



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
MARCH 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 26-00104 3239 Meadow Road - Harold H. Perez & Annielys T. Espin
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1): Installing a new fence, no required permit.
Section 10-31 (FBC 110.1): No required inspections for the new fence.
Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$100.00 per day
Compliance Date: Complied

2. Case 25-00458 - 337 Mid Pines Road - J Cats Properties LLC
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 34-1327: Driveway maintenance. The existing driveway has deteriorated, replacement needed.
Section 10-8: Required exterior area maintenance, includes the driveway.
Citation Fine: N/A
Admin Cost: \$197.35
Recommendation: \$100.00 per day
Compliance Date: April 15, 2026 (Case to be Continued)

3. Case 25-00460 - 321 Mid Pines Road - EY Cohen 2022 Corp
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 34-1327: Driveway Maintenance. The existing driveway has deteriorated and needs replacement.

Section 10-8: No required residential rental permit (BTR).

Citation Fine: N/A
Admin Cost: \$197.35
Recommendation: \$100.00 per day per violation
Compliance Date: April 15, 2026

4. Case No: 25-01296 - 4455 South Congress Avenue - Congress Pointe INC.
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Work exceeded the scope authorized by the permits. Request for revisions was not provided. Fire alarm and fire sprinkler system information has not been provided to the Palm Beach County Fire Department.

Citation Fine: N/A
Admin Cost: \$465.77
Recommendation: \$500.00 Per day, per violation
Compliance Date: April 30, 2026

5. Case No: 24-00082 - 433 Kirk Road Pasqual Osiris A & Gonzalez Victor L
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 30-142: Right of way maintenance of abutting parkways, swale.

Citation Fine: N/A
Admin Cost: \$232.35
Recommendation: \$200 per day per violation
Compliance Date: Complied

6. Case No: 25-00699 - 448 Kirk Road - Gutierrez Ida
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 34-1327: Driveway not maintained gravel prohibited.

Citation Fine: N/A
Admin Cost: \$232.35
Recommendation: \$200 per day per violation
Compliance Date: Complied

7. Case No: 26-00204 - 771 Springdale Circle - Velez Jessica
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Failure to obtain a building permit.

Section 10-31 (FBC 110.1): Failure to obtain a building inspection.

Citation Fine: N/A

Admin Cost: \$217.35
Recommendation: \$200 per day per violation
Compliance Date: Complied

PETITION FOR REDUCTION OR ABATEMENT OF FINE

8. Case No: 2023-51 - 3431 Lake Worth Road - Enrique Casarrubias & Alan Casarrubias & Josselin Casarrubias
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-633: Nonconforming buildings and structures. Building used for storage.

Section 34-916: Parking commercial vehicles on commercial property.

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

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

Section 34-1381: Nuisances generally; scope. Materials are stored in an outside area.

Section 10-8: Exterior property areas. Parking lot

Section 10-9: Exterior of structure or building.

Section 34-233: Tree Removal.

Section 10-7: Property maintenance; generally.

Initial Violation: May 1, 2023
Order Finding Violation: December 21, 2023
Compliance Deadline: February 15, 2024
Compliance Date: February 23, 2024 and May 6, 2025
Fine Amount: \$137,700.00
Citation Fine: N/A
Admin Cost: Paid
Recommendation: \$27,540.00
Compliance Date: April 16, 2026

9. Case 2017-11 - 4356 Carver Street - Pamela Hamalainen
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 78-69: Ordinance No. 2009-12, Refusing, failing or neglecting to make connections to the Village of Palm Springs Wastewater system, of the Village of Palm Springs Code of Ordinances.

Initial Violation: February 17, 2017
Order Finding Violation: April 20, 2017
Compliance Deadline: August 17, 2017
Compliance Date: January 9, 2020
Fine Amount: \$174,800.00
Citation Fine: N/A
Admin Cost: Paid

Recommendation: \$34,960.00
Compliance Date: April 18, 2026

Next Magistrate Hearing is April 16, 2026 @ 10AM

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
CODE ENFORCEMENT**

Case No: 25-00458

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

**vs.
J CATS PROPERTIES LLC
Respondent(s)**

ORDER FINDING VIOLATION

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

Section 34-1327: Driveway maintenance.

Section 10-8: Exterior area maintenance (J Cats Prop. LLC).

Property Address: 337 Mid Pines Road, Palm Springs, FL 33461
Legal Description: VILLAGE OF PALM SPRINGS PLAT 2LT 7 BLK 8
PCN: 70434418070080070

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 **March 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 34-1327: Driveway maintenance.**
 - Section 10-8: Exterior area maintenance (J Cats Prop. LLC).**

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 34-1327: Driveway maintenance.**
 - Section 10-8: Exterior area maintenance (J Cats Prop. LLC).**

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 15, 2026**.
 - Administrative Cost 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. Respondent must comply with all code violations on or before **April 15, 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 15, 2026**.
 - Administrative Cost 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 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 March 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:
1703 Arlington Drive,
West Palm Beach FL 33406 8703

Notices

Certified 2-27-2026

9489 0178 9820 3046 8372 22

Regular 2-27-2026

Posting 3-5-2026

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 25-00460

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

EY COHEN 2022 CORP
80 SKYLINE DR UNIT 101
PLAINVIEW NY 11803 2516

Respondent.

PCN: 70434418070080110



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 , the real property located at **321 MID PINES Rd, Palm Springs, FL 33461** and owned by **EY COHEN 2022 CORP** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section 34-1327. Driveways - Driveway Maintenance is required, Driveways are required to be impervious or semi-pervious surface. (pavers or concrete)

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

This above violation(s) must be corrected on or before **MARCH 16, 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 **March 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) 584-8200 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

Tom Gehrman
(cell) 561-814-3208

February 27, 2026
Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 25-00460

EY COHEN 2022 CORP
80 SKYLINE DR UNIT 101
PLAINVIEW, NY 11803 2516

PCN: 70-43-44-18-07-008-0110

Respondent,

AFFIDAVIT OF SERVICE

On **MARCH 5, 2026**, at **9:141am**, I served the attached NOTICE OF HEARING on the within-named **RODAS ALDO**, at **321 MID PINES RD**, 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 Gehman
Code Enforcement Officer

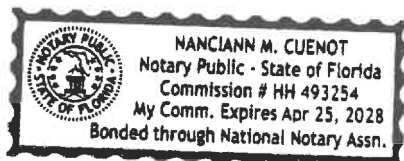
Date: 3-5-2026

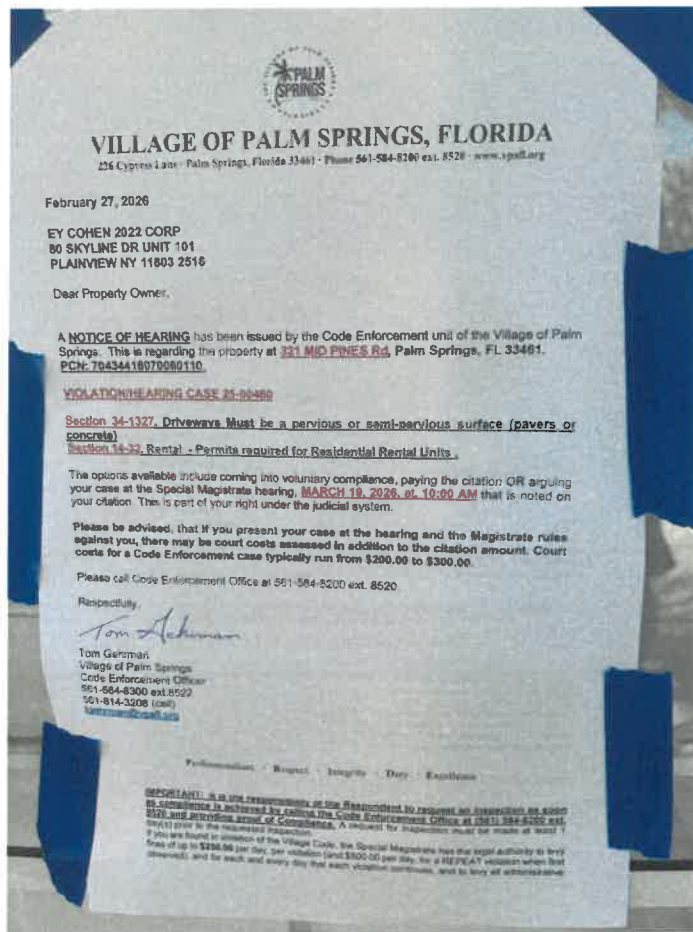
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida

(SEAL)





3/5/2026 9:41:37 AM



3/5/2026 9:42:22 AM



3/5/2026 9:42:16 AM



3/5/2026 9:41:50 AM



Dirt
Driveway



2/12/2026 11:23:34 AM

321 Mid Pines
Case 25-00460



4/28/2025 11:50:25 AM

321 Mid Pines
Case 25-00460



VILLAGE OF PALM SPRINGS, FLORIDA

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

February 27, 2026

EY COHEN 2022 CORP
80 SKYLINE DR UNIT 101
PLAINVIEW NY 11803 2516

Dear Property Owner,

A **NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property at **321 MID PINES Rd, Palm Springs, FL 33461**.
PCN: 70434418070080110.

VIOLATION/HEARING CASE 25-00460

Section 34-1327. Driveways Must be a pervious or semi-pervious surface (pavers or concrete)

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

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

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

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

Respectfully,

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



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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE ADDRESS
UNITED STATES POSTAL SERVICE
CERTIFIED MAIL



9489 0178 9820 3046 8372 22

Label 890-QDT, March 2023



quadiant
FIRST-CLASS MAIL
IMI
\$008.86⁰
02/27/2026 ZIP 33480
043M31255277

US POSTAGE

EY COHEN 2022 CORP
80 SKYLINE DR UNIT 101
PLAINVIEW NY 11803 2516



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



quadiant
FIRST-CLASS MAIL
IMI
\$000.74⁰
02/27/2026 ZIP 33480
043M31255277

US POSTAGE

EY COHEN 2022 CORP
80 SKYLINE DR UNIT 101
PLAINVIEW NY 11803 2516

Palm Springs
CEMENT (TOM)
ess LN
ing), FL 33461

EY COHEN 2022 CORP
EREZ COHEN
1000 BRICKELL AVE
Suite 715, PMB 276
MIAMI, FL 33131



quadiant
FIRST-CLASS MAIL
IMI
\$000.74⁹
03/06/2026 ZIP 33480
043M31255277

US POSTAGE

Sec. 34-1327. Off-street parking.

