of each year. They are due and payable on or before September 30 of each year and shall expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax shall be due and payable on or before the first working day following September 30.

(b) Payment of the renewal tax is required regardless of whether the taxpayer receives a renewal notice from the Village. The failure of the Village to send a renewal notice, or the non-receipt of a renewal notice by the taxpayer, shall not constitute a valid defense in any enforcement action by the Village.

(c) **Renewal of the receipt is not valid for more than one (1) year, and all receipts expire on September 30 of each year, except as otherwise provided by law. Receipts not renewed when due and payable are considered delinquent and are subject to a delinquency penalty of ten percent (10%) for the month of October, plus an additional five percent (5%) penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty shall not exceed twenty-five percent (25%) of the business tax for the delinquent establishment.**

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

☐ **Section 70-94: Local business tax receipt required by Code.**

☐ **Section 70-95: Due date; delinquencies.**

(d) Business tax receipts shall be sold by the Village beginning August 1 of each year. They are due and payable on or before September 30 of each year and shall expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax shall be due and payable on or before the first working day following September 30.

(e) Payment of the renewal tax is required regardless of whether the taxpayer receives a renewal notice from the Village. The failure of the Village to send a renewal notice, or the non-receipt of a renewal notice by the taxpayer, shall not constitute a valid defense in any enforcement action by the Village.

(f) **Renewal of the receipt is not valid for more than one (1) year, and all receipts expire on September 30 of each year, except as otherwise provided by law. Receipts not renewed when due and payable are considered delinquent and are subject to a delinquency penalty of ten percent (10%) for the month of October, plus an additional five percent (5%) penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty shall not exceed twenty-five percent (25%) of the business tax for the delinquent establishment.**

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 **March 01, 2026.**

- ☐ Administrative Cost of **$157.35**
- ☐ Citation fine of **$ 250.00 x 4 = $1,000.00**
- ☐ Re-inspection fee of **$ 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 **March 01, 2026**. If Respondent fails to comply within the time given, a fine of **N/A** 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 **March 01, 2026**.

- ☐ Administrative Cost of **$157.35**
- ☐ Citation fine of **$ 250x 4 = $1,000.00**
- ☐ Re-inspection fee of **$ N/A**

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer David Urrutia at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this February 19, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
531 N OCEAN BLVD APT 201, POMPANO BEACH FL 33062 4611

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 26-16

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
TABERNACULO INTERNACIONAL INC
2390 MILITARY TRL
PALM SPRINGS, FL 33415

Respondent.

Posted on Property on
2/2/2026
Time: At exactly 11:59 AM.

9489 0178 9820 3046 8368 36

PCN: 70424413020030151

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on **February 02, 2026**, the real property located at **_2390 S Military Trail, Palms Springs, Florida_** and owned by **_TABERNACULO INTERNACIONAL** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section. 10-31:(FBC 101.4.5) *Fire prevention.* For provisions related to fire prevention, refer to the Florida Fire Prevention Code. The Florida Fire Prevention Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

.

This above violation(s) must be corrected on or before ____February 18th 2026_____, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on ____February 19th 2026_____ at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case in your absence.

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

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **$250.00** per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.**

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

David Urruti
Code Enforcement Officer

561-801-9162 561-584-8400 ext 852
D. Urruti @ VPSFL.org

February 02, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 26-16

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

TABERNACULO INTERNACIONAL INC
2390 MILITARY TRL
PALM SPRINGS, FL 33415

Respondent.

Posted 2/2/26
Time: 11:59 AM.

9489 0178 9820 3046 8368 36

PCN: 70424413020030151

STATE OF FLORIDA
COUNTY OF PALM BEACH

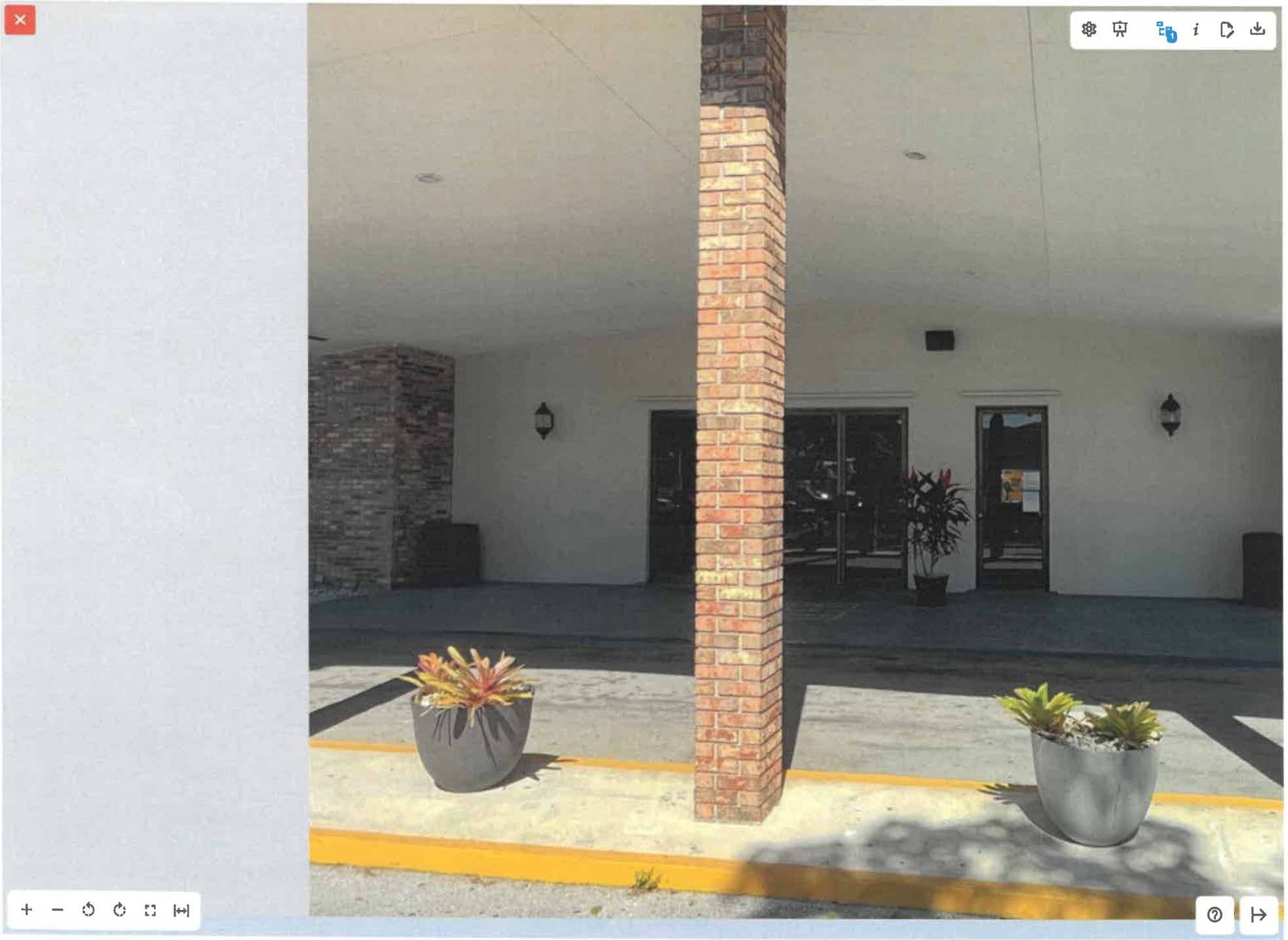
NOTICE OF VIOLATION AND NOTICE OF HEARING

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on **February 02, 2026**, the real property located at **2390 S Military Trail, Palms Springs, Florida** and owned by **TABERNACULO INTERNACIONAL** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section. 10-31:(FBC 101.4.5) ***Fire prevention.*** **For provisions related to fire prevention, refer to the Florida Fire Prevention Code. The Florida Fire Prevention Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.**

This above violation(s) must be corrected on or before February 18th 2026, **failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on** February 19th 2026 **at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.**

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate




SERVICIO
MIÉRCOLES
DE ESTUDIO
EN CAPILLA
PRINCIPAL
secured by ADT

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner **Case No. 2026 - 16**

Tabernaculo Internacional Inc
2390 S Military Trail
PALM SPRINGS FLORIDA 33461
Respondent(s)

_____/

AFFIDAVIT OF SERVICE

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

On the **2ND** Day of **February** **2026 at 11:59 AM** I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), **Tabernaculo Internacional Inc.** at 2390 S Military Trail, Palm Springs, FL 33461 by:

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

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

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

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

By: _____ Date: 2/2/2026
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 2nd day of February, 20 26 by David Urrutia, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

ANA GARI-CADAHIA
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-16-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 668544

_____
NOTARY PUBLIC, State of Florida

A

Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411
Phone (561) 616-7030 Fax (561) 616-7082
discover.pbcgov.org/pbcfr/crrd

Occupant Name:	LOVE TABERNACLE (BLDG A)	**Inspection Date:**	9/16/2024
Address:	2390 South MILITARY Trail	**InspectionType:**	301 Fire Alarm Test (Partial)
Suite:	BLDG A	**Property Use Type:**	Church, Mosque, Synagogue, Temple, Chapel
City:	PALM SPRINGS	**Local File ID:**	
State:	FL	**Zone:**	70
Zip Code:	33415	**Inspected By:**	Beth Webster 561-723-4363 BWebster@pbcgov.org
District:	470		

Insp. Result	Location	Code Set	Code
Deficiency		Plan Review and Inspections Reasons for Failure	R.100 - No access

Inspector Comments: Failed
Fire Alarm test - NO SHOW

Palm Beach County Fire Rescue Thanks You for Keeping Your Business, Customers and the Citizens and Guests of Palm Beach County Safe!

Ref: 291091

Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411
Phone (561) 616-7030 Fax (561) 616-7082
discover.pbcgov.org/pbcfr/crrd

Occupant Name:	LOVE TABERNACLE (BLDG A)	**Inspection Date:**	11/24/2025
Address:	2390 South MILITARY Trail	**InspectionType:**	101 Annual
Suite:	BLDG A	**Property Use Type:**	Church, Mosque, Synagogue, Temple, Chapel
City:	PALM SPRINGS	**Local File ID:**	
State:	FL	**Zone:**	70
Zip Code:	33415	**Inspected By:**	Dennis Rudolph 561-267-2084 DRRudolph@pbcgov.org
District:	470		

Insp. Result	Location	Code Set	Code

Fail PalmChapterBeach10 GeneralCounty SafetyLocal AmendmentsRequirements2023 10.11.4 - Building Addresses - 8" Address Signage (see photo 1.1)

Inspector Comments:

Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that it is plainly visible and legible from the street or roadway. All address related numbers/letters shall be posted on contrasting backgrounds and shall be consistently placed where practical. All building numbers and/or letters shall be a minimum of eight (8") inches in height.

ACTION REQUIRED: **Install eight-inch (8") address numbers or letters on the building so that the address is visible from the street or roadway.**

Address to small. Minimum of 8" on building.

Fail FL NFPA 1 2021 Chapter 4 General Requirements — 4.5.8.1 - Continuously Maintained - Device, Equipment, System (see photo 2.1)

Inspector Comments:

Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this *Code*, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ. [***101***:4.6.12.1] ACTION REQUIRED: **Repair or replace inoperable exit sign(s).**

Fail FL NFPA 1 2021 14.4.1* - Means of Egress Shall be Free of Obstructions (see photo 3.1) Chapter 14 Means of Egress

Inspector Comments:

Meansother emergency.of egress shall[***101***be:7.1.10.1]continuously maintained free of all obstructions or impediments to full instant use in the case of fire or

ACTION REQUIRED: **Remove any obstructions within the means of egress.**

Fail FL NFPA 1 2021 Chapter 11 Building Services — 11.1.7.2 - Electrical Disconnect shall be Accessible

Inspector Comments:

The disconnecting means shall be maintained accessible to the fire department.

ACTION REQUIRED: **Maintain the electrical disconnect so that it is accessible to the fire department.**

Need access to inspect electrical room.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

The violations must be corrected by **12/8/2025.**

CERTIFICATE OF COMPLETION:

I certify that the violation(s) indicated above, have been properly corrected.

Signature Print Name Date

Any violations requiring additional supporting documentation to clear the violations will be noted. Please mail, email, or fax this certification with any required supporting documents to your fire inspector within the time limit for correction, as specified by your inspector. Contact information is listed at the top of this worksheet.

FAILURE TO CORRECT VIOLATIONS MAY RESULT IN CIVIL OR CRIMINAL PENALTIES OR IN A CITATION TO APPEAR IN COURT.

Palm Beach County Fire Rescue Thanks You for Keeping Your Business, Customers and the Citizens and Guests of Palm Beach County Safe!

1.1 -2.1 -
10.11.4.



4.5.8.1.



3.1 -
14.4.1*.



Ref: 363873

B

Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411
Phone (561) 616-7030 Fax (561) 616-7082
discover.pbcgov.org/pbcfr/crrd

Occupant Name:	LOVE TABERNACLE (BLDG B)	**Inspection Date:**	11/24/2025
Address:	2390 South MILITARY Trail	**InspectionType:**	101 Annual
Suite:	BLDG B	**Property Use Type:**	Church, Mosque, Synagogue, Temple, Chapel
City:	PALM SPRINGS	**Local File ID:**	8927
State:	FL	**Zone:**	70
Zip Code:	33415	**Inspected By:**	Dennis Rudolph 561-267-2084 DRRudolph@pbcgov.org
District:	470		

Insp. Result	Location	Code Set	Code
Fail		Palm Beach County Local Amendments 2023 Chapter 10 General Safety Requirements	10.11.4 - Building Addresses - 8" Address Signage

Inspector Comments:

Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that it is plainly visible and legible from the street or roadway. All address related numbers/letters shall be posted on contrasting backgrounds and shall be consistently placed where practical. All building numbers and/or letters shall be a minimum of eight (8") inches in height.

ACTION REQUIRED: **Install eight-inch (8") address numbers or letters on the building so that the address is visible from the street or roadway.**

Address too small

Fail		FL NFPA 1 2021 Chapter 11 Building Services	11.1.8 - Open Electrical Boxes, Voids in Panel (see photo 1.1)

Inspector Comments:

All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.

ACTION REQUIRED: **Replace the missing or damaged junction box cover.**

Outside electrical boxes.

In electrical room, breaker blanks in panel.

Fail		FL NFPA 1 2021 Chapter 11 Building Services	11.1.2.1 - New Electrical Installations per NFPA 70 (see photo 2.1, 2.2)

Inspector Comments:

All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with *NFPA 70*.

ACTION REQUIRED: **All open/exposed electric wires shall be covered in an approved manner.**

Water heater hook up shall be installed with a permit with the Village of Palm Springs. Install by a licensed contractor.

Mitigate electrical hazards by installing per electrical code.

Fail		NFPA 72 2019 Chapter 14 Inspection, Testing, and Maintenance	14.4.3.5 - Testing of CO System Detectors.

Inspector Comments:
For all carbon monoxide system detectors installed after January 1, 2012, carbon monoxide tests shall be performed at initial acceptance and annually by the introduction of carbon monoxide into the sensing chamber or element.

ACTION REQUIRED: **Duct detectors require annual testing.**

Have A/C contractor Inspect duct detectors. Make any repairs necessary to allow normal operation.

Fail		FL NFPA 1 2021 Chapter 40 Dust Explosion and Fire Prevention	40.7.7.1* - Excerpt: [Housekeeping effectiveness shall be assessed ba...] (see photo 3.1)

Inspector Comments:

Housekeeping effectiveness shall be assessed based on the results of routine scheduled cleaning and inspection, not including transient releases. [**652:**8.4.7.1]

ACTION REQUIRED: Areas with excessive build-up of combustible shall be cleaned to prevent fire.

House clean areas to allow 36" clearance of walkable space. No debris 18" from ceiling. Remove combustible items from attic space.

Fail		FL NFPA 1 2021 Chapter 12 Features of Fire Protection	12.3.3.1 - Excerpt: [Required fire-resistive construction, including...] (see photo 4.1, 4.2, 4.3)

Inspector Comments:

Required fire-resistive construction, including fire barriers, fire walls, exterior walls due to location on property, fire-resistive requirements based on type of construction, draft-stop partitions, and roof coverings, shall be maintained and shall be properly repaired, restored, or replaced where damaged, altered, breached, penetrated, removed, or improperly installed.

ACTION REQUIRED: All fire walls, fire barriers and fire resistant material to be restored to it's original state.

This more requires a permit and inspection from the Village of Palm Springs.

Fail		FL NFPA 101 2021 Chapter 8 Features of Fire Protection	8.3.3.1 - Protect Openings in Fire Barrier

Inspector Comments:

Every opening in a fire barrier shall be protected to limit the spread of fire from one side of the fire barrier to the other.

ACTION REQUIRED: All fire barriers shall be sealed

Electrical room in breezeway, seal all wall and ceiling openings.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

The violations must be corrected by **12/8/2025.**

CERTIFICATE OF COMPLETION:

I certify that the violation(s) indicated above, have been properly corrected.

Signature Print Name Date

Any violations requiring additional supporting documentation to clear the violations will be noted. Please mail, email, or fax this certification with any required supporting documents to your fire inspector within the time limit for correction, as specified by your inspector. Contact information is listed at the top of this worksheet.

FAILURE TO CORRECT VIOLATIONS MAY RESULT IN CIVIL OR CRIMINAL PENALTIES OR IN A CITATION TO APPEAR IN COURT.

Palm Beach County Fire Rescue Thanks You for Keeping Your Business, Customers and the Citizens and Guests of Palm Beach County Safe!

1.1 - 11.1.8.



2.1 - 11.1.2.1.



2.2 - 11.1.2.1.



3.1 - 40.7.7.1*.



4.1 - 12.3.3.1.



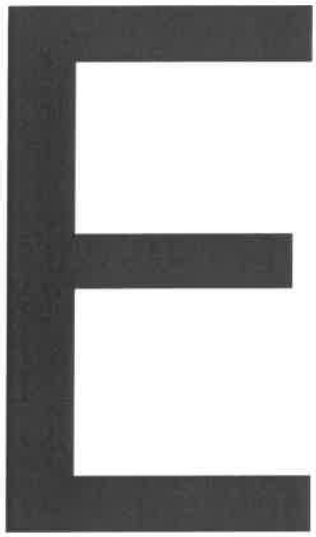
4.2 - 12.3.3.1.