- (a) The definitions of section 1-2 apply to this section.
- (b) All off-street parking facilities shall be located on the same site as the use for which the parking is provided. Parking spaces shall be located so that no spaces are a greater distance than 300 feet closest straight-line distance from the building or use for which they are assigned.
- (c) No fewer than four parking spaces shall be provided for any nonresidential use.
- (d) Required yards and setbacks may be used for off-street parking, if driveways or aisles and turning spaces shall be located within the lot lines. In computing off-street parking requirements, streets or sidewalk areas shall not be used for off-street parking purposes. Driveways shall be setback a minimum of three feet from the property line to accommodate sodded or landscaped pervious area along the perimeter of each parcel between the driveway and the property line.
- (e) When off-street parking facilities for any type of building, other than a single-family detached dwelling, are situated beneath a portion of or all of a building, a plan shall be submitted to the village and is subject to site plan review for approval of interior traffic circulations, for parking stall and aisle dimensions, proper traffic control signs and pavement markings for safe and efficient vehicular and pedestrian movements for location of entrances and exits to and from public roads for approval of site distances at corners of intersecting public streets and ways, and/or approval of the effective screening of the motor vehicles located in or on the parking structures from adjoining properties, the same property and public streets.
- (f) Off-street parking spaces shall be paved with asphalt, or concrete, paver block, or pervious pavement. It shall be unlawful to obstruct or hinder the free use of the parking area.
- (g) For uses other than single-family detached dwellings, parking spaces for the handicapped shall be provided in all required parking areas, lots, garages or other similar facilities as required by applicable and current state statutes.
- (h) At the time a building is erected or when any main building or outdoor activity area is enlarged by more than 25 percent or any use is increased in capacity by adding dwelling units, guest rooms, floor area, seats or other factors requiring additional parking, minimum off-street parking spaces with adequate provisions for ingress and egress shall be provided in accordance with minimum off-street parking and off-street loading requirements set forth in this division.
- (i) Each parking space or stall shall have appropriate access to a street or alley, and maneuvering and access aisles shall be sufficient to permit motor vehicles to enter and exit the parking area in a forward motion, with the exception of egress from a single-family detached dwelling, or as otherwise approved by the village.
- (j) Each off-street parking area or lot shall be designed with reference to size, street pattern, adjacent properties, buildings and other improvements in the general area; number of motor vehicles to be accommodated; hours; types of use; and any other factors contributing to the uniqueness of its location and design.
- (k) Parking space requirements shall be computed based on the principal use of a building or premises.
- (l) Where several principal uses exist in one building, on one lot or on one site, off-street parking space requirements shall be computed separately for each principal use, unless otherwise stated in section 34-1324.
- (m) A use shall be considered a principal use, for purposes of this section, if it could exist separately from all other uses in the same building or on the same lot, and would, by itself, generate significant parking demand.

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- (n) Where a use is located in a shopping center, office building or office-retail complex, the parking space requirements for the respective uses shall apply, except that, where a theater is located in any of such areas or buildings, the off-street parking requirement for theaters shall apply.
 - (o) Where several principal uses exist in one building or part of a building and the gross floor area or the gross leasable area, whichever is applicable, of each principal use cannot be clarified, the off-street parking requirement for the use requiring the greatest number of parking spaces shall apply.
 - (p) Where the number of required off-street parking spaces as computed includes a fraction, the number of required spaces shall be the computed number rounded up to the next whole number.
 - (q) Two or more owners of buildings or uses that require off-street parking facilities may make joint provisions for such facilities, provided that the total of the parking spaces, when combined or used together, shall not be less than the sum of the requirements computed separately. No part of an off-street parking area for any building or use shall be included as a part of an off-street parking area similarly required for another building or use.
 - (r) Off-site parking shall not be used to satisfy the off-street parking requirements for restaurants, bars, nightclubs or adult entertainment establishments.
 - (s) Off-street parking spaces required by this division for one building or use may be allocated, in whole or in part, for the required parking spaces of another building or use if quantitative evidence is provided showing that parking demand for the different buildings or uses would occur on different days of the week or at different hours. Evidence for joint allocation of required parking spaces shall be submitted to the village for staff review and comment, and approval of the joint allocation of required spaces shall be made by the village council after review and comment of the land development board.
 - (t) The following allowed modifications to off-street parking requirements are intended to permit and encourage the reduction of hard-surfaced parking areas to retain the maximum permeable soil surface and green area while still providing for adequate parking. It is not the intent of this subsection to define each site use where such modifications of off-street parking requirements may be feasible. The village may allow the use of such modifications in any instance where such a modification appears appropriate even though the specific site use may not be cited in the following subsections:
 - (1) The use of a grass parking surface shall be permitted on certain site uses where parking is on an irregular, intermittent or part-time basis. The village may allow such modifications of the off-street parking requirements when such modifications appear appropriate, and if the use of the grass parking surfaces does not adversely affect the appearance or condition of the site use. Such grass parking surfaces shall conform to appropriate village-adopted construction specifications. All requirements for landscaping off-street parking areas shall be met. Such grass parking surfaces are primarily intended to be allowed for parking associated with places of public assembly, theaters for the performing arts, private clubs, churches, auditoriums, schools and similar uses.
 - (2) For certain site uses, it shall be allowed for up to 25 percent of the required parking to be reserved in a grassed area. Such a reserved area shall be identified on the site plan and shall include space for all associated accessways, drives, aisles and landscaping. The reserved area may be used for temporary or overflow parking. All reserved area for temporary or overflow parking shall be designated on the plot it is to serve with a small permanent type sign. A reserved area, used for temporary or overflow parking, shall meet all landscaping requirements for an off-street parking area, except that the percentage for interior landscaping requirements for parking areas may also be used for parking. Conversion of a reserved area to hard-surfaced parking shall require compliance with all landscaping requirements for an off-street parking area. In no instance shall a reserved area be used to satisfy the landscaping requirements for a contiguous hard-surfaced vehicular use area or to satisfy requirements for open space.

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- (3) The owner or his agent, if any, shall be jointly and severally responsible for the maintenance of all vehicle use areas, whether standard hard-surfaced or grass. Grass parking areas shall be maintained to present a neat appearance to ensure a viable and healthy grass surface. In the event of deterioration of a grass parking surface due to improper or inadequate maintenance or parking use too heavy to allow a healthy grass surface, the village may require the restoration of the grass surface or the hard surfacing of the area.

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

Cross reference(s)—Definitions generally, § 1-2.

Sec. 14-32. Regulatory fee; application.

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

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

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

No Required Business Tax Receipt (BTR) for This Property!

Parcel Records: 70434418070080110

Record #	Status	Type	Location	Case Manager	Description	Created
25-00460	Hearing Notice Issued	Code Enf.	321 MID PINES Rd, Palm Springs, FL 33461	tgehrman	Section 34-1327: Driveway replacement. Section 10-8: Exterior Prop maintenance (EY Cohen 2022 Corp).	04/28/2025
25-00333	Closed	Code Enf.	321 MID PINES Rd, Palm Springs, FL 33461	hstout	SECTION 34.914- NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN) MAY USE SWALE. SEC 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.	04/07/2025
25-00129	Closed	Code Enf.	321 MID PINES Rd, Palm Springs, FL 33461	hstout	SECTION 34-914 NO VEHICLES TO BE PARKED ON THE GRASS. IF EXTRA PARKING IS NEEDED, PLEASE USE THE SWALE.(REPEAT)	02/19/2025
24-01080	Closed	Code Enf.	321 MID PINES Rd, Palm Springs, FL 33461	hstout	SECTION 34.914- NO PARKING OF CARS AND COMMERCIAL VEHICLES ON PROPERTY GRASS (FRONT LAWN) MAY USE SWALE SECTION SECTION 10-9(C)-ALL HOMES MUST HAVE THE NUMBERS ON THE MAIN STRUCTURE/BUILDING AND MUST BE VISIBLE FROM ROADWAY. SECTION 14-32- ALL TENANT-OCCUPIED HOMES MUST OBTAIN A RESIDENTIAL RENTAL PERMIT.	09/23/2024
PRSUB-202200261	Closed	Permit	321 MID PINES ROAD, Palm Springs, FL 33461	1320smcdonald	RELOCATING LAUNDRY ROOM,BATHROOM AND BEDROOM ADDING ONE MORE BATHROOM	05/30/2023
MRSUB-202200261	Closed	Permit	321 MID PINES ROAD, Palm Springs, FL 33461	1320smcdonald	RELOCATING LAUNDRY ROOM,BATHROOM AND BEDROOM ADDING ONE MORE BATHROOM	05/30/2023

ERSUB-202200261	Closed	Permit	321 MID PINES ROAD, Palm Springs, FL 33461	1320smcdonald	RELOCATING LAUNDRY ROOM,BATHROOM AND BEDROOM ADDING ONE MORE BATHROOM	05/30/2023
202200261	Permit Issued	Permit	321 MID PINES ROAD, Palm Springs, FL 33461	1320agaricadahia	RELOCATING LAUNDRY ROOM, BEDROOM ADDING ONE MORE BATHROOM	02/16/2022
202101144	Closed	Permit	321 MID PINES ROAD, Palm Springs, FL 33461	1320agaricadahia	GARAGE SALE FOR SAT SEPT 18 & 19	09/14/2021
201900830	Closed	Permit	321 MID PINES ROAD, Palm Springs, FL 33461	1320cru	GARAGE SALE SATURDAY 6/22/19	06/21/2019
14001464	Closed	Permit	321 MID PINES ROAD, Palm Springs, FL 33461	1320icab	GARAGE SALE	11/21/2014
14000326	Closed	Permit	321 MID PINES ROAD, Palm Springs, FL 33461	1320icab	REROOF FLAT ROOF	02/24/2014

Legend

CASE PRESENTATION
CASE No. CASE 25-00460

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 321 MID PINES 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 EY COHEN 2022 CORP.

5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
Section 34-1327. Driveways - Driveway Must be maintained in good repair and are required to be to be of an impervious or semi-pervious surface. (pavers, concrete or asphalt).

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

The properties driveway is dirt (including the apron through the swale and the driveway to the back of the property). It does not meet the Village requirement to be an impervious or semi-pervious surface. Dirt Not Acceptable. 321 Mid Pines Rd also appears to be a rental property with no Village required Rental Business License.

5. On **FEBRUARY 27, 2026**, I WROTE Notice of Violation/Notice of Hearing 25-00460 FOR THE Violations the NOTICE was Mailed Certified and Regular to the Property Owner Address of Record, the Registered Agent in Miami and also posted at the Property and at Village Hall.

6. The driveway would require a Permit from the Village Building Department and the required Village Rental Business License (BTR)

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY April 15, 2026 by Permit Issued for the Driveway.** Failure to GAIN COMPLIANCE within the time designated shall result in a \$100.00 per day, per violation fine commencing on **April 15, 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, April 15, 2026.

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



The Village of Palm Springs FLORIDA



Case Administrative / Court Costs

March 19, 2026, 321 Mid Pines Rd - EY Cohen 2022 Corp

Case 25-00460

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
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 25-00460				197.35



PALM SPRINGS POLICE DEPARTMENT

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

JUNE 12, 2023

EY COHEN 2022 CORP
EREZ COHEN
1000 BRICKELL AVENUE
SUITE 715, PMB 276
MIAMI, FL 33131

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 **321 MID PINES ROAD in Palm Springs, FL**
PCN: 70-43-44-18-07-008-0110

This property is in violation of local ordinances.

SECTION 14-32

PERMIT REQUIRED FOR RESIDENTIAL PROPERTY

No permit on file with the Village of Palm Springs. Per local ordinance, **COMPLIANCE IS REQUIRED.** Contact Village of Palm Springs Planning, Zoning, and Building Department at **(561)584-8200 ext. 8460.**

For your convenience I have went ahead and included a copy of the Rental Permit Form required by the Village of Palm Springs Planning, Zoning and Building Department. Form must be **Notarized.** Please call Planning, Zoning and Building Department for fee information. **Check must be mailed with application.**

SECTION 34-914

PARKING IN SINGLE-FAMILY RESIDENTIAL LAND USE DISTRICTS

Parking on grass is **NOT** allowed. All vehicles must be currently licensed and registered and must be parked on an approved driveway or paved surface. **It is prohibited to park blocking any sidewalk use area.**

Parking in the swale area **IS** allowed and must follow these guidelines:

- No more than two vehicles may be parked in the swale area.
- Must be parked Parallel to the road, not within the paved roadway.
- Must be operable and registered.

SECTION 10-9

EXTERIOR OF STRUCTURE

House ID Numbers must be placed on structure. Please have house numbers posted on building visible from the road. Attached is the Code of Ordinance with specifications.

Compliance Date: JUNE 26, 2023

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. 8521.

Respectfully,

Nicole Tamayo
Palm Springs Police Department
Code Enforcement Officer
(T) 561-584-8300, ext. 8521
ntamayo@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

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

April 28, 2025

**EY COHEN 2022 CORP
80 SKYLINE DR UNIT 101
PALINVIEW , NY 11803 2516**

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 **321 MID PINES Rd, Palm Springs, FL 33461.**

PCN: 70-43-44-18-07-008-0110

This property is in violation of local ordinances.

Section 34-1327. Driveways - Driveways Maintenance is required, The Driveway on this property is old and in need of Replacement. Please look into options to replace the driveway.

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

Compliance Date: MAY 16, 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,

Tom Gehrman
Palm Springs Police Department
Code Enforcement Officer
561-584-8300 ext.8522
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 12, 2026

EY COHEN 2022 CORP
80 SKYLINE DR UNIT 101
PLAINVIEW NY 11803 2516

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 321 MID PINES Rd, Palm Springs, FL 33461.

PCN: 70434418070080110

This property is in violation of local ordinances.

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

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

**Violation Description: 34-1327 driveway replacement
(EY Cohen 2022 Corp)**

Compliance Date: MARCH 12 2026

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property. Please call Code Enforcement at (561) 584-8200 ext. 8520 or Code Officer listed below if you have any concerns or questions.

Respectfully,

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

Record: 25-00460 Code Enf. [x]

✓ Violation Intake → ✓ Investigate → ✓ Issue Citation NOV - NOH → Status: Closed

Record #

Record Type

Type

Sub Type

Violation Description

Inspector

Initiated by

Status

Primary Contact

Location

Approximate Location

PCN

Citation #

Clearance Type

Complaint Date

Initiated

CIT/NOV

Compliance Date

Ext Comply Date

Hearing Date

Ext Hearing Date

Fee Due Date

Lien Recorded

Case Closed

Record Closed

CRA

Complainant Name

Complainant Phone

Complainant

Notes Paul Atkinson(broker) 954-461-1786 - handling this account for neighbors called. Wants to know what is criteria for improvement Compliance?
HEARING notice ISSUED FOR 3-19-2026 Code Hearing (25-00460).

Attachments

[Attach File](#) [Associate attachments](#) [Download selected attachments](#)

Property Detail

Location Address : 321 MID PINES RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-07-008-0110
Subdivision : PALM SPRINGS VILLAGE PL 2 IN PB 25 PGS 48 TO 50 INC
Official Records Book/Page : 34013 / 255
Sale Date : 11/25/2022
Legal Description : VILLAGE OF PALM SPRINGS PLAT 2LT 11 BLK 8

Owner Information

Owner(s)

EY COHEN 2022 CORP

Mailing Address

80 SKYLINE DR UNIT 101
 PLAINVIEW NY 11803 2516

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
11/25/2022	\$10	34013 / 00255	WARRANTY DEED	EY COHEN 2022 CORP
12/07/2021	\$360,000	33152 / 00030	WARRANTY DEED	COHEN YEDIDYA
01/27/2005	\$10	18143 / 01235	QUIT CLAIM	SCHROADER THOMAS H &
01/01/1979	\$36,500	03090 / 01425		
01/01/1977	\$100	02677 / 01088		
01/01/1975	\$31,000	02414 / 00953	WARRANTY DEED	
01/01/1973	\$18,500	02153 / 00701	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1684
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	Sketch for Building 1
Bldg Type	SFR	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1958	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	1	
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	

Property Detail

Location Address : 321 MID PINES RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-07-008-0110
Subdivision : PALM SPRINGS VILLAGE PL 2 IN PB 25 PGS 48 TO 50 INC
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Property Information

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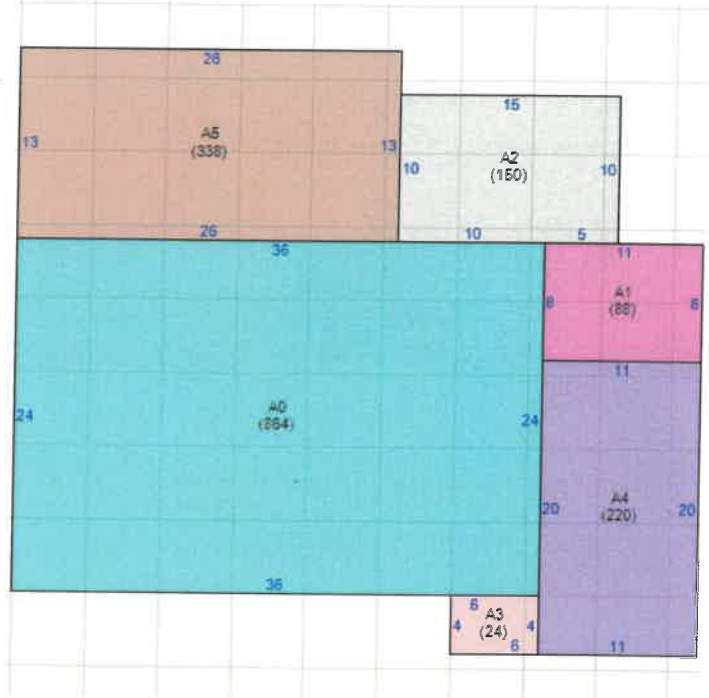
Building Details**Structural Details**

	Structural Element for Building 1	Sketch for Building 1
Bldg Type	SFR	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1958	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	1	
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

Subarea and Square Footage for Building 1

Code Description	square Footage
SFB Semi Finished Base Area	150
BAS Base Area	864
SFB Semi Finished Base Area	338
UST Unfinished Storage	88
FOP Finished Open Porch	24
FGR Finished Garage	220
Total Square Footage	1684
Area Under Air	1352



Property Extra Feature

Description	Year Built	Units
Utility Building	1980	315
Pool - In-Ground	1990	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RS	0.2121

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$187,623	\$176,174	\$145,328	\$120,294	\$114,899
Land Value	\$142,531	\$148,470	\$172,436	\$170,796	\$116,002
Total Market Value	\$330,154	\$324,644	\$317,764	\$291,090	\$230,901

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$330,154	\$324,644	\$317,764	\$291,090	\$124,277
Exemption Amount	\$0	\$0	\$0	\$0	\$50,000
Taxable Value	\$330,154	\$324,644	\$317,764	\$291,090	\$74,277

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$6,408	\$6,308	\$6,225	\$5,829	\$1,701
NON AD VALOREM	\$527	\$516	\$511	\$483	\$427
TOTAL TAX	\$6,934	\$6,823	\$6,736	\$6,311	\$2,128

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

 Account Information

Property Control Number:

70-43-44-18-07-008-0110

Mailing Address:

80 SKYLINE DR UNIT 101
Plainview, Ny 11803-2516

Owner of Record:

EY COHEN 2022 CORP

Property Type:

Real Property

Property Address:

321 MID PINES RD
PALM SPRINGS, FL 33461

Second Owner:

Status: Active

Legal Description:

VILLAGE OF PALM SPRINGS PLAT 2LT 11 BLK
8

Last updated: 3/12/2026 02:16:40 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	 \$6,656.87	11/3/25		 Paid
	Net Tax: \$6,934.23			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$277.36			
3/31/25	 \$7,049.42	5/21/25		 Paid
	Net Tax: \$6,823.22			
	Interest: \$204.70			
	Penalty: \$0.00			
	Fees: \$21.50			
	Discount: \$0.00			
4/1/24	 \$7,302.72	11/6/24		 Paid
	Net Tax: \$6,735.99			
	Interest: \$202.08			
	Penalty: \$0.00			
	Fees: \$364.65			
	Discount: \$0.00			



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

Detail by Entity Name

Florida Profit Corporation
EY COHEN 2022 CORP

Filing Information

Document Number P22000080286
FEI/EIN Number 93-3793932
Date Filed 10/20/2022
State FL
Status ACTIVE

Principal Address

1000 BRICKELL AVE, SUITE 715
MIAMI, FL 33131

Mailing Address

1000 BRICKELL AVE, SUITE 715, PMB 276
MIAMI, FL 33131

Registered Agent Name & Address

COHEN, EREZ
1000 BRICKELL AVE, SUITE 715
MIAMI, FL 33131

Officer/Director Detail

Name & Address

Title CEO

COHEN, EREZ
1000 BRICKELL AVE, SUITE 715, PMB 276
MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2024	04/29/2024
2025	02/25/2025
2025	04/25/2025

Document Images

[04/25/2025 -- AMENDED ANNUAL REPORT](#) [View image in PDF format](#)



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 25-00460

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

EY COHEN 2022 CORP
Respondent(s)

ORDER FINDING VIOLATION

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

Section 34-1327: Driveway replacement.

Section 10-8: Exterior Prop maintenance (EY Cohen 2022 Corp).

Property Address: 321 Mid Pines Road, Palm Springs, FL 33461
Legal Description: VILLAGE OF PALM SPRINGS PLAT 2LT 11 BLK 8
PCN: 70-43-44-18-07-008-0110

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 **March 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 34-1327: Driveway replacement.**
 - Section 10-8: Exterior Prop maintenance (EY Cohen 2022 Corp).**

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 34-1327: Driveway replacement.**
 - Section 10-8: Exterior Prop maintenance (EY Cohen 2022 Corp).**

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 15, 2026**.
 - Administrative Cost 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. Respondent must comply with all code violations on or before **April 15, 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 15, 2026**.
 - Administrative Cost 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 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 March 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:
80 Skyline Drive Unit 101,
Plainview NY, 11803-2516](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 25-01296

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

CONGRESS POINTE, INC
4455 SOUTH CONGRESS AVE
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434430160010000

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, the real property located at **4455 S CONGRESS Ave, Palm Springs, FL 33461**, and owned by violates the following code sections of the Village of Palm Springs Code of Ordinances.