4.3 - 12.3.3.1.



Ref: 363876



Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411
Phone (561) 616-7030 Fax (561) 616-7082
discover.pbcgov.org/pbcfr/crrd

Occupant Name:	PALM SPRINGS CHRISTIAN ACADEMY (BLDG E)	**Inspection Date:**	11/7/2025 (Initial Insp. Date: 9/13/2024)
Address:	2390 South MILITARY Trail	**InspectionType:**	Reinspection #4 (101 Annual)
Suite:	BLDG E	**Property Use Type:**	Church, Mosque, Synagogue, Temple, Chapel
City:	PALM SPRINGS	**Local File ID:**	
State:	FL	**Zone:**	70
Zip Code:	33415	**Inspected By:**	Dennis Rudolph 561-267-2084 DRRudolph@pbcgov.org
District:	470		

Insp. Result	Location	Code Set	Code
Fail		NFPA 72 2019 Chapter 17 Initiating Devices	17.3.2 - Excerpt: The authority having jurisdiction shall determine whether such identified...

Inspector Comments: Email sent today:

Please send report from fire alarm contractor if additional smoke detectors (wired to fire alarm) are needed to be installed in upper level.

Henry- Property located at 2390 South military has had an open violation since 09/13/2024. I have spoken to Mr. Cristian over this timeframe and he is aware that this needed to be completed. I am waiting for his response to this email. An extension to the end of November will be granted. If this violation is not completed, I will forward to Code Enforcement.

Violation: In the back A frame building there is a mezzanine which houses an area where people gather. There seems to be no smoke detectors to protect this upper area. I requested for a fire alarm company to evaluate and to determine under NFPA 72 and NFPA 101 if these are required. I have not had any update. I need a formal report from the contractor. If they are needed, they need to be installed and tied into the fire alarm.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

The violations must be corrected by **11/21/2025.**

CERTIFICATE OF COMPLETION:

I certify that the violation(s) indicated above, have been properly corrected.

Signature Print Name Date

Any violations requiring additional supporting documentation to clear the violations will be noted. Please mail, email, or fax this certification with any required supporting documents to your fire inspector within the time limit for correction, as specified by your inspector. Contact information is listed at the top of this worksheet.

FAILURE TO CORRECT VIOLATIONS MAY RESULT IN CIVIL OR CRIMINAL PENALTIES OR IN A CITATION TO APPEAR IN COURT.

Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411
Phone (561) 616-7030 Fax (561) 616-7082
discover.pbcgov.org/pbcfr/crrd

Occupant Name:	PALM SPRINGS CHRISTIAN ACADEMY (BLDG E -CHURCH)	**Inspection Date:**	11/10/2025
Address:	2390 South MILITARY Trail	**InspectionType:**	199 Other/Misc.
Suite:	BLDG E	**Property Use Type:**	Church, Mosque, Synagogue, Temple, Chapel
City:	PALM SPRINGS	**Local File ID:**	
State:	FL	**Zone:**	70
Zip Code:	33415	**Inspected By:**	Dennis Rudolph 561-267-2084 DRRudolph@pbcgov.org
District:	470		

Insp. Result	Location	Code Set	Code
Fail		FL NFPA 1 2021 Chapter 1 Administration	1.15.1 - AHJ Requirement for Independent Third-Party Review

Inspector Comments:

The AHJ shall be permitted to require a review by an approved independent third party with expertise in the matter to be reviewed at the submitter's expense.

ACTION REQUIRED: **Must provide a letter by a licensed engineer or contractor confirming that the facility complies with all applicable fire and life safety requirements pertinent to the specific operation and occupancy classification. More specifically, that the A Frame Building is NFPA 72 compliant.**

Lack of coverage on mezzanine.

Insp. Result	Location	Code Set	Code
Fail		FL NFPA 1 2021 Chapter 1 Administration	1.12.6.3 - Permit Required

Inspector Comments:

Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies.

ACTION REQUIRED: **Obtain a building permit for fire alarm device installation.**

If devices are needed after fire alarm company evaluation. A permit is required, devices installed and fire final passed.

ACTION REQUIRED: **All permits required a passed inspection.**

Permit failed for existing fire alarm testing. Now Show.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

The violations must be corrected by **11/24/2025.**

CERTIFICATE OF COMPLETION:

I certify that the violation(s) indicated above, have been properly corrected.

Signature Print Name Date

Any violations requiring additional supporting documentation to clear the violations will be noted. Please mail, email, or fax this certification with any required supporting documents to your fire inspector within the time limit for correction, as specified by your inspector. Contact information is listed at the top of this worksheet.

FAILURE TO CORRECT VIOLATIONS MAY RESULT IN CIVIL OR CRIMINAL PENALTIES OR IN A CITATION TO APPEAR IN COURT.

Palm Beach County Fire Rescue Thanks You for Keeping Your Business, Customers and the Citizens and Guests of Palm Beach County Safe!

Ref: 360338

Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411
Phone (561) 616-7030 Fax (561) 616-7082
discover.pbcgov.org/pbcfr/crrd

Occupant Name:	PALM SPRINGS CHRISTIAN ACADEMY (BLDG E -CHURCH)	**Inspection Date:**	11/24/2025
Address:	2390 South MILITARY Trail	**InspectionType:**	101 Annual
Suite:	BLDG E	**Property Use Type:**	Church, Mosque, Synagogue, Temple, Chapel
City:	PALM SPRINGS	**Local File ID:**	
State:	FL	**Zone:**	70
Zip Code:	33415	**Inspected By:**	Dennis Rudolph 561-267-2084 DRRudolph@pbcgov.org
District:	470		

Insp. Result	Location	Code Set	Code
Fail	Palm Beach County Local Amendments	2023 Palm Beach County Safety Requirements Chapter 10 General	10.11.4 - Building Addresses - 8" Address Signage

Inspector Comments:

Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that it is plainly visible and legible from the street or roadway. All address related numbers/letters shall be posted on contrasting backgrounds and shall be consistently placed where practical. All building numbers and/or letters shall be a minimum of eight (8") inches in height.

ACTION REQUIRED: **Install eight-inch (8") address numbers or letters on the building so that the address is visible from the street or roadway.**

No address on building

Fail	FL NFPA 1 2021 Chapter 4 General Requirements	4.5.8.1 - Continuously Maintained - Device, Equipment, System (see photo 1.1)	

Inspector Comments:

Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this *Code*, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ. [***101***:4.6.12.1]

ACTION REQUIRED: **Repair or replace inoperable exit sign(s).**

Fail	FLChapterNFPA111 2021Building Services	11.1.2.2.1*(see photo 2.1)- AHJ Requirement for an Electrical Safety Evaluation	

Inspector Comments:

Where the AHJ determines that there is sufficient evidence that existing electrical wiring, fixtures, appliances, or equipment is potentially unsafe, the AHJ is authorized to require an evaluation of the existing electrical wiring, fixtures, appliances, or equipment, or portion thereof, by a qualified person.

ACTION REQUIRED: **After a qualified person evaluates the existing electrical system, the owner must submit an assessment report to the AHJ, as required by FL NFPA 1 - 11.1.2.2.2. This report must detail the condition of the electrical wiring, fixtures, appliances, and equipment, along with recommendations for any necessary repairs to address unsafe conditions.**

Fail	FL NFPA 1 2021 Chapter 11 Building Services	11.1.2.1 - New Electrical Installations per NFPA 70 (see photo 3.1, 3.2, 3.3)	

Inspector Comments:

All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with *NFPA70*.

ACTION REQUIRED: **All open/exposed electric wires shall be covered in an approved manner.**

Permit needed for installation of new electrical panel.

All electrical work shall be conducted by a licensed contrac :or.
Mitigate all electrical hazards.

Fail

FL NFPA 101 2021
Chapter 8 Features of Fire Protection

8.5.6.2 - Protect Smoke Barrier Penetrations for Cables, Conduit, Pipes (see photo 4.1)

Inspector Comments:

Penetrations for cables, cable trays, conduits, pipes, tubes, vents, wires, and similar items to accommodate electrical, mechanical, plumbing,through theandceilingcommunicationsmembrane ofsystemsthe roof/ceilingthat passofthrougha smokeabarrierwall, floor,assembly,or floor/ceilingshall beassemblyprotected constructedby a systemasor amaterialsmokecapablebarrier, orof restricting the transfer of smoke.

ACTION REQUIRED: **Provide approved firestop system for penetrations to the smoke barrier.**

Fail

FL NFPA 101 2021

Chapter 10 Interior Finish, Contents, and Furnishings

10.3.9.1 - Flammability of Combustible Artificial Decorative Vegetation. (see photo 5.1)

Inspector Comments:

Combustible artificial decorative vegetation shall meet one of the following:

(1)The flame propagation performance criteria of Test Method1 or Test Method2, as appropriate, of NFPA 701
(2)A maximum heat release rate of 100 kW when tested to NFPA 289, using the 20 kW ignition source

ACTION FREQUIRED: **Artificial wall, plants, flowers shall meet the NFPA requirements.**

Treat wall with fire retardant or remove wall.

Fail

FLChapterNFPA11Administration2021

1.15.1photo 6.1-, 6.2AHJ, 6.3Requirement, 6.4, 6.5, 6.6)for Independent Third-Party Review (see

Inspector Comments:

The AHJ shall be permitted to require a review by an approved independent third party with expertise in the matter to be reviewed at the submitter's expense.

ACTION REQUIRED: **Must provide a letter by a licensed engineer or contractor confirming that the facility complies with all applicable fire and life safety requirements pertinent to the specific operation and occupancy classification.**

Structural stability due to compromised structural members.

Have fire alarm contractor evaluate to see if there is missing coverage. More specifically, the mezzanine area.

Fail

FL NFPA 101 2021
Chapter 7 Means of Egress

7.2.1.5.3.2* - One Motion shall Release All Latches & Locks (see photo 7.1)

Inspector Comments:

The operation of the releasing mechanism shall release all latching and all locking devices of the door leaf with not more than one motion in a single linear or rotational direction, unless otherwise specified in 7.2.1.5.3.4, 7.2.1.5.3.5, 7.2.1.5.3.7, or 7.2.1.5.3.8.

ACTION REQUIRED: **Ensure the releasing mechanism opens the door with no more than one releasing operation.**

Exit gates are locked from the inside not allowing exit egress. Remove locks and install a push bar or device that allows one motion to release mechanism.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

The violations must be corrected by **12/8/2025.**

CERTIFICATE OF COMPLETION:

I certify that the violation(s) indicated above, have been properly corrected.

Signature Print Name Date

Any violations requiring additional supporting documentation to clear the violations will be noted. Please mail, email, or fax this certification with any required supporting documents to your fire inspector within the time limit for correction, as specified by your inspector. Contact information is listed at the top of this worksheet.

FAILURE TO CORRECT VIOLATIONS MAY RESULT IN CIVIL OR CRIMINAL PENALTIES OR IN A CITATION TO APPEAR IN COURT.

Palm Beach County Fire Rescue Thanks You for Keeping Your Business, Customers and the Citizens and Guests of Palm Beach County Safe!

1.1 -2.1 - 4.5.8.1.



11.1.2.2.1*.



3.1 -3.2 - 11.1.2.1.



11.1.2.1.



3.3 -4.1 - 11.1.2.1.



8.5.6.2.



5.1 -6.1 - 10.3.9.1.



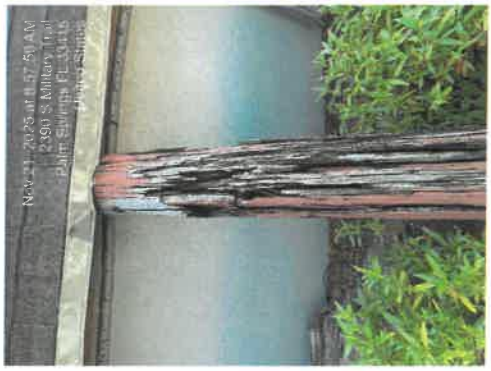
1.15.1.



6.2 -6.3 - 1.15.1.



1.15.1.



6.4 -6.5 - 1.15.1.



1.15.1.



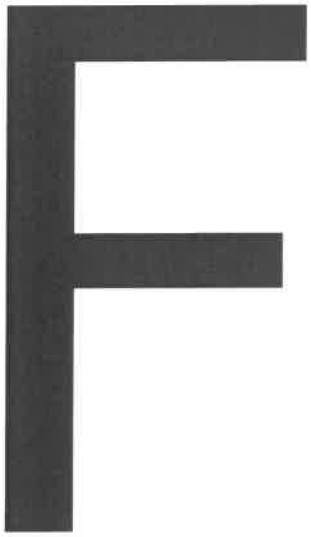
6.6 -7.1 - 1.15.1.



7.2.1.5.3.2*.



Ref: 363880



Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411
Phone (561) 616-7030 Fax (561) 616-7082
discover.pbcgov.org/pbcfr/crrd

Occupant Name:	LOVE TABERNACLE - BATHROOMS - BLDG F	**Inspection Date:**	11/24/2025
Address:	2390 South MILITARY Trail	**InspectionType:**	101 Annual
Suite:	F	**Property Use Type:**	Outbuilding or Shed
City:	PALM SPRINGS	**Local File ID:**	
State:	FL	**Zone:**	70
Zip Code:	33415	**Inspected By:**	Dennis Rudolph 561-267-2084 DRRudolph@pbcgov.org
District:	470		

Insp. Result	Location	Code Set	Code
Fail Signage		Palm Beach County Fire Rescue Chapter 10 General Safety Requirements	2023 Local Amendments 10.11.4 - Building Addresses - 8" Address

Inspector Comments:

Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that it is plainly visible and legible from the street or roadway. All address related numbers/letters shall be posted on contrasting backgrounds and shall be consistently placed where practical. All building numbers and/or letters shall be a minimum of eight (8") inches in height.

ACTION REQUIRED: **Install eight-inch (8") address numbers or letters on the building so that the address is visible from the street or roadway.**

Install address with building F to identify.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

The violations must be corrected by **12/8/2025.**

CERTIFICATE OF COMPLETION:

I certify that the violation(s) indicated above, have been properly corrected.

Signature Print Name Date

Any violations requiring additional supporting documentation to clear the violations will be noted. Please mail, email, or fax this certification with any required supporting documents to your fire inspector within the time limit for correction, as specified by your inspector. Contact information is listed at the top of this worksheet.

FAILURE TO CORRECT VIOLATIONS MAY RESULT IN CIVIL OR CRIMINAL PENALTIES OR IN A CITATION TO APPEAR IN COURT.

101.4.5 Fire prevention. For provisions related to fire prevention, refer to the Florida Fire Prevention Code. The Florida Fire Prevention Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

CASE PRESENTATION
CASE No. CASE 2026-16

1. Good morning, my name is **David Urrutia**, and I have been sworn in.

2. I am a code enforcement officer for the village of palm springs, Florida.

3. This case concerns the property located at **2390 South Military Trail** which is in the Village of Palm Springs, Florida

4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector Records the current owner of the property is **Tabernaculo Internacional INC**

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

SECTION 10-31 (FBC 101.4.5) Fire Prevention

There are violations of the Florida Fire Prevention Code that exist in the buildings that are hazardous to life, property, or public welfare in the occupancy of the building or premises.

.

On **November 25th of 2025** I received a notice from Inspector Dennis Rudolph who is an Inspector for **The Palm Beach County Fire Rescue department,** that the Property located at **2390 S Military Trail** is in violation of fire prevention codes. Attachments are included and separated by building and the corresponding violations for that building. Because of the failed inspections recorded by the Palm Beach County Fire Rescue Inspectors, it now becomes a violation of the Palms Springs ordinance **Section 10-31(FBC 101.4.5) Fire Prevention.** A notice of violations was mailed to the address of record on Palm Beach Appraisers website on the same day as **November 25th** with a due date of **12-31-2025** to come into compliance with **Palm Beach County Fire Rescue.** The due date came and went without resolution. From there I had a meeting with my supervisor Peter Ringle, and he instructed me to allow extra time by the Village to alleviate violations since the list of violations and the work was going to require time. Communication was established early in the case with Mr. Christian who is the property manager for the mentioned parcel. I spoke to him regarding the violations; I provided all copies of all failed inspections and explained the nature and urgency the case needed to be handled with. He spoke well, he said he understood and would commence work to meet standards and fix violations. **On February 2nd, 2026,** a notice of violation / notice of hearing was posted at the property and mailed to the address on record due to non-compliance, attachments are included. Communication with Inspector Dennis was maintained to where we discussed the case and any work updates or concerns.

6. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by **March 1st, 2026**. If not in compliance by **March1st, 2026**, a **$250.00** per day fine shall commence.