SECTION 10-31(FBC 105.1)- WORK EXCEEDED THE SCOPE AUTHORIZED BY THE PERMITS. REQUEST FOR REVISIONS NOT PROVIDED. FIRE ALARM AND FIRE SPRINKLER SYSTEM INFORMATION HAS NOT BEEN PROVIDED TO PALM BEACH COUNTY FIRE DEPARTMENT.

The above violation(s) must be corrected on or before **_MARCH 16TH, 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 **MARCH 19TH, 2026**, at 10:00 a.m. If the violation is corrected before the hearing date, the 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) 584-8200 ext. 8520 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) before the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation (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 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

March 05, 2026

Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-01296

CONGRESS POINTE INC
4455 SOUTH CONGRESS AVE
Palm Springs, FL 33461

PCN: 70-43-44-30-16-001-0000

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 5TH Day of MARCH, 2026 at 4:30 PM, I served the attached Notice of Hearing on the within-named Respondent(s), 4455 SOUTH CONGRESS AVE (EL TORITO), Palm Springs, FL 33461 by:

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

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

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

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

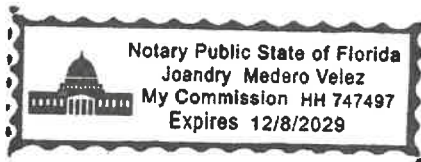
By: [Signature]
Code Enforcement Officer

Date: 3/5/26

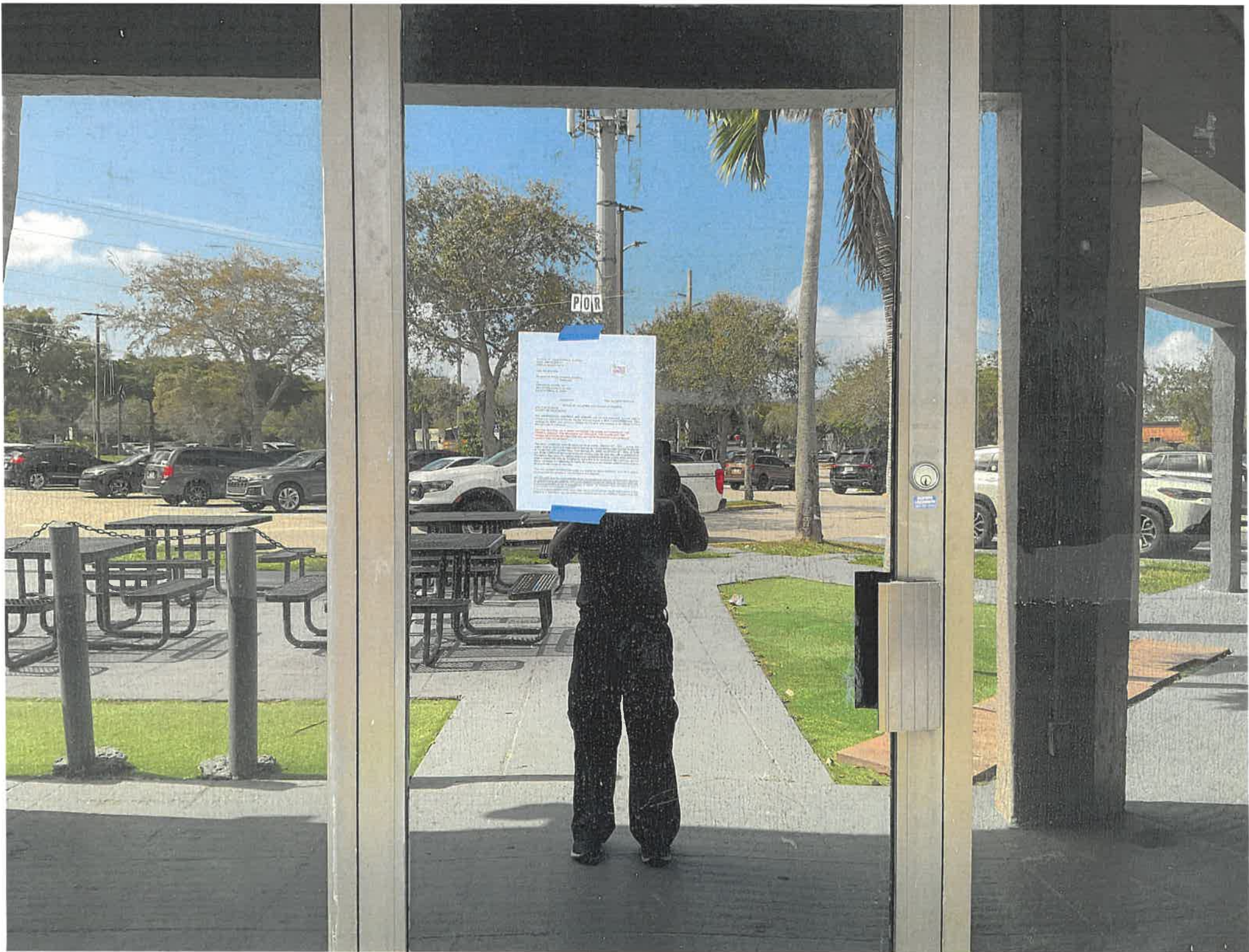
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida



PIOR

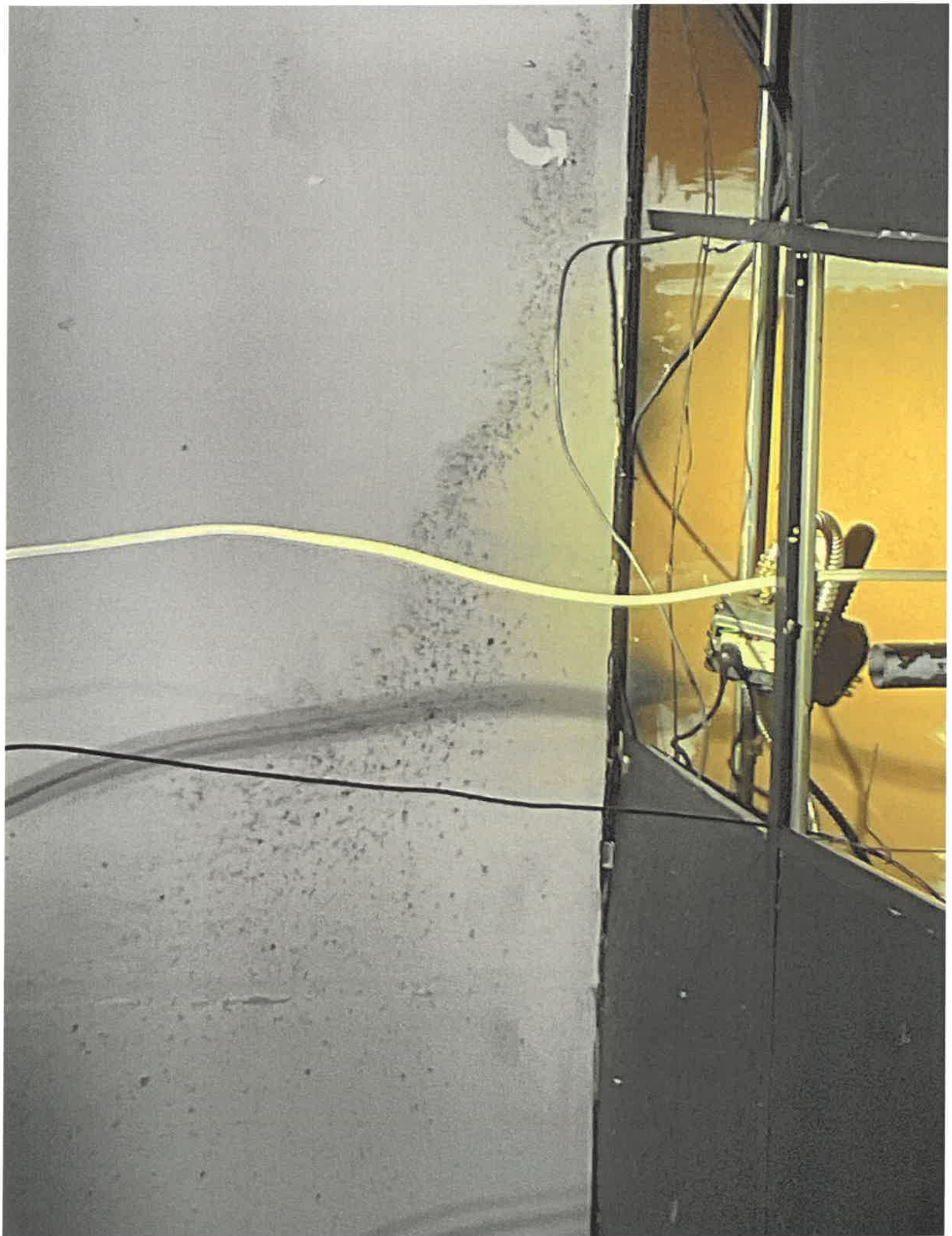
Document with red and blue highlights, held up by the person.