CASE No. 2026-16

7. The village has also incurred costs in the amount of **$242.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than **March 1st, 2026.**

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



Case Administrative / Court Costs

February 19th 2026	2390 S Military Trail	case 2026-16		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	1.00	60.00	60.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	TOTAL COST FOR CASE 2026-16			242.35

PALM SPRINGS POLICE DEPARTMENT

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

November 25, 2025

TABERNACULO INTERNACIONAL INC
2390 MILITARY TRL
PALM SPRINGS, FL 33415

Dear Property Owner,

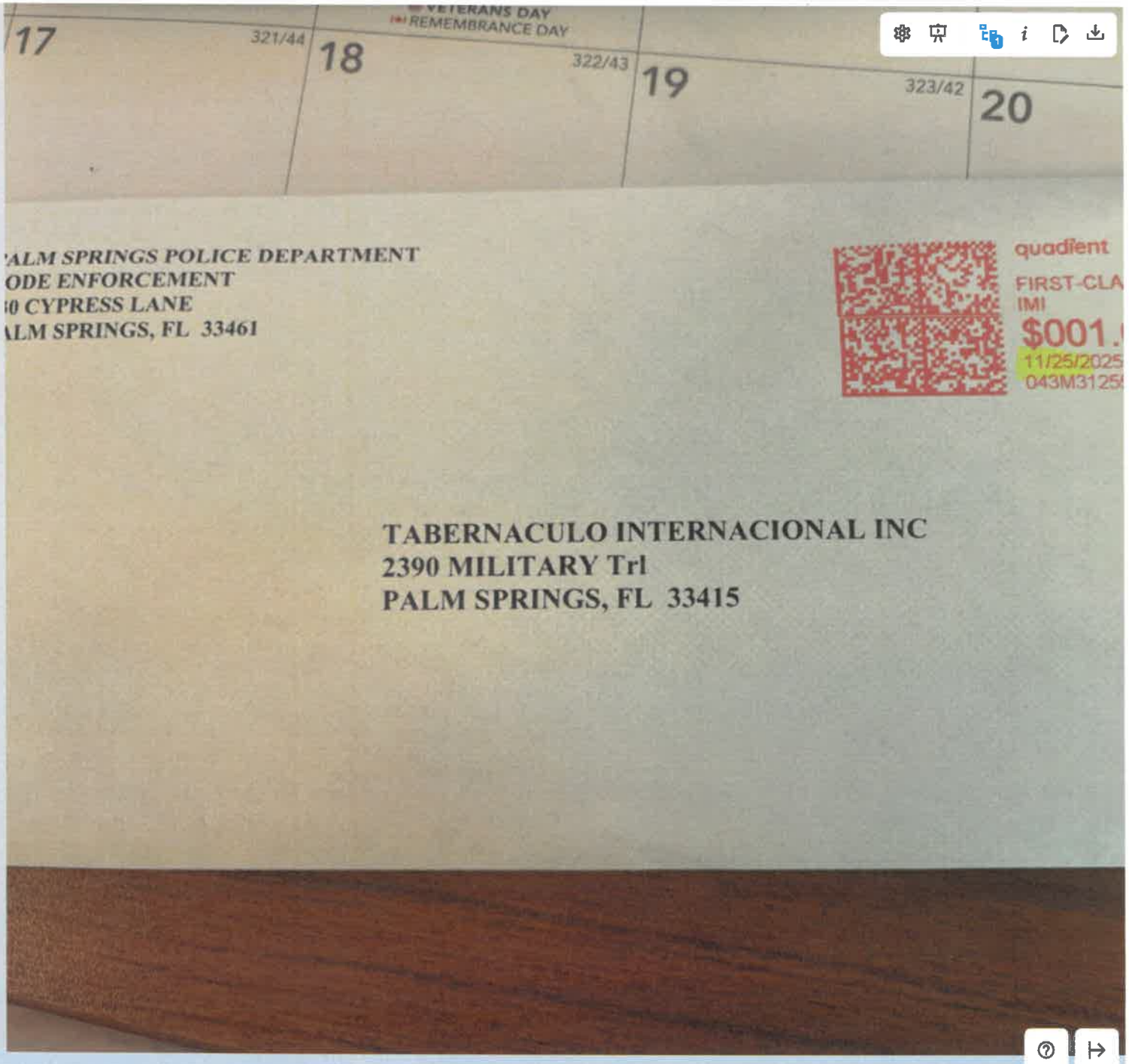
You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **at 2390 S MILITARY Trl, Palm Springs, FL 33415.**
PCN: 70424413020030151

This property is in violation of local ordinances. SECTION 10-31 (FBC 101.4.5) Fire Prevention
There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises. Attached are the fail inspection forms from PALM BEACH COUNTY FIRE RESCUE, all violations are to be corrected.

Compliance Date: (ASAP) 12-31-2025

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

Respectfully,
561 801 9162
561 584 8200EXT8521
durrutia@vpsfl.org
David Urrutia
Palm Springs Police Department
Code Enforcement Officer


17
321/44
VETERANS DAY
REMEMBRANCE DAY
18
322/43
19
323/42
20
ALM SPRINGS POLICE DEPARTMENT
ODE ENFORCEMENT
0 CYPRESS LANE
ALM SPRINGS, FL 33461
quadient
FIRST-CLA
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$001.
11/25/2025
043M3125
TABERNACULO INTERNACIONAL INC
2390 MILITARY Trl
PALM SPRINGS, FL 33415



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

UNITED STATES POSTAL SERVICE CERTIFIED MAIL

9489 0178 9820 3046 8368 36

Label 800-ODT, March 2023

quadient
FIRST-CLASS MAIL
IMI
$008.86
02/02/2026 ZIP 33480
043M31255277

TABERNACULO INTERNACIONAL INC
2390 S MILITARY TRL
WEST PALM BEACH FL 33415 7501

Cert.

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

quadient
FIRST-CLASS MAIL
IMI
$000.74
02/02/2026 ZIP 33480
043M31255277

TABERNACULO INTERNACIONAL INC
2390 S MILITARY TRL
WEST PALM BEACH FL 33415 7501

Property Detail

Location Address : 2390 S MILITARY TRL
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-13-02-003-0151
Subdivision : ANNA JOHNS ESTATES IN
Official Records Book/Page : 11908 / 561
Sale Date : 07/01/2000
Legal Description : ANNA-JOHNS ESTATES W 18 FT OF LT 15, LTS 16 THRU 22, LTS 23 THRU 26 (LESS W 3 FT MILITARY TRAIL R/W) LTS 27 THRU 33 & W 18 FT OF LT 34 BLK 3

Owner Information

Owner(s)	Mailing Address
TABERNACULO INTERNACIONAL INC	2390 S MILITARY TRL WEST PALM BEACH FL 33415 7501

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
07/01/2000	$1,400,000	11908 / 00561	WARRANTY DEED	TABERNACULO INTERNACIONAL INC
01/01/1973	$800	2247 / 01349	WARRANTY DEED	CALVARY BAPTIST CHURCH
01/01/1973	$800	02247 / 01349		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$1,494,277	$1,553,580	$1,628,565	$1,726,556	$1,447,031
Land Value	$1,710,796	$1,629,330	$1,629,330	$1,551,039	$1,329,462
Total Market Value	$3,205,073	$3,182,910	$3,257,895	$3,277,595	$2,776,493

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$3,205,073	$3,182,910	$3,257,895	$3,054,142	$2,776,493
Exemption Amount	$3,205,073	$3,182,910	$3,257,895	$3,054,142	$2,776,493
Taxable Value	$0	$0	$0	$0	$0

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$0	$0	$0	$0	$0
NON AD VALOREM	$4,845	$4,487	$4,358	$4,174	$3,989
TOTAL TAX	$4,845	$4,487	$4,358	$4,174	$3,989

Property Information

Owner Name :	TABERNACULO INTERNACIONAL INC
Parcel Control Number :	70-42-44-13-02-003-0151
Location Address :	2390 S MILITARY TRL

Structural Details

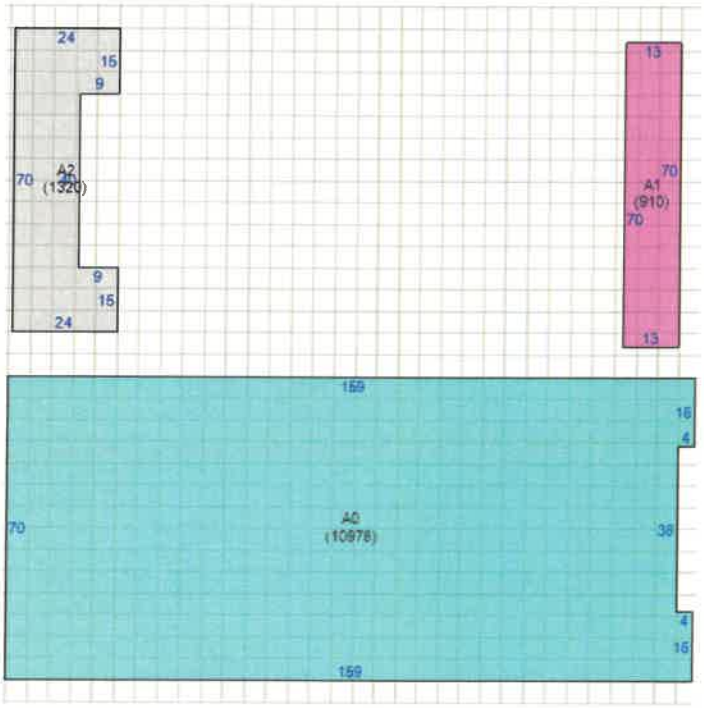
Structural Element for Building 1

Year Built	1972
RELIGIOUS	13208

Subarea and Square Footage for Building 1

Code Description	square Footage
RELIGIOUS	1320
RELIGIOUS	910
RELIGIOUS	10978
Total Square Footage	13208

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Fence- Chain Link 6ft #11 Gaug	1972	140
Wall	1972	222
Patio	1972	992
Paving- Asphalt	1972	53073
Walkway-Concrete	1972	4714

Property Land Details

Land Line #	Description	Zoning	Acres
1	CHURCH	CG	3.3911

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-42-44-13-02-003-0151
Mailing Address:
2390 S MILITARY TRL
West Palm Beach, Fl 33415-7501
Owner of Record:
TABERNACULO INTERNACIONAL INC

Property Type:
Real Property
Property Address:
2390 S MILITARY TRL
PALM SPRINGS, FL 33415
Second Owner:

Status: Active
Legal Description:
ANNA-JOHNS ESTATES W 18 FT OF LT 15, LTS 16 THRU 22, LTS 23 THRU 26 (LESS W 3 FT MILITARY TRAIL R/W) LTS 27 THRU 33 & W 18 FT OF LT 34 BLK 3

Last updated: 2/02/2026 03:24:57 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: $4,747.70 ADD ALL TO CART

2025 | BILL TYPE: ORIGINAL | BILL NO: 101537629 | ROLL: ANNUAL |
DUE $4,747.70

ADD TO CART

View Info

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	$4,747.70	$0.00	$4,747.70	Due	$4,747.70
	Net Tax: $4,844.59		2/2/26 $4,747.70		Clear all
	Interest: $0.00		2/2/26 $4,747.70		
	Penalty: $0.00		2/28/26 $4,796.14		
	Fees: $0.00		3/31/26 $4,844.59		
	Discount: -$96.89				

Total: $0.00 ADD TO CART

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	$4,442.16	2/24/25	-$4,442.16	Paid
	Net Tax: $4,487.03			
	Interest: $0.00			
	Penalty: $0.00			
	Fees: $0.00			
	Discount: -$44.87			

Due Date	Net Tax		Last Paid	Amount Paid	Status
4/1/24	⊟ $4,314.85		2/28/24	-$4,314.85	Paid
	Net Tax:	$4,358.43			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$43.58			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/23	⊟ $4,531.17		6/20/24	-$4,531.17	Paid
	Net Tax:	$4,173.76			
	Interest:	$125.21			
	Penalty:	$0.00			
	Fees:	$232.20			
	Discount:	$0.00			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/22	⊟ $4,328.44		2/17/23	-$4,328.44	Paid
	Net Tax:	$3,989.09			
	Interest:	$119.67			
	Penalty:	$0.00			
	Fees:	$219.68			
	Discount:	$0.00			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/21	⊟ $4,228.59		3/10/22	-$4,228.59	Paid
	Net Tax:	$3,896.75			
	Interest:	$116.90			
	Penalty:	$0.00			
	Fees:	$214.94			
	Discount:	$0.00			

Due Date	Net Tax		Last Paid	Amount Paid	Status
4/15/20	⊟ $4,353.96		3/7/22	-$4,353.96	Paid
	Net Tax:	$4,012.68			
	Interest:	$120.38			
	Penalty:	$0.00			
	Fees:	$220.90			
	Discount:	$0.00			

Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case # 2026-16

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
TABERNACULO INTERNACIONAL INC
2390 SOUTH MILITARY TRAIL
WEST PALM BEACH, FL 33415-7501

Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of Section (s):

SECTION 10-31 (FBC 101.4.5) Fire Prevention - There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises.

Property Address:	2390 SOUTH MILITARY TRAIL
Legal Description:	ANNA-JOHNS ESTATES W 18 FT OF LT 15, LTS 16 THRU 22, LTS 23 THRU 26 (LESS W 3 FT MILITARY TRAIL R/W) LTS 27 THRU 33 & W 18 FT OF LT 34
PCN:	70-42-44-13-02-003-0151

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **February 19, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above-referenced Property.

2. The Respondent was _____ / was not ____present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

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

4. The Village incurred administrative costs in the prosecution of this case and is entitled to be awarded the same.

\

CONCLUSIONS OF LAW

☐ Respondent is in violation of:

SECTION 10-31 (FBC 101.4.5) Fire Prevention: There are violations of the Florida Fire Prevention Code that exist in the buildings that are hazardous to life, property, or public welfare in the occupancy of the building or premises, of the Code of Ordinances of the Village of Palm Springs.

☐ Respondent was in violation of:
SECTION 10-31 (FBC 101.4.5) Fire Prevention: There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises, of the Code of Ordinances of the Village of Palm Springs.

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 **March 1, 2026:**

☐ **Administrative cost - $242.35**
☐ Citation Fine Costs
☐ Re-inspection Fee

☐ 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 **March 1, 2026**. If the Respondent fails to comply within the time given, a fine of **$250.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondents are ordered to pay the administrative costs **of $ 242.35** or before the date set for compliance.

☐ Administrative Costs: **$242.35**
☐ Citation Fine Costs
☐ Re-inspection Fee

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

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 is first observed by the Village.

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).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this 19th day of February 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
2390 SOUTH MILITARY TRAIL
PALM SPRINGS, FL 33415

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2026 – 20 B

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

ALDO RODAS
5126 MAINE ST
LAKE WORTH BEACH, FL 33461
Respondent.

PCN 70-43-44-19-03-000-0030

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 **FEBRUARY 6, 2026**, the Respondent, **ALDO RODAS**, owners of the property at **3451 10TH Avenue N, PALM SPRINGS, FL, 33461** is in Violation of local ordinances.

VIOLATIONS
Section 30-143 Trash and debris visible, wild overgrowth
Section 10-9 Exterior structure of the Building in disrepair

These violations must be corrected on or before ,FEBRUARY 13, 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 FEBRUARY 19, 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.

Tom Gehrman
Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: FEBRUARY 6, 2026

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2026 – 23 208

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

ALDO RODAS
5126 MAINE ST
LAKE WORTH BEACH, FL 33461
Respondent.

Notice
CERTIFIED 2-6-2026
9489 0178 9820 3046 8370 17
REGULAR 2-6-2026
POSTING 2-6-2026

PCN 70-43-44-19-03-000-0030

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

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Tom Gehrman
Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: FEBRUARY 6, 2026

CODE ENFORCEMENT
VILLAGE OF PALM SPRINGS, FLORIDA

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 2026-~~28~~ 108 (26-00148)

RODAS ALDO
5126 MAINE ST.
LAKE WOTH BEACH, FL 33461
_____/

PCN: 70-43-44-19-03-000-0030

Respondent,

AFFIDAVIT OF SERVICE

On **February 6, 2026**, at **12:23pm** , I served the attached NOTICE OF HEARING on the within-named RODAS ALDO , at **3451 10th Ave N**, 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

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: 2-10-2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

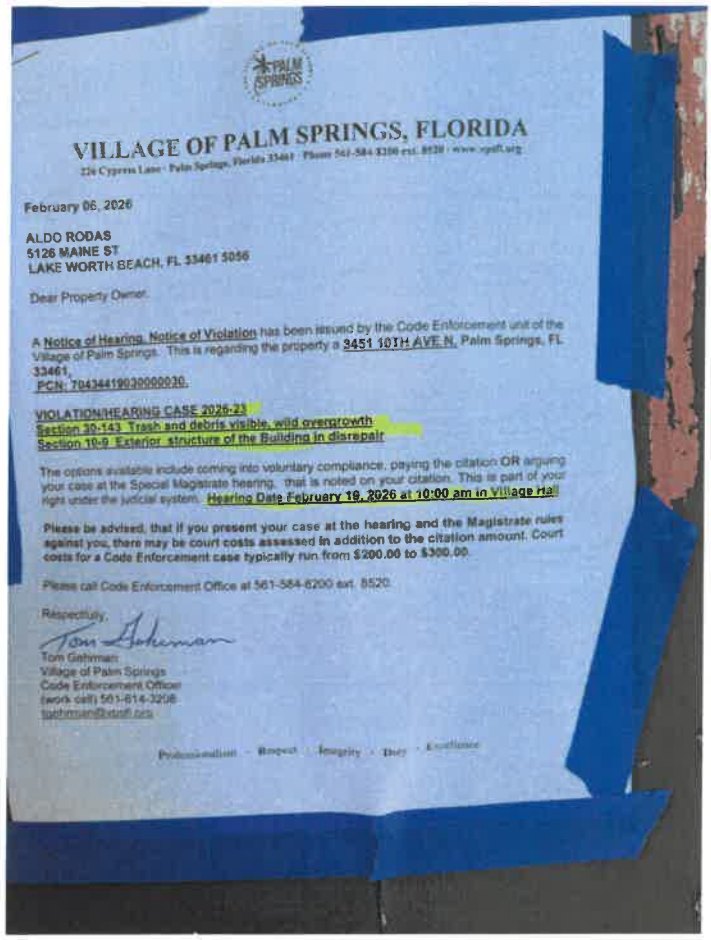
The foregoing instrument was acknowledged before me this 10th day of FEBRUARY 2026, by Tom Gehrman Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

NANCIANN M. CUENOT
Notary Public - State of Florida
Commission # HH 493254
My Comm. Expires Apr 25, 2028
Bonded through National Notary Assn.

NOTARY PUBLIC, State of Florida

3451 10th Ave N.
Posting
Case 2026-23 B



VILLAGE OF PALM SPRINGS, FLORIDA

February 06, 2026

ALDO RODAS
5126 MAINE ST
LAKE WORTH BEACH, FL 33461 5056

Dear Property Owner:

A Notice of Hearing, Notice of Violation has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property a 3451 10TH AVE N, Palm Springs, FL 33461,
PCN: 70434419030000030.

VIOLATION/HEARING CASE 2026-23
Section 30-143 Trash and debris visible, wild overgrowth
Section 10-9 Exterior structure of the Building in disrepair

The options available include coming into voluntary compliance, paying the citation OR arguing your case at the Special Magistrate hearing, that is noted on your citation. This is part of your rights under the judicial system. Hearing Date February 19, 2026 at 10:00 am in Village Hall

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

Please call Code Enforcement Office at 561-584-6200 ext. 8520.

Respectfully,

Tom Gehrman
Village of Palm Springs
Code Enforcement Officer
(work cell) 561-614-3208
tgehrman@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence

2/6/2026 12:23:32 PM



2/6/2026 12:23:42 PM



2/6/2026 9:16:44 AM



2/6/2026 9:14:27 AM



2/6/2026 12:24:00 PM



2/6/2026 12:23:55 PM

VILLAGE OF PALM SPRINGS, FLORIDA

226 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-584-8200 ext. 8520 · www.vpsfl.org

February 06, 2026

ALDO RODAS
5126 MAINE ST
LAKE WORTH BEACH, FL 33461 5056

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VIOLATION/HEARING CASE 2026-23 208 1st
Section 30-143 Trash and debris visible, wild overgrowth
Section 10-9 Exterior structure of the Building in disrepair

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Respectfully,

Tom Gehrman

Tom Gehrman
Village of Palm Springs
Code Enforcement Officer
(work cell) 561-814-3208
tgehrman@vpsfl.org

VILLAGE OF PALM SPRINGS, FLORIDA

226 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-584-8200 ext. 8520 · www.vpsfl.org

February 06, 2026

ALDO RODAS
5126 MAINE ST
LAKE WORTH BEACH, FL 33461 5056

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VIOLATION/HEARING CASE 2026-~~28~~ 20B
Section 30-143 Trash and debris visible, wild overgrowth
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Respectfully,

Tom Gehrman

Tom Gehrman
Village of Palm Springs
Code Enforcement Officer
(work cell) 561-814-3208
tgehrman@vpsfl.org

VILLAGE OF PALM SI
CODE ENFORCEMENT
226 CYPRESS LANE
PALM SPRINGS, FL 33

UNITED STATES POSTAL SERVICE — CERTIFIED MAIL®

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Label 890-QDT, March 2023

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US POSTAGE

ALDO RODAS
5126 MAINE STREET
LAKE WORTH BEACH, FL 33461 5056

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
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PALM SPRINGS, FL 33461

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02/06/2026 ZIP 33480
043M31255277

US POSTAGE

ALDO RODAS
5126 MAINE STREET
LAKE WORTH BEACH, FL 33461 5056

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

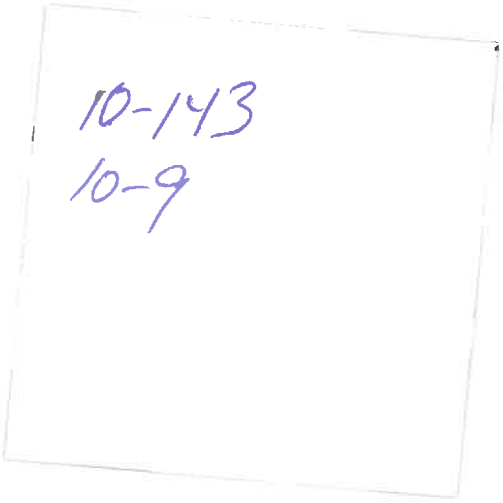
(a) *Public nuisance declared.* The presence of new or used construction materials (without valid permit), debris, rubbish, trash, cans, paper, stagnant water, vines, underbrush, weeds, wild growth or grass in excess of 12 inches in height from the ground on any lot, tract or parcel of land within the village shall be unlawful and is hereby prohibited and declared to be a public nuisance to the extent that it constitutes a menace to life, property, the public health or the public welfare; creates a fire hazard; or provides a nest or breeding ground for sand flies, mosquitoes, rats, mice, other rodents, snakes or other types of pests and vermin.

(b) *Notice.* The village manager, his designee or any code enforcement officer is hereby authorized and empowered to notify, in writing, the owner of any such lot, place or area within the village, or the agent of such owner, to cut, destroy, remove or alleviate conditions existing on such lot, place or area within the village as described in subsection (a) of this section. Such notice shall be by certified mail, addressed to the owner or the agent of the owner at such owner's or agent's last known address.

(c) *Removal by village.* Upon the failure, neglect or refusal of any owner or agent notified pursuant to subsection (b) of this section to remove and eliminate the conditions described in subsection (a) of this section within the time limit stated in the notice, the village manager is authorized, upon approval by the village council, to contract and pay for such maintenance and bill the property owner or his agent. The charges for such services shall be a lien against the property on which the nuisance is located.

(Code 1994, § 26-86)

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



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

(a) *General.* The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

(b) *Exterior painting.* All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.

(c) *Street numbers.* One address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained or multi-unit buildings which utilize a roadside marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of four inches for residential and six inches for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. When the building utilizes multiple addresses, such as multiple occupant mercantile buildings, the address range shall be posted as indicated above. Signs shall be plainly visible from the street or right-of-way providing access to the lot and shall be installed and maintained pursuant to the county building security code. This requirement shall apply to all new and existing structures.

(d) *Structural members.* All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

(e) *Foundation walls.* All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.

(f) *Exterior walls.* All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

(g) *Roofs and drainage.* The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.

(h) *Decorative features.* All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

(i) *Overhang extensions.* All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

(j) *Stairways, decks, porches and balconies.* Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

(k) *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.

(l) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

(m) *Window and doorframes.* Every window, door and frame shall be kept in sound condition, good repair and weather tight.

(1) *Glazing.* All glazing materials shall be maintained free from cracks and holes.

(2) *Openable window.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

(n) *Doors.* All exterior doors and hardware shall be maintained in good condition Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.

(o) Holiday lights and decorations, erected during the appropriate holiday season, shall comply with all applicable building and electrical codes. Holiday lights and decorations may be erected no earlier than 30 days prior to the subject holiday, with the exception of the Christmas/Hanukkah holidays. Christmas/Hanukkah lights and decorations may be erected no earlier than October 15. All Christmas/Hanukkah lights and decorations must be removed within 30 days following the holiday. All other holiday lights and decorations shall be removed within 14 days following the holiday.

(p) Protection from windborne debris is encouraged for all structures certified for occupancy in the village. Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the building code in effect at the time such hurricane protection was permitted by the building department.

(q) It is prohibited to maintain any device (including but not limited to wood, aluminum, or approved hurricane shutters) used for securing property, which impede egress, light, and/or ventilation in a closed/secured position on occupied buildings after a designated hurricane watch or warning has terminated. In addition, it is prohibited to maintain any hurricane protective devices, with the exception of those covering clerestory windows, in a closed/secured position for periods in excess of ten consecutive days unless:

(1) A hurricane occurs during the ten-day period, at which point the ten-day period begins anew the day after hurricane conditions have subsided; or

(2) Hurricane or tropical storm watch conditions are predicted to occur within 48 hours after the tenth day; or

(3) The structure is used for residential purposes, but no person is in residence for a period in excess of ten consecutive days, except that (1) and (2), above, shall still apply during periods when a person is in residence.

(4) Clerestory windows exempted under this section, shall be removed ten days after the official conclusion of the hurricane season.

(r) The owner of an occupied structure shall promptly repair any broken door or window so that a temporary boarded up condition is limited. Any such repair, other than in the case of a natural disaster, shall be made within ten (10) consecutive days. Any means of securing property including crime prevention devices shall be subject to review by the building official for safety and compliance with the Florida Building Code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Real property may be secured via boarding up windows, doors, or other openings upon the requirement of the building official provided a permit is issued by the village prior to securing a property.

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

CASE PRESENTATION
CASE No. CASE 2026- 23 (26-00148)

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 **3451 10th Ave N** in THE VILLAGE OF PALM SPRINGS.

4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS and PB County Tax Collector, the CURRENT OWNER OF THE PROPERTY IS **ALDO RODAS.**

5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
Section 30-143. Nuisance - Removal of rubbish, stagnant water, weeds and overgrowth required,
Section 10-9. Building – Maintenance of Exterior of a structure to be kept in Good repair.

3451 10th Ave N Case 2026-20 for Florida Building Code Violations, Including Expired Permits, Working W/O Permits and No Inspections has been issued and is on today's docket. Upon Posting Case 2026-20 the Public Nuisance Violations were observed and Case 2026-23 was issued later that day on February 6th. The property is not receiving even basic maintenance needed to maintain a property in Palm Springs. Wild Overgrowth Visible, debris visible, open holes where stumps have been removed, tarps tattered torn and waving off of the building.

5. On **FEBRUARY 6, 2026,** I WROTE **Notice of Violation/Notice of Hearing 2026-23** 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 Property maintenance Issues remain on the property; no permits are required for basic property maintenance but property maintenance is required. 3451 10th Ave N has become a Public Nuisance.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY March 2, 2026.** Failure to GAIN COMPLIANCE within the time designated shall result in a $100.00 per day, per violation fine commencing on **MARCH 2, 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, **MARCH 2, 2026**.

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



Case Administrative / Court Costs

February 19, 2026, 3451 10th Ave N - ALDO ROJAS		Case 2026-23		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2026-23				197.35

PALM SPRINGS POLICE DEPARTMENT

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

June 27, 2024

RODAS ALDO
3451 10TH 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 3451 10TH AVE N, Palm Springs, FL 33461.
PCN: 70434419030000030

This property is in violation of local ordinances.
SECTION 30-141- OVER-GROWTH ON RESIDENTIAL LOTS. PLEASE MAINTAIN ALL OF THE PROPERTY GREEN SPACES
SECTION 10-9(C)- ALL HOMES MUST HAVE HOUSE NUMBER ON MAIN STRUCTURE AND VISIBLE FROM STREET.

Compliance Date: JULY 11TH, 2024

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

Respectfully,

Henry Stout
Palm Springs Police Department
Code Enforcement Officer

hstout@vpsfl.org
561-801-9217-OFFICE CELL

Property Detail

Location Address : 3451 10TH AVE N
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-03-000-0030
Subdivision : PALM SPRINGS VILLAGE PL 7 IN
Official Records Book/Page : 34979 / 351
Sale Date : 04/17/2024
Legal Description : VILLAGE OF PALM SPRINGS PL 7 LOT 3A

Owner Information

Owner(s)	Mailing Address
RODAS ALDO	5126 MAINE ST LAKE WORTH BEACH FL 33461 5056

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/17/2024	$265,000	34979 / 00351	WARRANTY DEED	RODAS ALDO
10/23/2023	$0	34642 / 00031	SUMMARY ORDER	AMES ERIC
12/01/1997	$70,000	10138 / 01407	REP DEED	AMES ERIC V
03/01/1969	$100	01706 / 01515	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1167
Acres : .21
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1

Bldg Type	SFR
Exterior Wall 1	MSY: CB STUCCO
Year Built	1959
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	1
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	BUILT-UP TAR/GRAVEL
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CERAMIC/QUARRY TILE
Floor Type 2	TERAZZO MONOLITHIC
Stories	1

Sketch for Building 1

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-19-03-000-0030
Mailing Address:
5126 MAINE ST
Lake Worth Beach, Fl 33461-5056
Owner of Record:
RODAS ALDO

Property Type:
Real Property
Property Address:
3451 10TH AVE N
PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
VILLAGE OF PALM SPRINGS PL 7 LOT 3A

Last updated: 2/09/2026 09:25:40 AM

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

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

Tax Bills

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

Total Payable: $0.00

Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/26	⊟ $5,673.87		1/6/26	-$5,673.87	Paid
	Net Tax:	$5,789.66			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$115.79			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	⊟ $5,357.54		2/18/25	-$5,357.54	Paid
	Net Tax:	$5,411.66			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$54.12			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	⊟ $1,196.08		11/12/23	-$1,196.08	Paid
	Net Tax:	$1,245.92			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$49.84			

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case #: 2026-20 B (26-00148)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
ALDO RODAS
5126 MAINE STREET
LAKE WORTH BEACH, FL 33461

Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of Section(s):
Section 30-143. Nuisance - Removal of rubbish, stagnant water, weeds and overgrowth required

Section Sec. 10-9. Building - Maintenance of Exterior of a structure in Good repair**.**

Property Address:	3451 10TH Ave N, Palm Springs, FL 33461
Legal Description:	VILLAGE OF PALM SPRINGS PL 7 LOT 3A
PCN:	70434419030000030

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, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **February 19, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above referenced Property.

2. The Respondent was _____ / was not ____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).
3. The Code Inspector presented competent substantial evidence which included testimony and/or evidence to establish that the Respondent is in violation of the code section(s) referenced above.
4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

☐ Respondent is in violation of **Section 30-143. Nuisance** - Removal of rubbish, stagnant water, weeds and overgrowth required, **Section 10-9. Building** - Maintenance of Exterior of a structure in Good repair**, of the Code of Ordinances of the Village of Palm Springs**.

☐ Respondent was in violation of **Section 30-143. Nuisance** - Removal of rubbish, stagnant water, weeds and overgrowth required, **Section 10-9. Building** - Maintenance of Exterior of a structure in Good repair**, of the Code of Ordinances of the Village of Palm Springs**.

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 .
list of unpaid fees, format:

☐ 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 **March 2, 2026**. If Respondent fails to comply within the time given, a fine of **$100.00 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent is ordered to pay administrative costs of **$ 197.35** on or before the date set for compliance.

☐ [$197.35]
☐ [N/A]
☐ [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 the Village of Palm Springs, Attn: Code Enforcement, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official 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 is first observed by the Village.

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).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this _____ day of _____.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
3451 10TH Ave N, Palm Springs, FL 33461

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 26-27

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
MORALES CABRERA LISBET & VICET LUIS LARA
169 CAYMAN DR, , PALM SPRINGS FL 33461 2003

Respondent. **PCN: 70434419020720390**

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on February 09, 2026, the real property located at _169 CAYMAN DRIVE___ and owned by MORALES CABRERA LISBET & VICET LUIS LARA___ ("Respondent") is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

.

Violation Description: SECTION 34.914- NO VEHICLES SHALL BE PARKED ON GRASS. IF MORE PARKING IS NEEDED, PLEASE USE THE CITY SWALE. SECTION 34.913- NO COMMERCIAL AND/OR SEMI-TRUCKS AND/OR TOW TRUCKS AND/OR BOX TRUCKS ALLOWED IN RESIDENTIAL AREAS.

This above violation(s) must be corrected on or before FEB 18TH, 2026_, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on __FEB 19TH, 2026__ at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE. THE SPECIAL MAGISTRATE WILL DETERMINE AT THE HEARING IF THE VIOLATION(S) EXIST, A REASONABLE TIME FOR COMPLIANCE, AND A FINE TO BE IMPOSED IF THE VIOLATION(S) ARE NOT TIMELY CORRECTED. IF A VIOLATION(S) IS FOUND, THE MAGISTRATE WILL IMPOSE ADMINISTRATIVE COSTS TO BE PAID TO THE VILLAGE FOR THIS CASE.

YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case in your absence.

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

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **$250.00** per day, per violation (and $500.00 per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS WILL BECOME A LIEN(S) ON YOUR PROPERTY AND ANY OTHER PROPERTY YOU OWN.**

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

Henry Stad #232

February 09, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner

Case No. 2026-27

MORALES CABRERA LISBET & VICET LUIS LARA
169 CAYMAN DRIVE
Palm Springs, FL 33461
Respondent(s)

PCN: 70-43-44-19-02-072-0390

AFFIDAVIT OF SERVICE

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

On the **9TH Day of FEBRUARY 2026 at 4:30 PM**, I served the attached Notice of Hearing on the within-named Respondent(s), **66 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: _____
Code Enforcement Officer

Date: Feb 9th, 26

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 9 day of February, 2026 by Henry Stout, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

jmedero
_____
NOTARY PUBLIC, State of Florida

(SEAL)

Notary Public State of Florida
Joandry Medero Velez
My Commission HH 747497
Expires 12/8/2029


169


2079


169



PALM SPRINGS POLICE DEPARTMENT

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

FEBRURARY 9TH, 2026
MORALES CABRERA LISBET &
VICET LUIS LARA
169 CAYMAN 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 **169 CAYMAN DRIVE, PALM SPRINGS, FL 33461**

PCN: 70-43-44-19-02-072-0390

HEARING CASE 2026-27

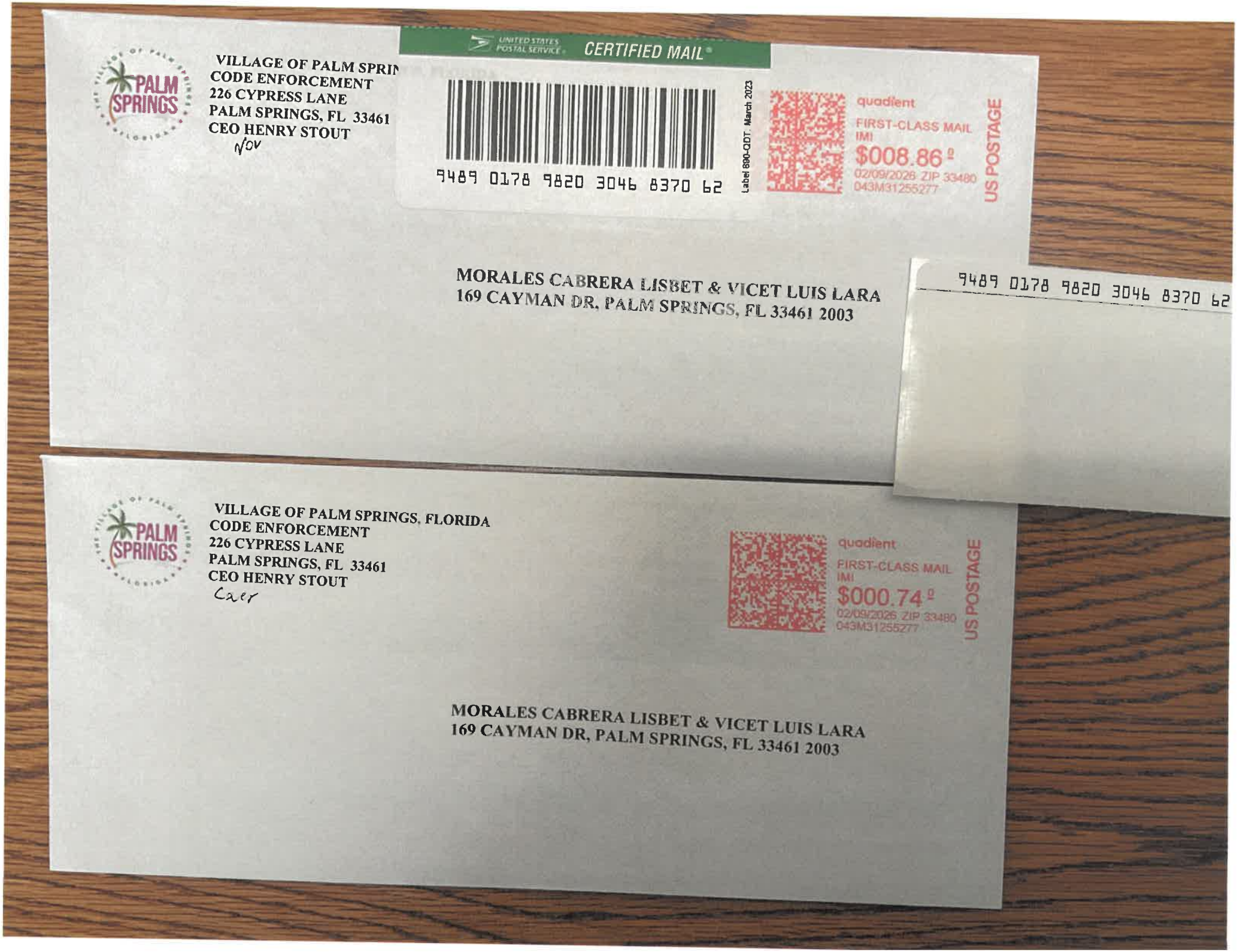
SECTION 34.914- NO VEHICLES SHALL BE PARKED ON GRASS. IF MORE PARKING IS NEEDED, PLEASE USE THE CITY SWALE.
SECTION 34.913- NO COMMERCIAL AND/OR SEMI-TRUCKS AND/OR TOW TRUCKS AND/OR BOX TRUCKS ALLOWED IN RESIDENTIAL AREAS.