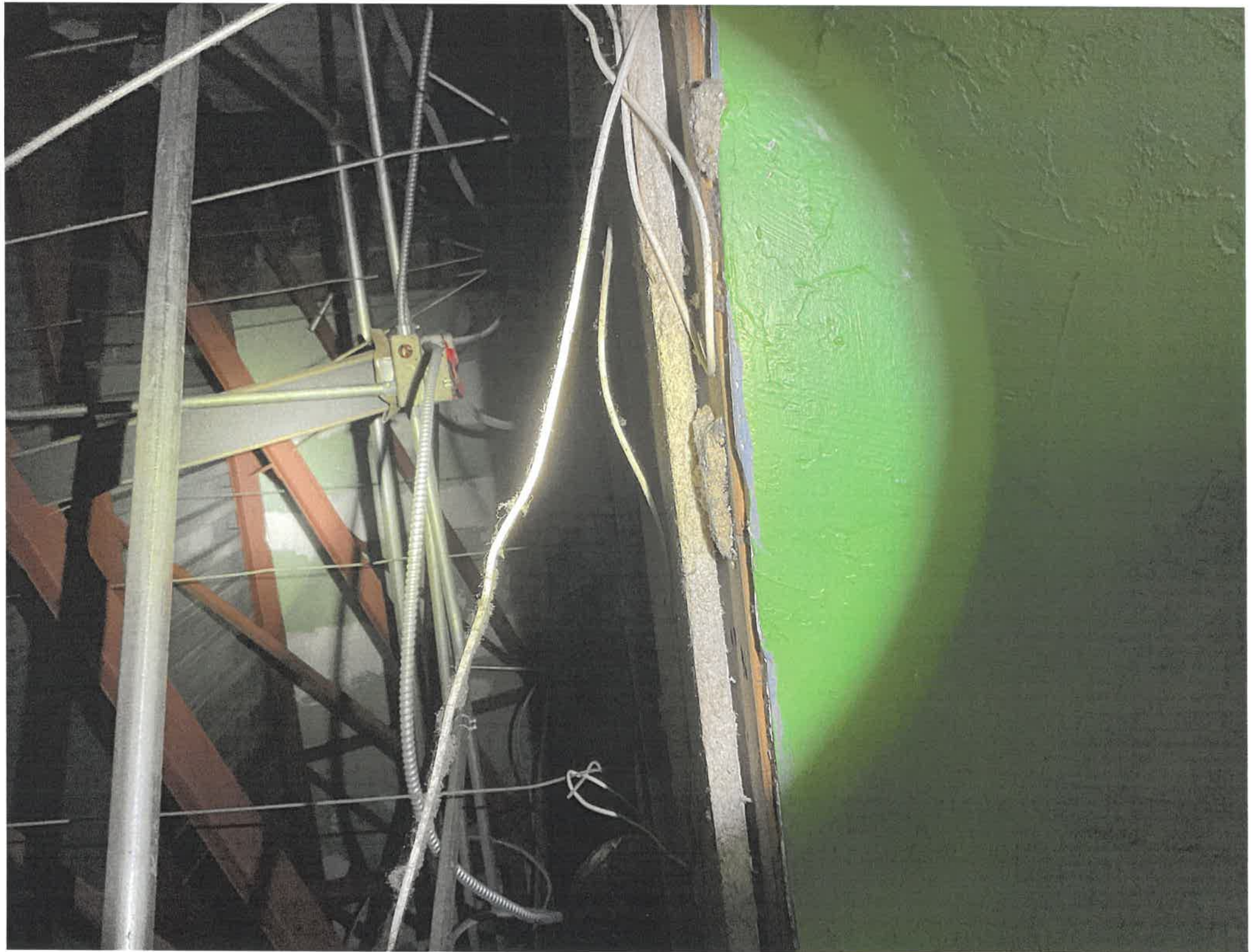




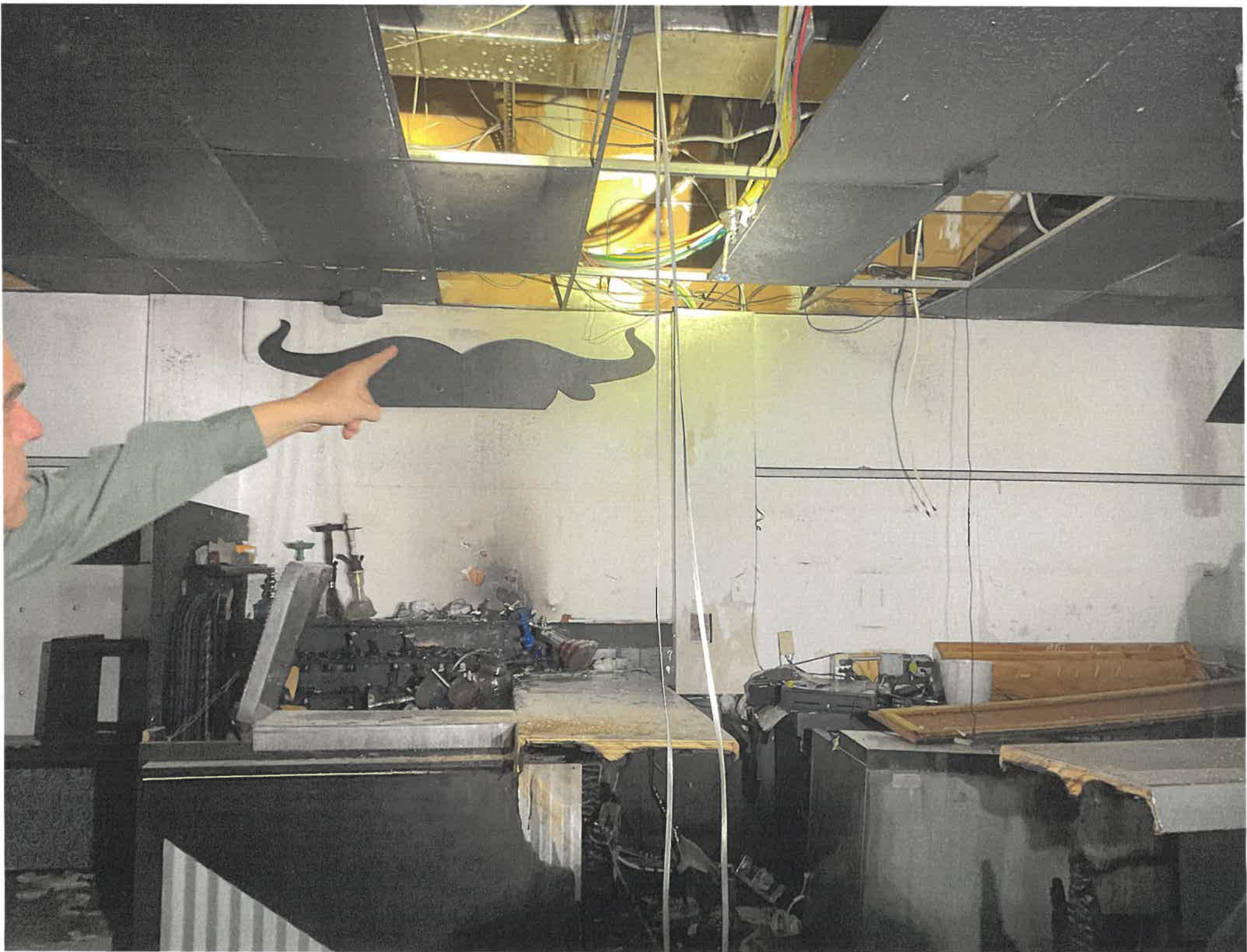


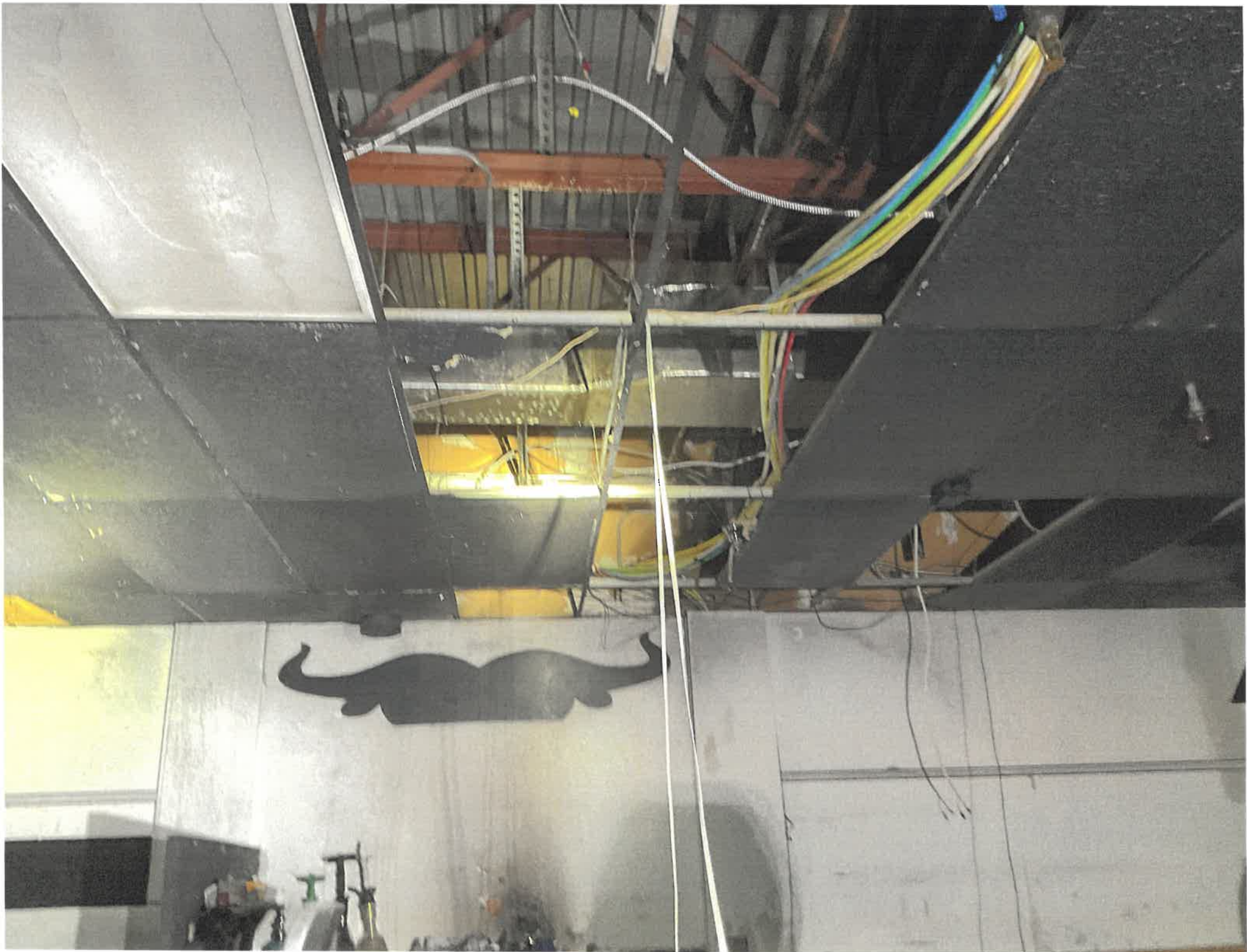


















PALM SPRINGS POLICE DEPARTMENT

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

MARCH 5TH, 2026
CONGRESS POINTE INC (EL TORITO)
4455 SOUTH CONGRESS AVE
PALM SPRINGS, FL 33461
Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **4455 SOUTH CONGRESS AVE, PALM SPRINGS, FL 33461**

PCN: 70434430160010000

HEARING CASE 2025-01296

SECTION 10-31(FBC 105.1)- WORK EXCEEDED THE SCOPE AUTHORIZED BY THE PERMITS. REQUEST FOR REVISIONS NOT PROVIDED. FIRE ALARM AND FIRE SPRINKLER SYSTEM INFORMATION HAS NOT BEEN PROVIDED TO PALM BEACH COUNTY FIRE DEPARTMENT.