The options available include coming into voluntary compliance on or before **FEBRUARY 18TH, 2026, OR** arguing your case at the Special Magistrate hearing **on THURSDAY, FEBRUARY 19TH, 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



VILLAGE OF PALM SPRIN
CODE ENFORCEMENT
226 CYPRESS LANE
PALM SPRINGS, FL 33461
CEO HENRY STOUT
NOV

UNITED STATES POSTAL SERVICE CERTIFIED MAIL®

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Label 800-QDT, March 2023

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043M31255277

US POSTAGE

MORALES CABRERA LISBET & VICET LUIS LARA
169 CAYMAN DR, PALM SPRINGS, FL 33461 2003

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VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
226 CYPRESS LANE
PALM SPRINGS, FL 33461
CEO HENRY STOUT
Cert

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043M31255277

US POSTAGE

MORALES CABRERA LISBET & VICET LUIS LARA
169 CAYMAN DR, PALM SPRINGS, FL 33461 2003

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

(a) All vehicles permitted to be parked on any residential premises, as provided in this section, must be primarily operated by a resident of the premises or a guest, or business invitee of the said resident.

(b) The following vehicles shall not be parked in any residential land use district except for the purpose of loading or unloading materials or persons engaged in providing a commercial service at the premises or for the purpose of the driver to make a temporary convenience stop at the residence (a temporary convenience stop shall be limited to no more than one hour in any 24-hour period and shall not be between the hours of 11:00 p.m. and 7:00 a.m.):

(1) Tractor trailers, and semi-trailer trucks;

(2) Tow trucks, wreckers or flat bed vehicle carriers;

(3) Commercial buses, school buses, or vans accommodating more than 16 passengers;

(4) Dump trucks;

(5) Construction equipment and vehicles, whether self-propelled or towed, including farm tractors, backhoes, front-end loaders, cranes, cement mixers, pitch buckets or similar items;

(6) Step vans and panel trucks, and any vehicle used for the commercial sale of food or beverages;

(7) More than three, in total, of any taxi, car service vehicle, limousine, or stretch limousine provided the allowable vehicles are able to be parked on a paved surface and not obstructing any sidewalk or extending into any swale or public right-of-way areas;

(8) Boom or bucket trucks;

(9) Swamp buggies and half-tracks;

(10) Any vehicle that exceeds the roof height of the principal building on the lot.

(c) No mobile unit shall be parked or stored on private property within the village, unless provided for in a properly approved site plan.

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

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

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

(1) Within a garage, covered carport, or front driveway.

(2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,

(3) In the rear yard behind the setback line, at the height of or below the roofline of the house,

(4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.

(b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.

(c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster") within any zoning district in the village, is subject to the following regulations:

(1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.

(2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time must be in writing, and must include a written justification statement demonstrating "good cause" as to why the 30-day period should be extended for up to an additional 30 consecutive days. The decision to grant or deny the request for an extension, shall be within the sole discretion of the village. Not more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.

(3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.

(4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.

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

(1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:

a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;

b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.

(2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.

(e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.

(f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.

(g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.

(h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.

(i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.

(j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

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

CASE PRESENTATION
CASE No. CASE 2026-27

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. 2026.27**. It concerns the property at **169 CAYMAN 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 **MORALES CABRERA LISBET & VICET LUIS LARA**

5. Under observation, there are Violations of local ordinances
SECTION 34.914- NO VEHICLES SHALL BE PARKED ON GRASS. IF MORE PARKING IS NEEDED, PLEASE USE THE CITY SWALE.
SECTION 34.913- NO COMMERCIAL AND/OR SEMI-TRUCKS AND/OR TOW TRUCKS AND/OR BOX TRUCKS ALLOWED IN RESIDENTIAL AREAS.
6. 1/28- CASE OPEN-DUE DATE FEB 4TH
7. 1/28- CCV POSTED
8. 2/3-NOT IN COMPLIANCE-TURCK ON GRASS AND SEMI STILL BEHIND FENCE
9. 2/8- IN VIOLATION - NOV FEB 9TH
10. 2/9- NOV POSTED
11. On **FEBRUARY 9TH, 2026,** a Notice of Violation/ Notice of Hearing **2026-27** 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.

12. 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 FEB 27TH, 2026.

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



Case Administrative / Court Costs

FEBRURARY 19TH, 2026- 169 CAYMAN DRIVE		Case No. 2026-27		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case No. 2026-27			265.77


VILLAGE OF PALM SPRINGS, FLORIDA

Property Detail

Parcel Control Number:	70-43-44-19-02-072-0390	Location Address:	169 CAYMAN DR
Owners:	MORALES CABRERA LISBET && VICET LUIS LARA	Municipality:	PALM SPRINGS
Mailing Address:	169 CAYMAN DR, , PALM SPRINGS FL 33461 2003		
Last Sale:	06/17/2022	Book/Page#:	33655 / 00983 Price: $435,000
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RS - RESIDENTIAL SINGLE-FAMILY
Legal Description:	VILLAGE OF PALM SPRINGS PL 6 LOT 39 BLK 72	Total SF:	1824 Acres .22



2025 Values

Improvement Value	$179,430
Land Value	$144,000
Total Market Value	$323,430
Assessed Value	$323,430
Exemption Amount	$50,722
Taxable Value	$272,708

All values are as of January 1st each year.

2025 Taxes

Ad Valorem	$5,455
Non Ad Valorem	$527
Total Tax	$5,982

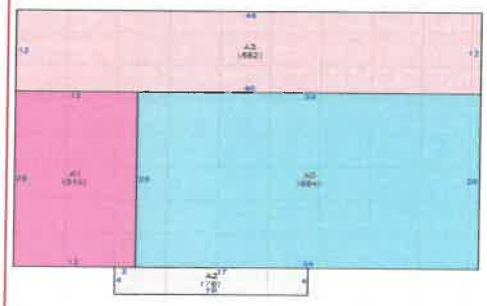
2025 Qualified Exemptions

HOMESTEAD
ADDITIONAL HOMESTEAD

Applicants

MORALES CABRERA LISBET &
VICET LUIS LARA

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	884
SFB Semi Finished Base Area	552
FOP Finished Open Porch	76
FGR Finished Garage	312
Total Square Footage :	1824
Total Area Under Air :	1436

Extra Features

Description	Year Built	Unit
Facing	1958	176
Screen Enclosure	2020	360
Patio	2020	247
Patio Roof	2020	247

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	1958
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	0
8 Full Baths	2
9 Half Baths	0
10 Exterior Wall 2	NONE
11 Roof Structure	GABLE/HIP
12 Roof Cover	ASPHALT/COMPOSITION
13 Interior Wall 1	PLYWOOD PNL.
14 Interior Wall 2	DRYWALL
15 Floor Type 1	CARPETING

Owner : MORALES CABRERA LISBET & PCN: 70434419020720390

16 Floor Type 2	N/A
17 Stories	1

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-19-02-072-0390
Mailing Address:
169 CAYMAN DR
Palm Springs, Fl 33461-2003
Owner of Record:
MORALES CABRERA LISBET &

Property Type:
Real Property
Property Address:
169 CAYMAN DR
PALM SPRINGS, FL 33461
Second Owner:
VICET LUIS LARA

Status: Active
Legal Description:
VILLAGE OF PALM SPRINGS PL 6 LOT 39 BLK 72

Last updated: 2/10/2026 08:06:13 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	⊟ $5,742.61		11/26/25	-$5,742.61	Paid
	Net Tax:	$5,981.89			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$239.28			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
3/31/25	⊟ $5,623.85		11/27/24	-$5,623.85	Paid
	Net Tax:	$5,858.18			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$234.33			
Due Date	**Net Tax**		**Last Paid**	**Amount Paid**	**Status**
4/1/24	⊟ $5,548.54		11/28/23	-$5,548.54	Paid
	Net Tax:	$5,779.73			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$231.19			

Installment	Due Date	Net Tax		Last Paid	Amount Paid	Status
1	8/1/22	⊟ $0.00			$0.00	Paid
		Net Tax:	$0.00			
		Interest:	$0.00			
		Penalty:	$0.00			
		Fees:	$0.00			
		Discount:	$0.00			
2	10/14/22	⊟ $0.00			$0.00	Paid
		Net Tax:	$0.00			
		Interest:	$0.00			
		Penalty:	$0.00			
		Fees:	$0.00			
		Discount:	$0.00			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/23	⊟ $5,507.64		11/29/22	-$5,507.64	Paid
	Net Tax:	$5,737.13			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$229.49			

Installment	Due Date	Net Tax		Last Paid	Amount Paid	Status
1	6/30/21	⊟ $1,209.74		6/9/21	-$1,209.74	Paid
		Net Tax:	$1,286.96			
		Interest:	$0.00			
		Penalty:	$0.00			
		Fees:	$0.00			
		Discount:	-$77.22			
2	9/30/21	⊟ $1,229.04		9/13/21	-$1,229.04	Paid
		Net Tax:	$1,286.96			
		Interest:	$0.00			
		Penalty:	$0.00			
		Fees:	$0.00			
		Discount:	-$57.92			
3	1/3/22	⊟ $1,230.68		12/9/21	-$1,230.68	Paid
		Net Tax:	$1,268.74			
		Interest:	$0.00			
		Penalty:	$0.00			
		Fees:	$0.00			
		Discount:	-$38.06			
4	3/31/22	⊟ $1,314.79		5/11/22	-$1,314.79	Paid
		Net Tax:	$1,268.73			
		Interest:	$38.06			
		Penalty:	$0.00			
		Fees:	$8.00			
		Discount:	$0.00			

Installment	Due Date	Net Tax		Last Paid	Amount Paid	Status
1	6/30/20	⊟ $1,141.11		6/17/20	-$1,141.11	Paid
		Net Tax:	$1,213.94			
		Interest:	$0.00			
		Penalty:	$0.00			
		Fees:	$0.00			
		Discount:	-$72.83			
2	9/30/20	⊟ $1,159.32		9/10/20	-$1,159.32	Paid
		Net Tax:	$1,213.94			
		Interest:	$0.00			
		Penalty:	$0.00			
		Fees:	$0.00			
		Discount:	-$54.62			

Installment	Due Date	Net Tax		Last Paid	Amount Paid	Status
3	12/31/20	⊟ **$1,319.15**		12/17/20	-$1,319.15	Paid
		Net Tax:	$1,359.95			
		Interest:	$0.00			
		Penalty:	$0.00			
		Fees:	$0.00			
		Discount:	-$40.80			
4	3/31/21	⊟ **$1,359.94**		3/5/21	-$1,359.94	Paid
		Net Tax:	$1,359.94			
		Interest:	$0.00			
		Penalty:	$0.00			
		Fees:	$0.00			
		Discount:	$0.00			

Installment	Due Date	Net Tax		Last Paid	Amount Paid	Status
1	7/1/19	⊟ **$1,024.21**		6/21/19	-$1,024.21	Paid
		Net Tax:	$1,089.58			
		Interest:	$0.00			
		Penalty:	$0.00			
		Fees:	$0.00			
		Discount:	-$65.37			
2	9/30/19	⊟ **$1,089.58**		12/11/19	-$1,089.58	Paid
		Net Tax:	$1,089.58			
		Interest:	$0.00			
		Penalty:	$0.00			
		Fees:	$0.00			
		Discount:	$0.00			
3	12/31/19	⊟ **$1,298.11**		12/11/19	-$1,298.11	Paid
		Net Tax:	$1,338.26			
		Interest:	$0.00			
		Penalty:	$0.00			
		Fees:	$0.00			
		Discount:	-$40.15			
4	3/31/20	⊟ **$1,338.26**		3/9/20	-$1,338.26	Paid
		Net Tax:	$1,338.26			
		Interest:	$0.00			
		Penalty:	$0.00			
		Fees:	$0.00			
		Discount:	$0.00			

Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Case No: 2026-27

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
MORALES CABRERA LISBET & VICET LUIS LARA
Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
Section 34-914: No vehicles shall be parked on grass. If additional parking is needed, use the city swale.
Section 34-913: Commercial vehicles, semi-trucks, tow trucks, and box trucks are not permitted in residential areas.

Property Address:	169 Cayman Drive, Palm Springs, FL 33461
Legal Description:	VILLAGE OF PALM SPRINGS PL 6 LOT 39 BLK 72
PCN:	70-43-44-19-02-072-0390

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, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **February 19, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

1. The Respondent is the owner of the above referenced Property.

2. The Respondent was _____ / was not ____ present at the hearing. There was a finding of proper notice of the code violation(s) and hearing, and that the Respondent was given a reasonable time to correct the violation(s).

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

4. The Village incurred administrative costs in prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

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

- ☐ **Section 34-914: No vehicles shall be parked on grass. If additional parking is needed, use the city swale.**
- ☐ **Section 34-913: Commercial vehicles, semi-trucks, tow trucks, and box trucks are not permitted in residential areas.**

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

- ☐ **Section 34-914: No vehicles shall be parked on grass. If additional parking is needed, use the city swale.**
- ☐ **Section 34-913: Commercial vehicles, semi-trucks, tow trucks, and box trucks are not permitted in residential areas.**

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 27, 2026.**

- ☐ Administrative Cost 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 **February 27, 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 27, 2026**.

- ☐ Administrative Cost of **$265.77**
- ☐ Citation fine of **$ N/A**
- ☐ Re-inspection fee of **$ N/A**

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

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

the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official 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 is first observed by the Village.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Henry Stout at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this February 19, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
169 Cayman Drive, Palm Springs FL 33461-2003

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2026-15

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

DCOTA CONTRACTING INC
Anand Poonai-Registered Agent
3582 Gulfstream RD
Palm Springs, FL 33461
Respondent(s).

70-43-44-19-11-004-0203

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 31st, 2026**, the Respondent(s), **DCOTA CONTRACTING INC** owner(s) of the property at **Gulfstream RD Parcel #70-43-44-19-11-004-0203 PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 (FBC 105.1 &110.1): Work w/o Permits-Remove unpermitted shed.
SECTION 10-7: Vacant Lots-Vacant land must be maintained in a clean, safe and sanitary condition.
SECTION 34-913: Construction Vehicles/Equipment-Remove backhoe and all other construction vehicles and equipment.
SECTION 34-914: Shipping Containers/Vehicles-Remove all shipping containers, vehicles, trailers, boats and recreational vehicles.
SECTION 34-1381: Open Storage-Remove all misc. items stored around the property.
SECTION 30-143: Trash/Debris/Materials-Remove all trash, debris and materials stored around the property.
SECTION 34-225: Fence Maintenance-Repair or remove broken chain-link fence.

These violations must be corrected on or before February 13th, 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 February 19th, 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.

CE/ CEB Case No. _____

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

_____

Code Enforcement Officer 561-584-8300 ext. 8525

Joey Sanders

Date Issued: January 31st, 2026 Printed Name of Officer

CODE ENFORCEMENT BOARD
VILLAGE OF PALM SPRINGS, FLORIDA

VILLAGE OF PALM SPRINGS, FLORIDA,

Petitioner

Case No. 2026-15

RETURN OF SERVICE

DCOTA CONTRACTING INC
ANAND POONAI-REGISTERED AGENT
3582 GULFSTREAM RD
PALM SPRINGS, FL 33461 3524

Respondent

_____/

On the 31st **Day of January 2026 at 5:29PM**, I served the attached NOV/NOH on the within named Respondent, **DCOTA CONTRACTING INC** at **Gulfstream RD Parcel #70-43-44-19-11-004-0203** 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.