The options available include coming into voluntary compliance on or before **MARCH 16TH, 2026**, OR arguing your case at the Special Magistrate hearing **on THURSDAY, MARCH 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

Professionalism • Respect • Integrity • Duty • Excellence



VILLAGE OF PALM SPRINGS
 CODE ENFORCEMENT
 226 CYPRESS LANE
 PALM SPRINGS, FL 33461
 CEO HENRY STOUT



9489 0178 9820 3046 8372 84

Label 890-OUT, March 2023



quadjent
 FIRST-CLASS MAIL
 IM1
\$008.86⁹
 03/05/2026 ZIP 33480
 043M31255277

US POSTAGE

CONGRESS POINTE INC
 106 N MILITARY TRL
 WEST PALM BEACH, FL 33415 2144

9489 0178 9820 3046 8372 84



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



quadjent
 FIRST-CLASS MAIL
 IM1
\$000.74⁹
 03/05/2026 ZIP 33480
 043M31255277

US POSTAGE

CONGRESS POINTE INC
 106 N MILITARY TRL
 WEST PALM BEACH, FL 33415 2144

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.

CASE PRESENTATION
CASE No. CASE 2025-01296

1. Good morning, my name is **HENRY STOUT**, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, **Code Enforcement Officer**.
3. This is **Case No. 2025-01296**. It concerns the property at **4455 SOUTH CONGRESS AVE** 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 **CONGRESS POINTE INC**
Under observation, there are Violations of local ordinances
SECTION 10-31(FBC 105.1)- WORK EXCEEDED THE SCOPE AUTHORIZED BY THE PERMITS. REQUEST FOR REVISIONS NOT PROVIDED. FIRE ALARM AND FIRE SPRINKLER SYSTEM INFORMATION HAS NOT BEEN PROVIDED TO PALM BEACH COUNTY FIRE DEPARTMENT.
5. I was contacted by dispatch at 9:01 AM regarding a fire at El Torito. I informed Peter, our building official, about the incident, and we both headed to the location. Upon arrival, we found the Village of Palm Springs Police Department and West Palm Beach Fire Rescue on-site. We entered the building with the fire investigators to determine the cause of the fire.
- 6.
7. It was determined that the fire was caused by **ILLEGAL, UNPERMITTED** electrical work in the northwest corner bar of the nightclub. Moving forward, the establishment will need to obtain permits and undergo inspections to comply with the Village of Palm Springs regulations as well as the fire DEPARTMENT requirements. They must hire a fully licensed and insured electrical company to perform all necessary electrical work.
- 8.
9. Power has been cut off to units 107, 108, and 109 at Lake Worth. The power company has removed the meters, which will not be replaced until all work is completed according to state building and electrical codes, and approval is granted by the building official.
- 10.
11. We will also maintain communication with the fire inspector to ensure that the necessary corrections are made concerning fire safety measures within the building, including the sprinkler and alarm systems, electrical issues, and compromised firewalls. I will attach reports from both the Palm Beach County fire investigators and the Palm Beach County fire inspector. - CEO Officer Stout
12. As of March 5th, 2026, PZB has not received the revised plans necessary to issue and award the required permits. Additionally, the fire department has not received the fire alarm and fire sprinkler information needed as part of the permitting process. It is also important to note that the owner of Toritos has been ignoring emails from our Village Building Official.

CASE No. _____

13. 1/14-202600009 Permit Issued Permit 4469 S CONGRESS Ave, 107, Palm Springs, FL 33461 Fire Wall Repair 01/06/2026
14. 202501720 Permit Issued Permit 4455 S CONGRESS Ave, Palm Springs, FL 33461 Electrical fire damage repair 12/29/2025
15. 1/27- the contractor performing the firewall-Contact: Fernando Rocha
16. Voice: 5617136814
17. Cellular: 5619147121
18. E-Mail:impressivebuildersofflorida@gmail.com
19. On **MARCH 5TH, 2026 2026**, a Notice of Violation/ Notice of Hearing **2025-01296** 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.
20. The Village has also incurred costs of **\$465.77 in** conducting this investigation and hearing. I request that the respondent be ordered to reimburse the Village for those costs by no later than **APRIL 30TH, 2026**. IF NOT IN COMPLIANCE BY APRIL 30TH, 2026, DAILY FINES OF **\$500.00 PER DAY PER VIOLATION** WILL BE ASSESSED.
21. Subject to any questions you might have, this concludes the Village Testimony.

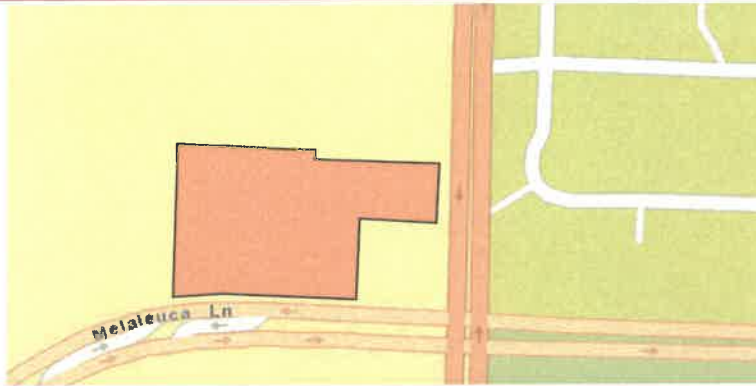


Case Administrative / Court Costs

MARCH 19TH, 2026- 4455 SOUTH CONGRESS AVE (EL TORITO)		Case No. 2025-01296		
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	CITY BUILDING OFFICIAL Time -1 hour	1.00	200.00	200.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 2026-19				465.77

Property Detail

Parcel Control Number: 70-43-44-30-16-001-0000 Location Address: 4455 S CONGRESS AVE
 Owners: CONGRESS POINTE INC Municipality: PALM SPRINGS
 Mailing Address: 106 N MILITARY TRL, WEST PALM BEACH FL 33415 2144
 Last Sale: 09/18/2007 Book/Page#: 22129 / 01647 Price: \$5,650,000
 Property Use Code: 1100 - STORES Zoning: CG - COMMERCIAL GENERAL
 Legal Description: CONGRESS POINT PLAZA PAR A Total SF: 36933 Acres 3.78



Owner : CONGRESS POINTE INC PCN: 70434430160010000 1 of 2

2025 Values

Improvement Value	\$3,504,975
Land Value	\$2,139,384
Total Market Value	\$5,644,359
Assessed Value	\$5,486,691
Exemption Amount	\$0
Taxable Value	\$5,486,691

2025 Taxes

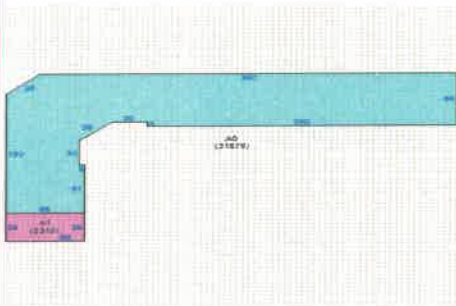
Ad Valorem	\$107,484
Non Ad Valorem	\$27,733
Total Tax	\$135,217

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
MULTIPLE TENANT RETAIL SAL	31578
CONVENIENCE STORE	2310
Total Square Footage :	36933

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1986	15834
Paving- Asphalt	1986	224
Paving- Asphalt	1986	418
Walkway-Concrete	1986	1296
Wall	1986	1140
Walkway-Concrete	1986	1558
Paving- Asphalt	1986	98374
Wall	1986	480

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

Structural Details (Building 1)

Description	Year Built
1 Year Built	1986
2 STRIP SHOPPING CNTR	33888

Building Footprint (Building 2)



Subarea and Square Footage (Building 2)

Description	Area Sq. Footage
RESTAURANT	3045
Total Square Footage :	36933

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1986	15834
Paving- Asphalt	1986	224
Paving- Asphalt	1986	418
Walkway-Concrete	1986	1296
Wall	1986	1140
Walkway-Concrete	1986	1558
Paving- Asphalt	1986	98374

Wall	1986	480
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		

Structural Details (Building 2)

Description	
1 Year Built	1986
2 RESTAURANT	3045

 Account Information

Property Control Number: 70-43-44-30-16-001-0000	Property Type: Real Property	Status: Active
Mailing Address: 106 N MILITARY TRL West Palm Beach, FL 33415-2144	Property Address: 4455 S CONGRESS AVE LAKE WORTH, FL 33461	Legal Description: CONGRESS POINT PLAZA PAR A
Owner of Record: CONGRESS POINTE INC	Second Owner:	

Last updated: 3/05/2026 12:04:33 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	<input type="checkbox"/> \$129,807.92 Net Tax: \$135,216.59 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$5,408.67	12/1/25	-\$129,807.92	● Paid
3/31/25	<input type="checkbox"/> \$117,505.62 Net Tax: \$122,401.69 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$4,896.07	11/26/24	-\$117,505.62	● Paid
4/1/24	<input type="checkbox"/> \$116,905.82 Net Tax: \$121,776.90 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$4,871.08	11/29/23	-\$116,905.82	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	<input type="checkbox"/> \$110,770.07 Net Tax: \$115,385.49 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$4,615.42	11/29/22	-\$110,770.07	● Paid
3/31/22	<input type="checkbox"/> \$101,373.61 Net Tax: \$105,597.51 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$4,223.90	11/24/21	-\$101,373.61	● Paid
3/31/21	<input type="checkbox"/> \$103,238.54 Net Tax: \$107,540.15 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$4,301.61	11/19/20	-\$103,238.54	● Paid
3/31/20	<input type="checkbox"/> \$99,508.53 Net Tax: \$103,654.73 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$4,146.20	11/20/19	-\$99,508.53	● Paid

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



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 25-01296

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

vs.

**CONGRESS POINTE INC
4455 SOUTH CONGRESS AVE
PALM SPRINGS, FL 33461**

Respondent(s)

ORDER FINDING VIOLATION

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

SECTION 10-31(FBC 105.1)- WORK EXCEEDED THE SCOPE AUTHORIZED BY THE PERMITS. REQUEST FOR REVISIONS NOT PROVIDED. FIRE ALARM AND FIRE SPRINKLER SYSTEM INFORMATION HAS NOT BEEN PROVIDED TO PALM BEACH COUNTY FIRE DEPARTMENT.

Property Address: 4455 S CONGRESS Ave, Palm Springs, FL 33461
Legal Description: CONGRESS POINT PLAZA PAR A
PCN: 70434430160010000

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 the following sections of the Village of Palm Springs Code of Ordinances:
 - SECTION 10-31(FBC 105.1)- WORK EXCEEDED THE SCOPE AUTHORIZED BY THE PERMITS. REQUEST FOR REVISIONS NOT PROVIDED. FIRE ALARM AND FIRE SPRINKLER SYSTEM INFORMATION HAS NOT BEEN PROVIDED TO PALM BEACH COUNTY FIRE DEPARTMENT.**

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - SECTION 10-31(FBC 105.1)- WORK EXCEEDED THE SCOPE AUTHORIZED BY THE PERMITS. REQUEST FOR REVISIONS NOT PROVIDED. FIRE ALARM AND FIRE SPRINKLER SYSTEM INFORMATION HAS NOT BEEN PROVIDED TO PALM BEACH COUNTY FIRE DEPARTMENT.**

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 30TH, 2026**
 - Administration Cost **\$465.77**
 - 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 . If Respondent fails to comply within the time given, a fine of \$ 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 30TH, 2026**
 - Administration Cost **\$465.77**
 - 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 .