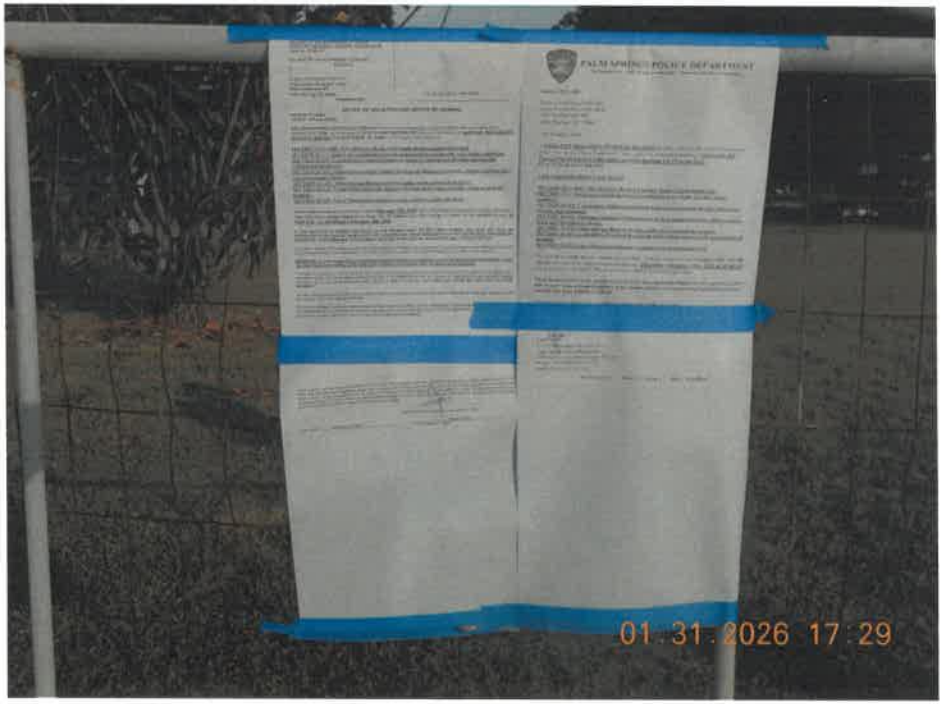
__XX__ POSTED BY: Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders #222
Code Enforcement Officer



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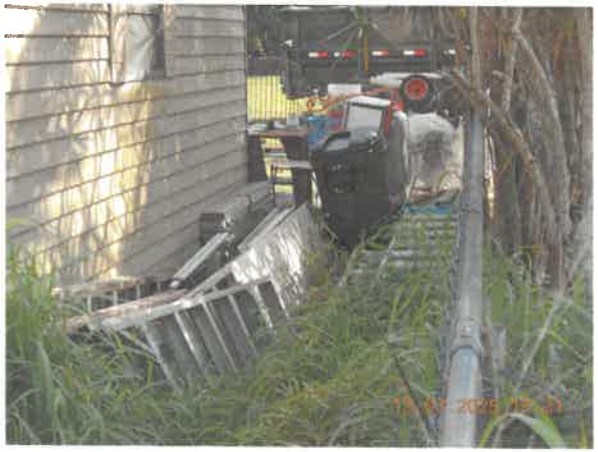
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PALM SPRINGS POLICE DEPARTMENT

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

January 31st, 2026

DCOTA CONTRACTING INC
Anand Poonai-Registered Agent
3582 Gulfstream RD
Palm Springs, FL 33461

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property located at **Gulfstream RD**
Parcel #70-43-44-19-11-004-0203 in Palm Springs, FL (Vacant Lot)
PCN: 70-43-44-19-11-004-0203

VIOLATION/HEARING CASE 2026-15

SECTION 10-31 (FBC 105.1 &110.1): Work w/o Permits-Remove unpermitted shed.
SECTION 10-7: Vacant Lots-Vacant land must be maintained in a clean, safe and sanitary condition.
SECTION 34-913: Construction Vehicles/Equipment-Remove backhoe and all other construction vehicles and equipment.
SECTION 34-914: Shipping Containers/Vehicles-Remove all shipping containers, vehicles, trailers, boats and recreational vehicles.
SECTION 34-1381: Open Storage-Remove all misc. items stored around the property.
SECTION 30-143: Trash/Debris/Materials-Remove all trash, debris and materials stored around the property.
SECTION 34-225: Fence Maintenance-Repair or remove broken chain-link fence.

The options available include coming into voluntary compliance on or before **February 13th, 2026 OR** arguing your case at the Special Magistrate Hearing, **Thursday February 19th, 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

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Palm Springs, FL 33461

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

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

SECTION 105
PERMITS

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

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

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

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

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

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

Building:

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

Electrical:

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

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

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

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

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

SECTION 110
INSPECTIONS

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

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

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

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

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

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

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

Sec. 10-7. Property maintenance; generally.

(a) *Scope.* The provisions of this article shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property. The village hereby adopts the 2018 edition of the International Property Maintenance Code (IPMC) published by the International Code Council and incorporates the same by reference as if fully set forth herein, which shall be administered by a code enforcement inspector or officer or other person designated by the village manager.

(b) *Local amendments.* The 2018 edition of the IPMC is hereby amended as follows:

(1) Wherever the terms "International Building Code" or "International Existing Building Code" appear in this code, the term "Florida Building Code" shall be substituted for such terms.

(2) Wherever the term "International Fire Code" appear in this code, the term "National Fire Protection Act" or "NFPA" shall be substituted for such term.

(3) Section 101.1 Title is amended to insert "Village of Palm Springs".

(4) Section 102.7 Referenced Codes and Standards is amended to read as follows:

The codes and standards referenced in this code shall be the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34. Where there are differences between provisions of this code, the Florida Building Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34, the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code, and any other code or standard contained in Articles II of Chapter 10 and in Chapter 34 shall prevail.

(5) Section 103.5 Fees is deleted.

(6) Section 112.4 Failure to Comply is amended to insert the amounts of "$100" and "$5,000", respectively.

(7) Section 302.4 Weeds is amended to insert the height of "twelve (12) inches".

(8) Section 304.14 Insect Screens is amended to delete the words "during the period from [date] to [date]".

(9) Section 602.3 Heat Supply is amended to insert the dates of "November 1st to March 31st".

(10) Section 602.4 Occupiable Workspaces is amended to insert the dates of "November 1st to March 31st ".

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

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

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

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

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

(a) *Public nuisance declared.* The presence of new or used construction materials (without valid permit), debris, rubbish, trash, cans, paper, stagnant water, vines, underbrush, weeds, wild growth or grass in excess of 12 inches in height from the ground on any lot, tract or parcel of land within the village shall be unlawful and is hereby prohibited and declared to be a public nuisance to the extent that it constitutes a menace to life, property, the public health or the public welfare; creates a fire hazard; or provides a nest or breeding ground for sand flies, mosquitoes, rats, mice, other rodents, snakes or other types of pests and vermin.

(b) *Notice.* The village manager, his designee or any code enforcement officer is hereby authorized and empowered to notify, in writing, the owner of any such lot, place or area within the village, or the agent of such owner, to cut, destroy, remove or alleviate conditions existing on such lot, place or area within the village as described in subsection (a) of this section. Such notice shall be by certified mail, addressed to the owner or the agent of the owner at such owner's or agent's last known address.

(c) *Removal by village.* Upon the failure, neglect or refusal of any owner or agent notified pursuant to subsection (b) of this section to remove and eliminate the conditions described in subsection (a) of this section within the time limit stated in the notice, the village manager is authorized, upon approval by the village council, to contract and pay for such maintenance and bill the property owner or his agent. The charges for such services shall be a lien against the property on which the nuisance is located.

(Code 1994, § 26-86)

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

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

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

(Code 1994, § 30-150)

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

(a) All vehicles permitted to be parked on any residential premises, as provided in this section, must be primarily operated by a resident of the premises or a guest, or business invitee of the said resident.

(b) The following vehicles shall not be parked in any residential land use district except for the purpose of loading or unloading materials or persons engaged in providing a commercial service at the premises or for the purpose of the driver to make a temporary convenience stop at the residence (a temporary convenience stop shall be limited to no more than one hour in any 24-hour period and shall not be between the hours of 11:00 p.m. and 7:00 a.m.):

(1) Tractor trailers, and semi-trailer trucks;

(2) Tow trucks, wreckers or flat bed vehicle carriers;

(3) Commercial buses, school buses, or vans accommodating more than 16 passengers;

(4) Dump trucks;

(5) Construction equipment and vehicles, whether self-propelled or towed, including farm tractors, backhoes, front-end loaders, cranes, cement mixers, pitch buckets or similar items;

(6) Step vans and panel trucks, and any vehicle used for the commercial sale of food or beverages;

(7) More than three, in total, of any taxi, car service vehicle, limousine, or stretch limousine provided the allowable vehicles are able to be parked on a paved surface and not obstructing any sidewalk or extending into any swale or public right-of-way areas;

(8) Boom or bucket trucks;

(9) Swamp buggies and half-tracks;

(10) Any vehicle that exceeds the roof height of the principal building on the lot.

(c) No mobile unit shall be parked or stored on private property within the village, unless provided for in a properly approved site plan.

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

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

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

(1) Within a garage, covered carport, or front driveway.

(2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,

(3) In the rear yard behind the setback line, at the height of or below the roofline of the house,

(4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.

(b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.

(c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster") within any zoning district in the village, is subject to the following regulations:

(1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.

(2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the event of exceptional circumstances, the permit holder may

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

(3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.

(4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.

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

(1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:

a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;

b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.

(2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.

(e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.

(f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.

(g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.

(h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.

(i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.

(j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

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

Sec. 34-1381. Nuisances generally; scope.

(a) No land use or land development activity may be conducted in a manner inconsistent from the normal manner of conduct of such activity and in a way which results in the unusual or extraordinary generation of noise, air or water pollution, smoke or dust, uncontrolled or uncontained solid, liquid, or airborne waste or debris, or which involves unusual accumulation of stored materials not immediately and directly required for the normal operation of the permitted use present on the property.

(b) No materials may be stored in an outside area visible from any adjacent or nearby street or property in any residential district. No inoperative wheeled vehicle may be stored for more than five days on any parcel in a residential district, except when stored in a completely enclosed structure.

(Code 1994, § 30-956)

CASE PRESENTATION
CASE No. CASE 2026-15

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 #2026-15** is concerning the property located at **Gulfstream RD Parcel #70-43-44-19-11-004-0203** 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 **DCOTA CONTRACTING INC.**

4. Pursuant to observation there are violations of the following local ordinances:
SECTION 10-31 (FBC 105.1 &110.1): Work w/o Permits-Remove unpermitted shed.
SECTION 10-7: Vacant Lots-Vacant land must be maintained in a clean, safe and sanitary condition.
SECTION 34-913: Construction Vehicles/Equipment-Remove backhoe and all other construction vehicles and equipment.
SECTION 34-914: Shipping Containers/Vehicles-Remove all shipping containers, vehicles, trailers, boats and recreational vehicles.
SECTION 34-1381: Open Storage-Remove all misc. items stored around the property.
SECTION 30-143: Trash/Debris/Materials-Remove all trash, debris and materials stored around the property.
SECTION 34-225: Fence Maintenance-Repair or remove broken chain-link fence.
Photos are included in the file.

5. Sometime on or around 03/15/2025, the Code Enforcement Division received a complaint in reference to a rental property located at 3582 Gulfstream RD. While investigating the tenant's complaint, I learned that the abutting vacant lot (Parcel #70-43-44-19-11-004-0203) was owned by the same property owner. I inspected the vacant lot and observed multiple code violations to include overgrown vegetation, a large amount of construction materials and an assortment of vehicles being stored on the property. I issued a code courtesy violation notice, posted it on the front of the chain-link fence and subsequently mailed a letter to the property owner's mailing address listed on the Palm Beach County Property Appraiser's website. All of the other above noted violations were also discovered throughout the duration of this case.

It should be noted that I remained in constant communication with the property owner and his property manager over the past (11) months. This was done through various means to include via telephone, text messages, emails and onsite visits. The property owner and his property manager advised that they intend on developing the vacant lot but the process has been delayed due to their failure to obtain Village approval and ongoing litigation with the complainant. On 02/14/2026, the property owner and I met onsite at the vacant lot and he agreed to bring the property into compliance by having the vacant lot completely cleared out within the next (30) days.

6. On **January 31st, 2026,** Notice of Violation/ Notice of Hearing **2026-15** 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 **April 1st, 2026**. If not in compliance by **April 1st, 2026,** a **$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of **$237.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **April 1st, 2026**.

9. Subject to any questions you might have, this concludes the Village's testimony.



Case Administrative / Court Costs

February 19, 2026, Gulfstream RD Parcel # 70-43-44-19-11-004-0203		Case 2026-15		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	3.00	20.00	60.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
			0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
	Total Costs for Case 2026-15			237.35

PALM SPRINGS POLICE DEPARTMENT

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

March 15th, 2025

DCOTA CONTRACTING INC
Anand Poonai-Registered Agent
3582 Gulfstream RD
Palm Springs, FL 33461

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **Gulfstream RD Palm Springs, FL 33461 (Vacant Lot)**
PCN: 70-43-44-19-11-004-0203

This property is in violation of the following Village of Palm Springs ordinances:
SECTION 10-7
Vacant Lots: All vacant land shall be maintained in a clean, safe, secure and sanitary condition so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.

SECTION 34-913 & 34-914
Vehicles/Parking/Construction Equipment/Shipping Containers:
-Remove all commercial vehicles and equipment off the property.
-Remove all inoperative and/or unregistered vehicles/trailers/boats off the property.
-Remove all vehicles parked on the grass.
-Remove all shipping containers off the property.

SECTION 30-141 & 10-8
Overgrowth/Weeds: Mow all overgrown grass, trim all overgrown trees/bushes/vegetation and remove all weeds located throughout the property.

SECTION 105.1 & 110.1
Work w/o Permits: Remove unpermitted shed and storage cage off the property.

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 34-765:
Prohibited Usage: The current use of this property is a vacant lot. Therefore, this property must be completely empty with manicured vegetation.

Compliance Date: March 29th, 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 · **R**espect · **I**ntegrity · **D**uty · **E**xcellence

Courtesy Code Violation Notice

Case# _____

Date: 08/15/2025 Time: _____

Location: Gulfstream Rd
(Vacant Lot beside 3582 Gulfstream)

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

Please address the listed code violations:

30-7 - Vacant Lots
34-913/34-914 - Vehicles/Parking/Construction Equipment/Shipping Containers
30-141/30-8 - Overgrowth/Weeds
105.1/110.1 - Work w/o Permits
30-148/34-381 - Trash/Debris/Materials/Open Storage
34-1765 - Prohibited Usage

* Reference Attached Letter

Compliance Date: 08/29/2025

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

Code Officer J. Sanders #211

Name I.D. #

Palm Springs Police Department
(561) 584-8300, ext. 8520 EXT. 8525

Outlook

Re: Vacant lot 3582 gulfstream road

From Chris Poonai <chris@dcotacontracting.com>
Date Fri 2/13/2026 8:03 AM
To Joey Sanders <joey.sanders@vpsfl.org>

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

Good morning Joey,
Please let me know when we can meet at the property today.

Regards
Chris

Chris Poonai
Office ; 561-357-8377
Fax : 561-408-1589
Mobile : 561-718-6565
Email : Chris@DCOTAcontracting.com
Skype ; Chris.poonai1
www.dcotacontracting.com

On Tue, Feb 10, 2026, 12:59 PM Chris Poonai <chris@dcotacontracting.com> wrote:

> Thank you Joey, I will speak with you on Friday morning, thank you
>
> On Tue, Feb 10, 2026 at 11:57 AM Joey Sanders <joey.sanders@vpsfl.org> wrote:
>
> > Good afternoon Chris,
> >
> > Hope all is well and thank you for reaching out to me. I won't back in the office until Friday but feel free to call me on Friday so that we can further discuss this matter.
> >
> > Have a good day.
> >
> > Respectfully,
> >
> > Joey

Joey Sanders
Code Enforcement Officer
Village of Palm Springs
Phone: (561) 584-8300, 8525

PLEASE NOTE: Florida has a very broad public records law. E-mail communications to or from the Village of Palm Springs officials and employees are public records and are available upon request. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the FBI_CJIS_Policy) via email is prohibited. If this message is unexpected or appears suspicious, please notify us immediately by replying to the message.

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

VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA
www.vpsfl.org

From: Chris Poonai <chris@dcotacontracting.com>
Sent: Tuesday, February 10, 2026 8:42 AM
To: Joey Sanders <jsanders@vpsfl.org>
Subject: Vacant lot 3582 gulfstream road

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

Hello Joey,
Please let me know when we can speak about the violation at the above subject property , I do need a little more time to comply with this order. Please let me know when we can speak in detail and come up with some solutions, thank you.

Regards
Chris

--
Chris Poonai
Office ; 561-357-8377

Fax : 561-408-1589
Mobile : 561-718-6565
Email : Chris@DCOTAcontracting.com
Skype ; Chris.poonai1
www.dcotacontracting.com

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Chris Poonai
Office ; 561-357-8377
Fax : 561-408-1589
Mobile : 561-718-6565
Email : Chris@DCOTAcontracting.com
Skype ; Chris.poonai1
www.dcotacontracting.com

Outlook

Re: Application BT25-0107 for successfully submitted.

From Chris Poonai <chris@dcotacontracting.com>
Date Wed 5/14/2025 9:35 AM
To Joey Sanders <jsanders@vpsfl.org>

You don't often get email from chris@dcotacontracting.com. Learn why this is important

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

Hello Joey,
thank you for your response. Also I was away , just got back and I will tend to the items we discussed . Just to let you know that I have had some issues with the tenant at 3582 which has caused some delays on the work there and I have begun the process to evict them , so please give me a little time on this .

Regards
Chris

On Fri, May 2, 2025 at 10:20 AM Joey Sanders <jsanders@vpsfl.org> wrote:

> Good afternoon Chris,
>
> I apologize for the delayed response but today is my first day back in the office from when I received your email. Yes, I see your rental permit in our system and I attached a copy to the code case file. I'd be more than happy to walk the property with you on either the 9th or 10th. Just let me know which day and a time and I'll make myself available.
>
> Have a good day.
>
> Respectfully,
>
> Joey

Joey Sanders
Code Enforcement Officer
Village of Palm Springs
Phone: (561) 584-8300, 8525

PLEASE NOTE: Florida has a very broad public records law. E-mail communications to or from the Village of Palm Springs officials and employees are public records and are available upon request. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the FBI_CJIS_Policy) via email is prohibited. If this message is unexpected or appears suspicious, please notify us immediately by replying to the message.