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:



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 25-01296

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

**vs.
CONGRESS POINTE INC
Respondent(s)**

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1): Work exceeded the scope authorized by the permits. Requests for revisions were not provided. Fire alarm and fire sprinkler system information has not been submitted to the Palm Beach County Fire Department.

Property Address: 4455 S Congress Avenue, Palm Springs, FL 33461
Legal Description: CONGRESS POINT PLAZA PAR A
PCN: 70-43-44-30-16-001-0000

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 **March 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 exceeded the scope authorized by the permits. Requests for revisions were not provided. Fire alarm and fire sprinkler system information has not been submitted to the Palm Beach County Fire Department.

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

Section 10-31 (FBC 105.1): Work exceeded the scope authorized by the permits. Requests for revisions were not provided. Fire alarm and fire sprinkler system information has not been submitted to the Palm Beach County Fire Department.

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 30, 2026**.

- Administrative Cost of **\$465.77**
- 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 **April 30, 2026**. If Respondent fails to comply within the time given, a fine of **\$500.00 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 30, 2026**.

- Administrative Cost of **\$465.77**
- 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 March 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:
106 N Military Trail
West Palm Beach, FL, 33415-2144](#)



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 24-00082

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

**vs.
PASCUAL OSIRIS A & GONZALEZ VICTOR L
Respondent(s)**

ORDER FINDING VIOLATION

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

Section 30-142: ROW maintenance of abutting parkways, swale.

Property Address: 433 Kirk Road, Palm Springs, FL 33461
Legal Description: VILLAGE OF PALM SPRINGS PL 4 LT 15 BLK 23
PCN: 70-43-44-18-08-023-0150

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **March 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 of \$232.35 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 30-142: ROW maintenance of abutting parkways, swale.**

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 Section 30-142: ROW maintenance of abutting parkways, swale.

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 6, 2026**.
- Administrative fee of **\$232.35**
 - 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 6, 2026**. If Respondent fails to comply within the time given, a fine of **\$200.00 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 6, 2026**.
- Administrative fee of **\$232.35**
 - 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 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 March 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:
433 Kirk Road,
Lake Worth Beach, FL 33461-6513](#)



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 25-00699

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

**vs.
GUTIERREZ IDA**

Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
SECTION 34-1327 driveway not maintained (gravel prohibited)

Property Address: 448 KIRK Rd, Palm Springs, FL 33461
Legal Description: VILLAGE OF PALM SPRINGS PL 4 LT 2 BLK 24
PCN: 70434418080240020

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 **March 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 34-1327 driveway not maintained (gravel prohibited)**
- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - SECTION 34-1327 driveway not maintained (gravel prohibited)**

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 19, 2026**.
 - Administrative fee of **\$232.35**
 - 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 19, 2026**. If Respondent fails to comply within the time given, a fine of **\$200.00 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 19, 2026**.
 - Administrative fee of **\$232.35**
 - 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 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 March 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:
448 KIRK RD, , PALM SPRINGS FL 33461 1402

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00204

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

VELEZ JESSICA
771 SPRINGDALE CIR
PALMS SPRINGS FL 33461 1538
Respondent.

9489 0178 9820 3046 8371 78

PCN: 70434418260000771

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 18th, 2026**, the real property located at **771 SPRINGDALE Cir, Palm Springs, FL 33461** and owned by **VELEZ JESSICA** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

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

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

This above violation(s) must be corrected on or before **March 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 March 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) exists, 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.

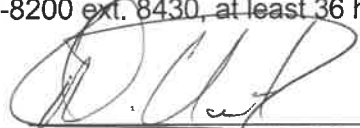
IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8200 ext. 8520 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

David Urrutia

February 19, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 26-00204

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
VELEZ JESSICA
771 SPRINGDALE CIR
PALMS SPRINGS FL 33461 1538
Respondent.



DATE: 2-20-26

TIME: 8:58 AM

PCN: 70434418260000771

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 18th, 2026, the real property located at 771 SPRINGDALE Cir, Palm Springs, FL 33461 and owned by VELEZ JESSICA is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

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

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

This above violation(s) must be corrected on or before March 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 March 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) exists, 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) 584-8200 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**





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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00204

**VELEZ JESSICA
771 SPRINGDALE CIRCLE
LAKE WORTH BEACH FL 33461 1538**

PCN: 70434418260000771

Respondent,

AFFIDAVIT OF SERVICE

On February 20, 2026, at 8:58 AM, I served the attached NOTICE OF HEARING on the within-named VELEZ JESSICA, at 771 Springdale Circle, Palm Springs, Florida, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by: March 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.
- 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: [Signature]
Code Enforcement Officer

Date: 3/9/2026

**STATE OF FLORIDA)
COUNTY OF PALM BEACH)**

The foregoing instrument was acknowledged before me this 9 day of March 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)



NOTARY PUBLIC, State of Florida



2-19-2026
Case 00204



2-19-26

CASE 26-00204



Picture take 2-19-26
CASE 26-00204



2-19-26

CASE 26-00204

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.

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.

CASE PRESENTATION
CASE No. CASE 26-00204

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 **771 Springdale Circle** 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 **Jessica Velez**
 5. pursuant to personal observations, there are violations of ordinances within the property including:
 6. Section 10-31 (FBC 105.1): Failure to obtain a building permit.
 7. Section 10-31 (FBC 110.1): Failure to obtain a building inspection.
8. On **February 18th, 2026**, while conducting routine street observations around the residential community of Springdale Circle I observed several new looking fences and investigated each one for building permits. Some of the properties had permits issued and some did not. The property 771 Springdale circle did not and still does not have a building permit on file nor pending for the newly installed fence. Building permits are required for fence work that is more than 16 feet in length and along with permit issuance an inspection is included.
9. On **February 20th, 2026**, at exactly **8:58 AM** I posted a **notice of violation/ notice of hearing at the property**, attachments included. After posting on the property, on the **26th of February** I also mailed a certified letter with same **notice** to the property owner to the address provided by Palm Beach Appraisers website. **I did not receive any communication from owner; my contact information was provided several times including in each of the notices.**
10. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by **April 6th, 2026**. If not in compliance by **April 6th, 2026**, a **\$200 per day** fine shall commence.
11. 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 **April 6th, 2026**.
12. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE; THIS CONCLUDES THE VILLAGE TESTIMONY.

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



UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL

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IS POSTAGE

**VELEZ JESSICA
771 SPRINGDALE CIRCLE
LAKE WORTH BEACH FL 33461 1538**

Property Detail

Location Address : 771 SPRINGDALE CIR
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-26-000-0771
Subdivision : SPRINGDALE HOMES
Official Records Book/Page : 14730 / 1151
Sale Date : 01/27/2003
Legal Description : SPRINGDALE HOMES TWNHS UNIT 77-A

Owner Information

Owner(s)	Mailing Address
VELEZ JESSICA	771 SPRINGDALE CIR LAKE WORTH BEACH FL 33461 1538

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/27/2003	\$101,000	14730 / 01151	WARRANTY DEED	VELEZ JESSICA
10/16/2001	\$40,500	13008 / 00780	QUIT CLAIM	LEE KEVIN S
10/02/2000	\$80,000	12057 / 00642	WARRANTY DEED	SNYDER JENNIFER C &
05/01/1999	\$100	11138 / 00769	QUIT CLAIM	
05/01/1999	\$100	11138 / 00768	QUIT CLAIM	
09/01/1992	\$56,000	07384 / 00700	WARRANTY DEED	
10/01/1991	\$100	06998 / 00053	QUIT CLAIM	
01/01/1980	\$51,500	03258 / 00710	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
VELEZ JESSICA	2026	HOMESTEAD
VELEZ JESSICA	2026	ADDITIONAL HOMESTEAD

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$275,679	\$270,612	\$240,612	\$213,372	\$166,496
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$275,679	\$270,612	\$240,612	\$213,372	\$166,496

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$75,823	\$73,686	\$71,540	\$69,456	\$67,433
Exemption Amount	\$50,722	\$48,686	\$46,540	\$44,456	\$42,433
Taxable Value	\$25,101	\$25,000	\$25,000	\$25,000	\$25,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$650	\$635	\$629	\$627	\$635
NON AD VALOREM	\$351	\$344	\$341	\$323	\$288
TOTAL TAX	\$1,000	\$979	\$969	\$950	\$923

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

Account Information

Property Control Number:

70-43-44-18-26-000-0771

Mailing Address:

771 SPRINGDALE CIR
Lake Worth Beach, FL 33461-1538

Owner of Record:

VELEZ JESSICA

Property Type:

Real Property

Property Address:

771 SPRINGDALE CIR
PALM SPRINGS, FL 33461

Second Owner:

Status: Active

Legal Description:

SPRINGDALE HOMES TWNHS UNIT 77-A

Last updated: 3/09/2026 02:13:39 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	<input type="checkbox"/> \$960.24 Net Tax: \$1,000.25 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$40.01	11/26/25	-\$960.24	 Paid
3/31/25	<input type="checkbox"/> \$939.64 Net Tax: \$978.79 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$39.15	11/27/24	-\$939.64	 Paid
4/1/24	<input type="checkbox"/> \$930.61 Net Tax: \$969.38 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$38.77	11/21/23	-\$930.61	 Paid



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00204

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

vs.

**VELEZ JESSICA
Respondent(s)**

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1): Failure to obtain a building permit.

Section 10-31 (FBC 110.1): Failure to obtain a building inspection.

Property Address: 771 Springdale Circle, Palm Springs, FL 33461
Legal Description: SPRINGDALE HOMES TWNHS UNIT 77-A
PCN: 70-43-44-18-26-000-0771

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 **March 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): Failure to obtain a building permit.**

Section 10-31 (FBC 110.1): Failure to obtain a building inspection.

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

Section 10-31 (FBC 105.1): Failure to obtain a building permit.

Section 10-31 (FBC 110.1): Failure to obtain a building inspection.

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 06, 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 **April 06, 2026**. 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 **April 06, 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 **March 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:
771 Springdale Circle,
Lake Worth Beach, FL 33461-1538

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT



CODE CASE: 2023-51

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

ENRIQUE CASARRUBIAS &
ALAN CASARUBBIAS & JOSSELIN CASARUBBIAS
3431 LAKE WORTH ROAD
LAKE WORTH BCH, FL 33461

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances: SECTION 34-633 Nonconforming Building or Structures, Discontinue/Abandon Use on premises, SECTION 34-916 Prohibited Parking, Trailers and Semi trucks, SECTION 30-141 Excessive overgrowth of weeds & vegetation, SECTION 30-143 Public Nuisance, trash and debris scattered and visible, SECTION 34-1381 Nuisances Generally, outdoor storage visible, SECTION 10-8 Exterior Property areas- Parking lot repave and stripe, sanitation, abandon grease trap, SECTION 10-9: Exterior building or Structures- Maintain in good repair - Deteriorated mansard roof, rotted fascia, boarded or broken windows/doors, remove metal safety bars and plywood from windows, pressure clean/paint, repair cracks in foundation, remove loose cable / electrical wires. Permits may be required, SECTION 46-3 – Graffiti; SECTION 34-223 – Tree Removal without permission; SECTION 34-262 Prohibited signs; SECTION 10-7 Property Maintenance clean, safe, secure, and sanitary condition.