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

VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA
www.vpsfl.org

From: Chris Poonai <chris@dcotacontracting.com>
Sent: Monday, April 28, 2025 10:19 AM
To: Joey Sanders <jsanders@vpsfl.org>
Subject: Fwd: Application BT25-0107 for successfully submitted.

You don't often get email from chris@dcotacontracting.com. Learn why this is important

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

Hello Joey,
I hope this email meets you well, I had misplaced your card but I just recovered it. Here is a copy of the rental license application that has been submitted. It took a little time to gather up the required information to submit the package but it is completed now . as for the items that we need correcting at the location we are working on it, and perhaps we can have a walk through next weekend, 9th or 10th of may, let me know if tis can work for you. Please let me know if you need anything more from me.

Regards
Chris

---------- Forwarded message ---------
From: <DoNotReply@vpsfl.org>
Date: Mon, Apr 28, 2025 at 10:06 AM
Subject: Application BT25-0107 for successfully submitted.
To: <Chris@dcotacontracting.com>

Dear Applicant,

Thank you for submitting your permit application BT25-0107. You may see your application by logging into the Village of Palm Springs Customer portal.
The Village of Palm Springs will require 20 business days for initial review. If corrections are required, you will be notified via email. You may check the portal at any time to view the status of your application.

Thank you,

Planning Zoning & Building Department
Village of Palm Springs
Phone: (561) 584-8200 x 8460

--

Chris Poonai
Office ; 561-357-8377
Fax : 561-408-1589
Mobile : 561-718-6565
Email : Chris@DCOTAcontracting.com
Skype ; Chris.poonai1
www.dcotacontracting.com

Virus-free.www.avg.com

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Chris Poonai
Office ; 561-357-8377
Fax : 561-408-1589
Mobile : 561-718-6565
Email : Chris@DCOTAcontracting.com
Skype ; Chris.poonai1
www.dcotacontracting.com

Outlook

Fwd: Permit Approved for BT25-0107

From Chris Poonai <chris@dcotacontracting.com>
Date Tue 4/29/2025 11:56 AM
To Joey Sanders <jsanders@vpsfl.org>

1 attachment (674 KB)
Business license.pdf;

You don't often get email from chris@dcotacontracting.com. Learn why this is important

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

FYI

---------- Forwarded message ---------
From: <DoNotReply@vpsfl.org>
Date: Tue, Apr 29, 2025 at 11:54 AM
Subject: Permit Approved for BT25-0107
To: <Chris@dcotacontracting.com>

Dear Applicant,

A Rental Permit permit BT25-0107 for 3582 GULFSTREAM Rd, Palm Springs, FL 33461 has been Approved.

Please see approved permit in Customer portal.

Thank you,

Planning Zoning & Building Department
Village of Palm Springs
Phone: (561) 584-8200 x 8460

--

Chris Poonai
Office ; 561-357-8377
Fax : 561-408-1589
Mobile : 561-718-6565
Email : Chris@DCOTAcontracting.com
Skype ; Chris.poonai1
www.dcotacontracting.com



Virus-free.www.avg.com

Outlook

Fwd: Permit BT25-0107 status changed

From Chris Poonai <chris@dcotacontracting.com>
Date Tue 4/29/2025 11:54 AM
To Joey Sanders <jsanders@vpsfl.org>

You don't often get email from chris@dcotacontracting.com. Learn why this is important

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

FYI

---------- Forwarded message ---------
From: <DoNotReply@vpsfl.org>
Date: Tue, Apr 29, 2025 at 11:54 AM
Subject: Permit BT25-0107 status changed
To: <Chris@dcotacontracting.com>

Application: BT25-0107

Dear Applicant,

We are emailing to let you know that the Permit of the status has been changed to **Approved**.

Please check the portal for further information.

Planning Zoning & Building Department
Village of Palm Springs
Phone: (561) 584-8200 x 8460

--

Chris Poonai
Office ; 561-357-8377
Fax : 561-408-1589
Mobile : 561-718-6565
Email : Chris@DCOTAcontracting.com
Skype ; Chris.poonai1
www.dcotacontracting.com

Virus-free.www.avg.com

Outlook

Fwd: Permit BT25-0107 status changed

From Chris Poonai <chris@dcotacontracting.com>
Date Tue 4/29/2025 11:51 AM
To Joey Sanders <jsanders@vpsfl.org>

You don't often get email from chris@dcotacontracting.com. Learn why this is important

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

FYI

---------- Forwarded message ---------
From: <DoNotReply@vpsfl.org>
Date: Tue, Apr 29, 2025 at 11:50 AM
Subject: Permit BT25-0107 status changed
To: <Chris@dcotacontracting.com>

Application: BT25-0107

Dear Applicant,

We are emailing to let you know that the Permit of the status has been changed to **Approved for Insp**.

Please check the portal for further information.

Planning Zoning & Building Department
Village of Palm Springs
Phone: (561) 584-8200 x 8460

--

Chris Poonai
Office ; 561-357-8377
Fax : 561-408-1589
Mobile : 561-718-6565
Email : Chris@DCOTAcontracting.com
Skype ; Chris.poonai1
www.dcotacontracting.com

Record: BT25-0107 Business Tax

NOTICE ALERT: Address Violation

ADDRESS: 3582 GULFSTREAM RD, PALM SPRINGS, FL 33461

Record	BT25-0107	☐ Within City Limits	Location	3582 GULFSTREAM Rd, Palm Springs, FL 33461	Received 4/28/2025
Status #	Approved	☐ Out of Area	Folio	70434419110040204	Approved 4/29/2025
Type *	Rental Permit				Expires 09/30/2025
Bus. Type *	Limited Liability Corp.		Property Owner	DKOTA HOLDINGS LLC	Closed
Applicant	DKOTA HOLDINGS LLC				CRA
Type of Business	Rental				Homestead No

Company	DKOTA Holdings LLC	Receipt Year to Print	
DBA			
If appl. FEIN	81-0775768	Drivers License / ID #	P416-290-27-000-0
State Issued	FL		
Notes			

Details Section

Business Permit | Business Tax 2 | Business Tax 3 | Business Tax 4 | Business Tax 5 | Business Tax 6 | Business Tax 7 | Business Tax 8

– Contacts (2)

Property Detail

Location Address : GULFSTREAM RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-004-0203
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 27714 / 1618
Sale Date : 05/08/2015
Legal Description : LAKEWOOD GARDENS PL NO 1 W 1/2 OF TR 20 /LESS N 60 FT OF W 95 FT/ BLK 4

Owner Information

Owner(s)	Mailing Address
DCOTA CONTRACTING INC	3582 GULFSTREAM RD LAKE WORTH BEACH FL 33461 3524

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/04/2015	$0	27763 / 00970	QUIT CLAIM	DCOTA CONTRACTING INC
05/08/2015	$10	27714 / 01618	QUIT CLAIM	DCOTA CONTRACTING INC
12/07/2001	$43,000	13172 / 01639	WARRANTY DEED	POONAI ANAND
11/16/1999	$26,500	11476 / 01229	WARRANTY DEED	ISASI GABRIEL 4TH
07/01/1999	$23,000	11253 / 00955	WARRANTY DEED	
03/01/1996	$20,000	09292 / 00736	WARRANTY DEED	
01/01/1973	$14,100	02255 / 01944		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : 1.04
Property Use Code : 0000—VACANT
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code	Description	square Footage
No data found		



$0.00 CHECK OUT

Return | New Search | Print Page | View Assessment Data

Account Information

Property Control Number:
70-43-44-19-11-004-0203
Mailing Address:
3582 GULFSTREAM RD
Lake Worth Beach, Fl 33461-3524
Owner of Record:
DCOTA CONTRACTING INC

Property Type:
Real Property
Property Address:
GULFSTREAM RD
, FL
Second Owner:

Status: Active
Legal Description:
LAKEWOOD GARDENS PL NO 1 W 1/2 OF TR 20 /LESS N 60 FT OF W 95 FT/ BLK 4

Last updated: 2/06/2026 05:15:28 PM

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

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

Tax Bills

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

Total Payable: $2,625.62 Total Due: $5,715.26 ADD ALL TO CART

2025 | Bill Type: Original | Bill No: 101625855 | Roll: Annual |

Due $2,625.62 ADD TO CART

View Info

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/26	⊟ $2,625.62	$0.00	⊟ $2,625.62	Due	○ $2,625.62
	Net Tax: $2,652.15		2/2/26 $2,599.10		Clear all
	Interest: $0.00		▸ 2/6/26 $2,625.62		
	Penalty: $0.00		2/28/26 $2,625.62		
	Fees: $0.00		3/31/26 $2,652.15		
	Discount: -$26.53				

Total: $0.00 ADD TO CART

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
DCOTA CONTRACTING, INC.

Filing Information

Document Number	P04000056183
FEI/EIN Number	11-3717806
Date Filed	03/26/2004
State	FL
Status	ACTIVE

Principal Address

3582 GULFSTREAM ROAD
LAKE WORTH, FL 33461

Changed: 01/22/2022

Mailing Address

3582 GULFSTREAM ROAD
LAKE WORTH, FL 33461

Changed: 01/22/2022

Registered Agent Name & Address

POONAI, ANAND
3582 GULFSTREAM ROAD
LAKE WORTH, FL 33461

Address Changed: 01/22/2022

Officer/Director Detail

Name & Address

Title P

POONAI, ANAND
3582 GULFSTREAM ROAD
LAKE WORTH, FL 33461

Title Secretary

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2026-15

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

DCOTA CONTRACTING INC
ANAND POONAI-REGISTERED AGENT
Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove unpermitted shed.
Section 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, and sanitary condition.
Section 34-913: Construction vehicles and equipment. Remove backhoe and all other construction vehicles and equipment.
Section 34-914: Shipping containers and vehicles. Remove all shipping containers, vehicles, trailers, boats, and recreational vehicles.
Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.
Section 30-143: Trash, debris, and materials. Remove all trash, debris, and materials stored around the property.
Section 34-225: Fence maintenance. Repair or remove broken chain-link fence.

Address:	GULFSTREAM ROAD (VACANT LOT)
Legal Description:	LAKEWOOD GARDENS PL NO 1 W ½ OF TR 20/LESS N 60 FT OF W 95 FT/BLK 4
PCN:	70-43-44-19-11-004-0203

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **19th** day of **February 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): Work without permits. Remove unpermitted shed.**
☐ **Section 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, and sanitary condition.**
☐ **Section 34-913: Construction vehicles and equipment. Remove backhoe and all other construction vehicles and equipment.**
☐ **Section 34-914: Shipping containers and vehicles. Remove all shipping containers, vehicles, trailers, boats, and recreational vehicles.**
☐ **Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.**
☐ **Section 30-143: Trash, debris, and materials. Remove all trash, debris, and materials stored around the property.**
☐ **Section 34-225: Fence maintenance. Repair or remove broken chain-link fence.**

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

☐ **Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove unpermitted shed.**
☐ **Section 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, and sanitary condition.**
☐ **Section 34-913: Construction vehicles and equipment. Remove backhoe and all other construction vehicles and equipment.**
☐ **Section 34-914: Shipping containers and vehicles. Remove all shipping containers, vehicles, trailers, boats, and recreational vehicles.**
☐ **Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.**
☐ **Section 30-143: Trash, debris, and materials. Remove all trash, debris, and materials stored around the property.**
☐ **Section 34-225: Fence maintenance. Repair or remove broken chain-link fence.**

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **April 1st, 2026:**

- ☐ Administrative costs of $**237.35**
- ☐ Citation fine of $ N/A
- ☐ Re-inspection fee of $ N/A

☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **April 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 **April 1st, 2026**.

- ☐ Administrative costs of **$237.35**
- ☐ Citation fine of $ N/A
- ☐ Re-inspection fee of $ N/A

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Joey Sanders at (561) 584-8200 ext. 8525 to request a reinspection of the property and/or violation(s).

Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this 19th day of February 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____

Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
3582 GULFSTREAM ROAD
PALM SPRINGS, FL 33461 3524

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. Jerry Lomax, Trustee
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

STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE ON REQUEST FOR EXTENSION OF TIME

Code Enforcement Officer: Gehrman **Date:** February 19, 2026

Case No.: 2026-07 (25-01138)

Respondent(s): SISU TRUST, JERRY E. LOMAX TR

Violation Address (Subject Property): 705 LORI DRIVE, 203

BACKGROUND

On **JANUARY 15, 2026,** the above referenced case was adjudicated by the Special Magistrate as being in violation of SECTION 10-31 (FBC 105.1 & 110.1) No Require Permits or Inspections, interior wall construction.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.06(2), for the Special Magistrate's consideration:

A. XX That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for an Extension of time to **MARCH 31, 2026,** from the original compliance due date of FEBRUARY 18, 2026.

B. ☐ That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for an Extension of time. This recommendation is based on the following fact:

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based it recommendation to the Special Magistrate on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: The respondent has taken actions to correct the property Violations; the respondent has been in regular communication with Code Enforcement with updates on correcting the situation. It has been determined that an approval for the interior installed wall is not going to happen and the best route is to remove the wall. A request was made by the Property Owner for an extension to remove the wall due to the use of the apartment as part time seasonal. The Village agrees that a short extension is acceptable.

The Administrative Costs from last month's hearing have been paid. Village Code Enforcement and Building Department agree that an extension to **MARCH 31, 2026,** is acceptable.

Dated: FEBRUARY 19, 2026,

By: Tom Gehrman,
Code Enforcement Officer

Village of Palm Springs
Code Enforcement Magistrate Hearing

Case #: 2026-07 (25-01138)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
SISU TRUST, JERRY E. LOMAX TR
705 LORI DR APT 203
PALM SPRINGS, FL 33461 1223
Respondent(s).

PCN: 70434418190022030

ORDER GRANTING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **FEBRUARY 19, 2026**, on a request from the Village for an extension of time for the above named Respondent to come into compliance, the Magistrate, having heard the request and otherwise having been fully apprised of the circumstances:

1. The above Respondent is the owner or occupant of THE PROPERTY DESCRIBED AS: **LAKESIDE VILLAGE COND NO 7 UNIT 203 BLDG 16 , PCN: 70434418190022030**.

2. On **JANUARY 15, 2026**, the Village of Palm Springs Code Enforcement Special Magistrate entered an Order Finding the Respondent in violation of of the Village of Palm Springs Code of Ordinances.

3. The Respondent was given until FEBRUARY 18, 2026, within which to comply the violation(s), failing which a fine of $100.00 PER DAY, PER VIOLATION would accrue for each day thereafter until compliance of the violation(s) is achieved..

4. The Respondent has shown good faith efforts to bring the violation(s) into compliance.

5. The Village supports granting an extension of time to the Respondent to bring the violation(s) into compliance.

ACCORDINGLY, IT IS HEREBY ORDERED, that:

A. The Respondent shall be given an extension until **MARCH 31, 2026,** to bring the violation(s) into compliance.

B. If the Respondent shall not bring the violation(s) into compliance on or before the extended compliance date of MARCH 31, 2026, the Respondent shall be subject to the fine of $100.00 PER DAY, PER VIOLATION for each day thereafter until compliance of the violation(s) is achieved.

It remains the responsibility of the Respondent to notify the Village when the compliance has been achieved and request a re-inspection to confirm compliance.

DONE AND ORDERED this _____

_____
By: Special Magistrate

Copies Furnished to the Parties by U. S. MAIL

9489 0178 9820 3034 7923 73
9489 0178 9820 3034 7924 41

VILLAGE OF PALM SPRINGS FLORIDA

CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

3/4/2025

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

CASE NO.: 2020-2442
CAES NO.: 2022-43

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 $258,700.00, 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

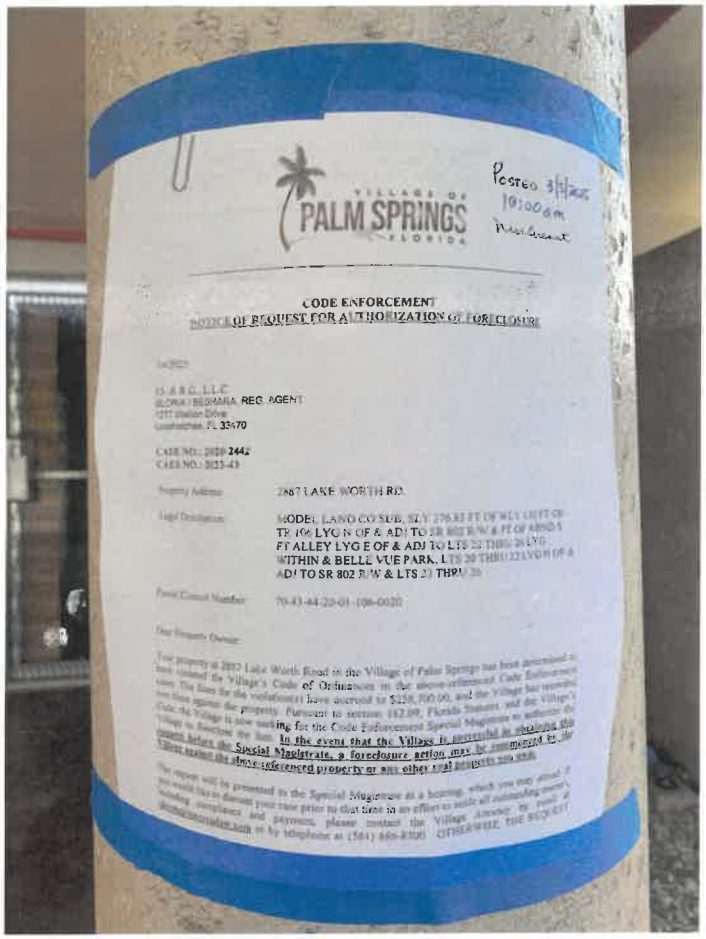
WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE **ON THURSDAY, MARCH 20, 2025, AT 10:00 A.M. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,

Nanciann M Cuenot

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



3/5/2025 9:56:05 AM



3/5/2025 9:56:17 AM



3/5/2025 9:56:27 AM



3/5/2025 9:57:02 AM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2020-2442
Case No. 2022-43

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

_____/

AFFIDAVIT OF SERVICE

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

On the 5th **Day of MARCH 2025 at 9:57 AM**, 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: Nanciann M Cuenot
Code Enforcement Officer

Date: March 12, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)

CHRISTINA RUIZ-WADDELL
Notary Public - State of Florida
Commission # HH 635849
My Comm. Expires Mar 13, 2029
Bonded through National Notary Assn.

NOTARY PUBLIC, State of Florida

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

UNITED STATES POSTAL SERVICE® CERTIFIED MAIL®

9489 0178 9820 3034 7923 73

Label 800-QDT, March 2023

quadient
FIRST-CLASS MAIL
IMI
$008.16
03/04/2025 ZIP 33480
043M31255277

US POSTAGE

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

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

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FIRST-CLASS MAIL
IMI
$000.69
03/04/2025 ZIP 33480
043M31255277

US POSTAGE

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

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

quadient
FIRST-CLASS MAIL
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03/11/2025 ZIP 33480
043M31255277
US POSTAGE

IS & RG LLC
P.O. BOX 19911
WEST PALM BEACH, FL 33416 4911

UNITED STATES POSTAL SERVICE CERTIFIED MAIL®

PALM SPRINGS POLICE
CODE ENFORCEMENT D
226 CYPRESS LANE
PALM SPRINGS, FL 3346
Attn: N. Cuenot

9489 0178 9820 3034 7924 41

Label 890-QDT, March 2023

quadient
FIRST-CLASS MAIL
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$008.16 0
03/11/2025 ZIP 33480
043M31255277
US POSTAGE

IS & RG LLC
P.O. BOX 19911
WEST PALM BEACH, FL 33416 4911

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

CIT CODE CASE: 2020-2442

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
IS & RG LLC
2887 LAKE WORTH ROAD
LAKE WORTH, FL 33461-4127

MAILING ADDRESS:
IS & RG LLC
PO BOX 19911
WEST PALM BCH FL 33416 491
Respondent(s).

CFN 20210109832
OR BK 32273 PG 482
RECORDED 03/10/2021 14:15:29
Palm Beach County, Florida
AMT
Joseph Abruzzo
Clerk
Pgs 0482-0483; (2Pgs)

Document is NOT a certified copy

ORDER FINDING VIOLATION

Re: Violation of Section(s) Sec. 30-143- Trash & Debris – of the Village of Palm Springs Code of Ordinances.

Address: **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: **~~00-43-44~~-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 18th day of June, 2020, 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, IS & RG LLC, owner or occupant of the above described property or responsible party for the violation(s), was/was not present at the hearing, however, there was a finding of proper notice.

2. The Village of Palm Springs Code Inspector/Officer testified to and/or produced photographs of the violation(s).

CONCLUSIONS OF LAW

Respondent is in violation of Section(s) Sec. 30-143- Trash & Debris, of the Village of Palm Springs Code of Ordinances as charged.

ORDER

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

☑ Respondent is not in compliance with the code violation Sec. 30-143- Trash & Debris, must bring all violations into compliance by **JULY 16, 2020.** If Respondent fails to comply within the time given, a fine of ~~$100.00~~ $50.00 **per day,** and will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection determines that the violations have been brought into compliance.

Citation fine of **$300.00**
Re-inspection fee of **$30.00**
Administrative costs of **$188.49**

-Respondent must pay all Citation Fines and Administration Costs by July 16, 2020.
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 Jose Inoa at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4), Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred-dollars ($500.00) per day may be imposed beginning on the date the violation begins.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 304-4829 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of June, 2020.

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
2887 Lake Worth Road
Lake Worth, FL 33461

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

I hereby certify that this is a true and correct copy of the CT Code Case 2020-2442 Order Finding Violation and the original is on file in the Clerk's Office.

SEAL 1957 FLORIDA PALM SPRINGS

Jane R. Worth, CMC
Deputy Village Clerk

VILLAGE OF PALM SPRINGS, FLORIDA
CODE CITATION

CITATION NO. 2442

DAY OF WEEK	MONTH	DAY	YEAR	TIME
Wednesday	5	20	2020	8:58Am

FIRST NAME	MID INT.	LAST NAME
IS & RG	LLC	

STREET ADDRESS
2887 Lake Worth rd

CITY	STATE	ZIP CODE
Palm Springs	FL	33461

TAG NO.	DESCRIPTION
	PO Box 19911 West Palm Beach FL 33416

VIOLATION CODE SECTION(S) & DESCRIPTION:

30-143: trash and debris

☒ REPEAT VIOLATION

Jose Inoa — Code Enforcement Officer

136 — ID#

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

June 18 2020 — **Hearing Date** at 10:00 Am — **Time**

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

You may avoid a hearing by complying with the Code section cited, obtaining an inspection by calling 561-304-4826 or 561-304-4829 and paying a fine of $ 300.00, plus a re-inspection fee of $30.00 for a TOTAL Civil Penalty of $ 330.00. The inspection must be completed and full payment must be received at Village Hall, Land Development Dept., 226 Cypress Lane, Palm Springs, FL 33461, no later than 5:00PM on 6-18-20, by cash or check payable to "Village of Palm Springs".

DO NOT MAIL CASH

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

Respondent Signature

Printed Name

Case 2020-2442
Citation + Admin Fees

2887 Lake Worth Rd

Village of Palm Springs, FL
Planning and Zonning
226 Cypress Ln
Palm Springs, FL 33461
+1 (561) 965-4010
Welcome

000920-0011 Mayra . 10/02/2020 02:24PM

MISCELLANEOUS
Code Citations (35401)
External Item Reference: 35401
External Payment Reference:
2021-02-0-4690049
2021 Item: 35401
1.00 @ 600.00
Code Citations (35401) 600.00

600.0

Subtotal 600.00
Total 600.00

CREDIT CARD PBZ 600.00
MasterCard **********3931
Ref=10022096201
Auth=221641
202010029C36

Change due 0.00

Paid by: GLORIA I BASHARA

Comments: CIT-2442-2887 L.W. RD

Thank you for your payment

Village of Palm Springs, FL COPY
DUPLICATE RECEIPT

CFN 20240054013
OR BK 34833 PG 1987
RECORDED 2/15/2024 6:47 PM
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 1987 - 1988; (2pgs)

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

CIT CODE CASE: 2022-43

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
IS & RG LLC
P.O. BOX 19911
WEST PALM BEACH, FL 33416

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of **Section: 10-8: Exterior Property Areas; 10-9: Exterior of Structure or Building; 46-3: Graffiti**

Address:	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, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 20th day of OCTOBER 2022, 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 _X_ / was not _____ present at the hearing. There was a finding of proper notice.

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

CONCLUSIONS OF LAW

☒ Respondent is in violation of **Section: 10-8: Exterior Property Areas; 10-9: Exterior of Structure or Building; 46-3: Graffiti** of the Code of Ordinances of the Village of Palm Springs.

☐ Respondent was in violation of **Section: 10-8: Exterior Property Areas; 10-9: Exterior of Structure or Building; 46-3: Graffiti** of the Code of Ordinances of the Village of Palm Springs but is currently in compliance.

ORDER

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

☐ Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **NOVEMBER 21, 2022.**

☐ Administrative costs of $189.53

$10-9 + $46-3 on or before December 20

☐ Citation fine of $ N/A
☐ Re-inspection fee of $ N/A of $10-8

☐ Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **NOVEMBER 21, 2022**. If Respondent fails to comply within the time given, a fine of **$200.00** 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 **NOVEMBR 21, 2022**

☒ Administrative costs of $189.53
☐ Citation fine of $ N/A
☐ Re-inspection fee of $ N/A

fr $10-9 (septic tank) and $100/day for all other violations

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8200 ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 20th day of October 2022.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

I hereby certify this is a true and correct copy of the Code Case 2022-43 Order Finding Violation and the original is on file in the Clerk's Office.

Jane R. Worth, CMC
Deputy Village Clerk

SEAL 1957 VILLAGE OF PALM SPRINGS FLORIDA

A copy of this order has been furnished to the respondent at the following statutory address:
P.O. BOX 19911
WEST PALM BEACH FL 33416

Village of Palm Springs, FL
Planning and Zonning
226 Cypress Ln
Palm Springs, FL 33461
(561) 584-8200 x8460
Welcome

005612-0003 Ana Gari 10/20/2022 11:05AM

MISCELLANEOUS

Violations of Local Ord (35400)	
External Item Reference: 35400	
External Payment Reference: 2023 Item: 35400	
Balance unpaid: -189.53	
Violations of Local Ord (35400)	189.53
	189.53
Subtotal	189.53
Total	189.53
CREDIT CARD PBZ	189.53

MasterCard **********3931
Ref=17788016051
Auth=044530
20221020569B
AID=A0000000041010
Invoice=20221020569B
AuthCode=044530
Entry=Chip_Read
AppLabel=MasterCard Debit
ATC=0042
Seq=

Change due 0.00

Paid by: GLORIA I BESHARA

Comments: 2687 LAKE WORTH RD
2022-43

Thank you for your payment

CUSTOMER COPY

CASE PRESENTATION
CASE No. 2020-2442
CASE No. 2022-43
Village Foreclosure Request

1. Good morning. My name is **Nanciann Cuenot**, and I have been sworn in.

2. I am a Village of Palm Springs, Florida Code Enforcement Officer.

3. This is **Case No. 2020-2442 & Case No. 2022-43**. These two cases concern the property 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 are **IS & RG LLC.** Current Palm Beach County Tax Records for this property have not been paid for two years.

5. The property was found in violation of:
   * **Section 30-143 Trash & Debris**
   * **Section 10-8 Exterior Property Areas** -Unsanitary, unsafe, and hazardous conditions.
   * **Section 10-9 Exterior of Structure** – Rotted fascia, broken stucco, windows and doors.
   * **Section 46-3 Graffiti** – Repeat violation.

The signed Order Finding Violation for Case No. 2020-2442 & Case No. 2022-43 are included in the file.

6. The property has remained vacant and in a blighted condition. Homeless people are camping on the property. Trash & debris, Construction materials, and mattresses are dumped on the property. The windows are broken and boarded up. Fines accrued and currently total $ 258,700.00 for the two (2) Cases. According 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. If the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property.

8. NOTICE WAS mailed Certified and Regular to the Property Owner's Address on Record and posted at the Property and Village Hall.

9. There has been no communication with the property owner.

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

Property Detail

Location Address : 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)	Mailing Address
IS & RG LLC	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	2024	2023	2022	2021	2020
Improvement Value	$307,181	$211,815	$204,895	$170,304	$177,064
Land Value	$635,036	$635,036	$604,944	$518,820	$518,820
Total Market Value	$942,217	$846,851	$809,839	$689,124	$695,884

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$917,224	$833,840	$758,036	$689,124	$695,884
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$917,224	$833,840	$758,036	$689,124	$695,884

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$17,979	$16,420	$15,517	$14,186	$14,451
NON AD VALOREM	$730	$715	$691	$667	$655
TOTAL TAX	$18,709	$17,135	$16,207	$14,853	$15,105

Return | New Search | Print Page | View Assessment Data

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: 3/11/2025 03:06:15 PM

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

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

Tax Bills

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

Total Payable: $18,709.11 Total Due: $38,301.82 ADD ALL TO CART

2024 | BILL TYPE: ORIGINAL | BILL NO: 101634536 | ROLL: ANNUAL |

DUE $18,709.11

ADD TO CART

View Info

Date	Total Tax		Paid	Amount Due If Paid By Date		Status	Payment Options
3/31/25	⊟ $18,709.11		$0.00	⊟ $18,709.11		Due	○ $18,709.11
	Net Tax:	$18,709.11		▸ 3/11/25	$18,709.11		Clear all
	Interest:	$0.00		3/31/25	$18,709.11		
	Penalty:	$0.00		4/30/25	$19,271.88		
	Fees:	$0.00		5/30/25	$19,271.88		
	Discount:	$0.00					

Total: $0.00 ADD TO CART

2023 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2024) 2024:19135 | ROLL: ANNUAL |

PAST DUE $19,592.71

NOT PAYABLE

View Info

Date	Total Tax		Paid	Amount Due If Paid By Date		Status	Payment Options
4/1/24	⊟ $19,592.71		$0.00	⊟ $19,592.71		Past Due	
	Net Tax:	$18,543.39		▸ 3/11/25	$19,592.71		
	Interest:	$1,043.07		3/31/25	$19,592.71		
	Penalty:	$0.00		4/30/25	$19,697.01		
	Fees:	$6.25		5/30/25	$19,801.32		
	Discount:	$0.00					

⊞ Recently Paid Bills

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/23	⊟ $17,545.61		1/17/25	-$17,545.61	Paid
	Net Tax:	$16,207.45			
	Interest:	$486.22			
	Penalty:	$0.00			
	Fees:	$851.94			
	Discount:	$0.00			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/22	⊟ $16,077.77		7/3/23	-$16,077.77	Paid
	Net Tax:	$14,853.00			
	Interest:	$445.59			
	Penalty:	$0.00			
	Fees:	$779.18			
	Discount:	$0.00			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/21	⊟ $16,350.82		6/1/22	-$16,350.82	Paid
	Net Tax:	$15,105.48			
	Interest:	$453.16			
	Penalty:	$0.00			
	Fees:	$792.18			
	Discount:	$0.00			

Due Date	Net Tax		Last Paid	Amount Paid	Status
3/31/20	⊟ $14,100.91		12/31/19	-$14,100.91	Paid
	Net Tax:	$14,537.01			
	Interest:	$0.00			
	Penalty:	$0.00			
	Fees:	$0.00			
	Discount:	-$436.10			

Payment Info - Select to Expand Payment History for PIN



Detail by Entity Name

Florida Limited Liability Company
I.S. & R.G., L.L.C.

Filing Information

Document Number	L00000011440
FEI/EIN Number	65-1041218
Date Filed	09/20/2000
State	FL
Status	ACTIVE

Principal Address

2887-LAKE WORTH RD.
LAKE WORTH, FL 33461

Changed: 02/22/2001

Mailing Address

1277 Stallion Drive
Loxahatchee, FL 33470

Changed: 06/24/2020

Registered Agent Name & Address

BESHARA, GLORIA I
1277 Stallion Drive
Loxahatchee, FL 33470

Name Changed: 04/30/2015

Address Changed: 06/24/2020

Authorized Person(s) Detail

Name & Address

Title President

BESHARA, GLORIA I
1277 Stallion Drive
Loxahatchee, FL 33470

Title VP

BESHARA, DIANA L
1277 Stallion Drive
Loxahatchee, FL 33470

Title ST

Beshara, Lauren Y
1277 Stallion Drive
Loxahatchee, FL 33470

Annual Reports

Report Year	Filed Date
2023	04/19/2023
2024	03/11/2024
2025	02/11/2025

Document Images

02/11/2025 -- ANNUAL REPORT	View image in PDF format
03/11/2024 -- ANNUAL REPORT	View image in PDF format
04/19/2023 -- ANNUAL REPORT	View image in PDF format
04/27/2022 -- ANNUAL REPORT	View image in PDF format
02/25/2021 -- ANNUAL REPORT	View image in PDF format
06/24/2020 -- ANNUAL REPORT	View image in PDF format
03/01/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
05/28/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
02/02/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
05/10/2007 -- ANNUAL REPORT	View image in PDF format
07/16/2006 -- ANNUAL REPORT	View image in PDF format
01/17/2005 -- ANNUAL REPORT	View image in PDF format
04/28/2004 -- ANNUAL REPORT	View image in PDF format
07/17/2003 -- ANNUAL REPORT	View image in PDF format
02/18/2002 -- ANNUAL REPORT	View image in PDF format
02/22/2001 -- ANNUAL REPORT	View image in PDF format
09/20/2000 -- Florida Limited Liabilites	View image in PDF format

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FAQs >

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Tracking Number:

9489017898203034792373

Copy Schedule a Redelivery (https://tools.usps.com/redelivery.htm)

Latest Update

Your item arrived at the LOXAHATCHEE, FL 33470 post office at 1:06 pm on March 8, 2025 and is ready for pickup. Your item may be picked up at LOXAHATCHEE, 14611 SOUTHERN BLVD, LOXAHATCHEE, FL 334709998, M-F 0730-1700; SAT 0800-1200.

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USPS Tracking Plus®

Feedback

Available for Pickup

Available for Pickup
LOXAHATCHEE
14611 SOUTHERN BLVD
LOXAHATCHEE FL 33470-9998
M-F 0730-1700; SAT 0800-1200
March 8, 2025, 1:06 pm

Notice Left (No Authorized Recipient Available)
LOXAHATCHEE, FL 33470
March 7, 2025, 2:01 pm

See All Tracking History

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

Text & Email Updates ⌄

Schedule Redelivery ⌄

VILLAGE OF PALM SPRINGS FLORIDA

ORDER AUTHORIZING FORECLOSURE

CASE NO.: **2022-43**

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 _20th_ day of MARCH 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSION OF LAW and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / was not present for the hearing.
2. The Village presented evidence and testimony relating to the subject code enforcement case including the relevant Order Finding Violation (the "Order").
3. Case No. 2022-43 is NOW in compliance as of the date of this order. Fines in that case have accrued to _$184,200.00_.
4. The subject fines have not been paid and remain due and owing to the Village.
5. The subject property is not homestead under Section 4 Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The lien for Case No. 2022-43 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. 2022-43

DONE AND ORDERED on March 20, 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By: _____
Special Magistrate

AMENDED ORDER AUTHORIZING FORECLOSURE
(CORRECTED FINE AMOUNT)

CASE NO.:	**2022-43**
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 _19th_ day of FEBRUARY 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. 2022-43 is NOW in compliance as of the date of this order. Fines in that case have accrued to _$221,300.00_.
4. The subject fines have not been paid and remain due and owing to the Village.
5. The subject property is not homestead under Section 4 Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The lien for Case No. 2022-43 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. 2022-43

DONE AND ORDERED on _____, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By:_____
Special Magistrate

CODE ENFORCEMENT
REQUEST FOR AMENDED ORDER AUTHORIZING FORECLOSURE TO CORRECT FINE AMOUNT

2/3/2026

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

CASE NO.: 2022-43

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

The 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 case. An Order Authorizing Foreclosure was signed on March 20, 2025. The Village requests the Special Magistrate to approve an amended Order correcting the fine amount. The amended fine amount for the violations has accrued to **$221,300.00.** The Village has recorded a lien against the property.