Address: 3431 LAKE WORTH ROAD
Legal Description: SUB 19-44-43, W 1/2 OF SW 1/4 OF TR 69 (LESS LAKE WORTH RD R/W & ADDL SR 802 R/W AS IN OR2644P248)
PCN: 70-43-44-19-20-069-0040

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 October 2023, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

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


- SECTION 34-633 NONCONFORMING BUILDINGS OR STRUCTURES:
Discontinue / Abandon Use on premises. Site Plan Application required.
- SECTION 34-916 PROHIBITED PARKING:
Multiple trailers and Semi Trucks on premises
- SECTION 30-141 EXCESSIVE OVERGROWTH OF WEEDS & VEGETATION:
- SECTION 30-143 PUBLIC NUISANCE:

- Debris, trash, stagnant water, and weeds are visible throughout the property.
- SECTION 34-1381 NUISANCES GENERALLY:**
Materials stored in outside areas visible from adjacent street or property.
- SECTION 10-8 EXTERIOR PROPERTY AREAS:**
Large potholes and cracks in the parking lot need to be re-paved. Permits may be required. Sanitation/weeds. Abandoned grease trap.
- SECTION 10-9 EXTERIOR OF STRUCTURE OR BUILDING:**
Maintain in good repair - Deteriorated mansard roof, rotted fascia, boarded or broken windows/doors, remove metal safety bars and plywood from windows, pressure clean/paint, repair cracks in foundation, remove loose cable / electrical wires. Permits may be required.
- ~~**SECTION 46-3 GRAFFITI:**~~ *Complied*
- SECTION 34-223 TREE REMOVAL:**
It is unlawful to cut down any tree without Village application. Permission required from Planning Zoning Building.
- ~~**34-262 PROHIBITED SIGNS:**~~ *Complied*
Remove banner signs from mansard roof.
- SECTION 10-7 PROPERTY MAINTENANCE**
The owner of the property shall maintain structures and exterior property in compliance with these requirements 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. Vacant structures and 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.

Respondent was in violation of the following Village of Palm Springs Code of Ordances: *but Complied*

- SECTION 34-633 NONCONFORMING BUILDINGS OR STRUCTURES:**
Discontinue / Abandon Use on premises. Site Plan Application required.
- SECTION 34-916 PROHIBITED PARKING:**
Multiple trailers and Semi Trucks on premises
- SECTION 30-141 EXCESSIVE OVERGROWTH OF WEEDS & VEGETATION:**
- SECTION 30-143 PUBLIC NUISANCE:**
Debris, trash, stagnant water, and weeds are visible throughout the property.
- SECTION 34-1381 NUISANCES GENERALLY:**
Materials stored in outside areas visible from adjacent street or property.
- SECTION 10-8 EXTERIOR PROPERTY AREAS:**
Large potholes and cracks in the parking lot need to be re-paved. Permits may be required. Sanitation/weeds. Abandoned grease trap.
- SECTION 10-9 EXTERIOR OF STRUCTURE OR BUILDING:**
Maintain in good repair - Deteriorated mansard roof, rotted fascia, boarded or broken windows/doors, remove metal safety bars and plywood from windows, pressure clean/paint, repair cracks in foundation, remove loose cable / electrical wires. Permits may be required.
- ~~**SECTION 46-3 GRAFFITI:**~~
- SECTION 34-223 TREE REMOVAL:**
It is unlawful to cut down any tree without Village application. Permission required from Planning Zoning Building.
- ~~**34-262 PROHIBITED SIGNS:**~~
Remove banner signs from mansard roof.
- SECTION 10-7 PROPERTY MAINTENANCE**
The owner of the property shall maintain structures and exterior property in compliance with these requirements 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. Vacant structures and 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.

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

- Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before December 22, 2023:
- Administrative costs of \$482.54
 - 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 15, 2024. If Respondent fails to comply within the time given, a fine of \$100.00 per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by ~~December 22, 2023~~ January 8, 2024 
- Administrative costs of \$482.54
 - Citation fine of \$ N/A
 - Re-inspection fee of \$ N/A

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Nanciann Cuenot at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgement for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins. Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 Ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 21st day of December 2023.

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:

[3431 Lake Worth Road,](#)
[Lake Worth Beach, FL 33461](#)



VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT SPECIAL MAGISTRATE

CASE NO: 3023-51

REQUEST FOR REDUCTION OF FINE

INSTRUCTIONS: Please answer all questions on this form completely. Be specific and use additional pages if necessary. **PRIOR TO SUBMITTING THIS REQUEST, ALL UNPAID CITATIONS AND ADMINISTRATIVE COSTS MUST BE PAID AND PROPERTY MUST BE IN TOTAL COMPLIANCE.** Return this form and the \$250.00 application fee, to the Village Clerk of the Code Enforcement Special Magistrate. The request will then be presented to the Magistrate at the next regularly scheduled hearing. **The Special Magistrate will not consider your request unless you are present at the hearing.** You will be notified in writing of the Special Magistrate's decision within ten (10) days after the meeting. If you are claiming medical or financial hardship, attach supporting documentation (i.e., a Doctor's statement or proof of income). If you have any questions, please call the Village Clerk's Office (561) 9654010.

Property Owner's Name: Josselin Casarrubias

Property Address: 3431 Lake Worth Rd. Palm Springs, FL. 33461

Telephone number where you can be reached during the day: 561.460.8479

Is the property now in compliance: Yes: No: (If no, explain in detail)

Are you requesting an extension of time to make repairs: Yes: No:

If yes, until what date: _____

Date you called The Village of Palm Springs Code Enforcement Division for a re-inspection:

Jan 30th 2026

Compliance date specified by Special Magistrate: _____

Are you claiming a financial hardship: Yes: No:

Are you claiming a medical hardship: Yes: No:

If the property owner is unable to complete this form, list name of person who is authorized to act for the property owner: _____

Relationship to property and/or property owner: _____

MAKE CERTAIN THAT THIS FORM SETS FORTH YOUR POSITION.

I, Josselin Casarrubias, do hereby submit this petition in request for a reduction in the total amount of penalty imposed, or a request for an extension of time to bring the property into compliance, and in support, offer the following statement:

I respectfully request a reduction of the code enforcement penalties on my property.

I acknowledge the violations and have taken steps to bring the property into full compliance.

The current fines create a severe financial hardship and I am unable to pay the full amount.

I ask for your consideration of a substantial reduction based on my good-faith efforts,

financial limitations, and commitment to remain in compliance moving forward. Also this situation has created more stress and medical complications for Enrique Casarrubias.

Date: 2/9/26

Signature: [Handwritten Signature]

State of: FL

County of: Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 09 DAY OF 09 2026, BY Josselin Casarrubias WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED IDC 225-899-11-000-0 AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

Rita Zapata
PRINT NAME OF NOTARY PUBLIC

(OFFICIAL SEAL)



VILLAGE OF PALM SPRINGS, FLORIDA

STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR REDUCTION OF FINE

Code Enforcement Officer: Cuenot

Date: March 19, 2026

Case No.: 2023-51

Respondent(s): ENRIQUE CASARRUBIAS & ALAN CASARRUBIAS & JOSSELIN CASARRUBIAS

Violation Address (Subject Property): 3431 Lake Worth Road

BACKGROUND

On **December 21, 2023** the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section(s): **34-633 Nonconforming Building or Structures; 34-916 Prohibited Parking; 30-141 Excessive overgrowth of weeds & vegetation; 30-143 Public Nuisance-Trash & Debris; 34-1381 Nuisances Generally, outdoor storage; 10-8 Exterior Property areas- Parking lot, sanitation, abandon grease trap; 10-9: Exterior building or Structures- Deteriorated roof, fascia, windows, foundation; 34-223 Tree Removal without permission; 34-2 10-7 Property Maintenance.** The Respondent was given violations and a fine commencing on **February 15, 2024**, and continuing to accrue at the rate of \$100.00 per day, per violation for every day not in compliance. Six violations accrued **7 days** as of February 23, 2024, for a fine of \$4,200.00. Three violations accrued for **445 days** as of May 6, 2025. for a fine of \$133,500.00. **To date, the total fine amount is \$137,700.00.**

The property owner wishes to submit an invoice for the demolition cost to bring the property into compliance. The Invoice was submitted as Paid amount of \$26,359.00. The new total fine amount is \$111,341.00

The fine amount of **\$1,500.00** for Improper Tree Trimming, INV24-0981, has been paid.

The administrative costs of **\$482.54** have been paid.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.09(b), for the Special Magistrate's consideration:

- A. That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for a Reduction of Fine, and that the Respondent pay the new reduced fine in the amounts of **\$11,341.00** within thirty (30) days of the date of the Magistrate's Final Order on the Request or on or before **April 16, 2026**. If the reduced fine is not paid within the time specified, the original fine of **\$137,700.00** shall be reinstated.
- B. That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for a Reduction of Fine.

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based its recommendation to the Special Magistrate on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent. The basis for the Staff's recommendation is set forth as follows: This property was left vacant and an eyesore in the Commercial Redevelopment Area for many years. The property owners were working with code enforcement. It took two years for complete compliance to be achieved. They agreed to demolish the two buildings and bring the property into compliance with the vacant and unimproved property maintenance code requirements by sodding areas of the property, installing a temporary chain-link fence and gate, planting a hedge in front of the fence and submitting application for Vacant Property Registration. The Village recommends reducing the fine amount in this case to 10% of the total lien amount.

Dated: March 19, 2026

By: Nanciann Cuenot
Code Enforcement Officer



**Village of Palm Springs
Code Enforcement Magistrate Hearing**

**Case No.: 2023-51
Village of Palm Springs, Florida
Petitioner,**

vs.

**ENRIQUE CASARRUBIAS &
ALAN CASARUBBIAS & JOSSELIN CASARUBBIAS
3134 LAKE WORTH RD
LAKE WORTH BEACH, FL 33461**

**MAILING ADDRESS:
SAME Respondent(s).**

FINE REDUCTION ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **March 19, 2026**, and the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances, and based upon a preponderance of the evidence, does find as follows:

1. The above Respondent(s) is the owner or occupant of **3431 Lake Worth Road, THE PROPERTY DESCRIBED AS: SUB 19-44-43, W 1/2 OF SW 1/4 OF TR 69 (LESS LAKE WORTH RD R/W & ADDL SR 802 R/W AS IN OR2644P248)**

2. On **December 21, 2023**, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of the following:

- 1) **SECTION 34-633 NONCONFORMING BUILDINGS OR STRUCTURES:**
Storage Use on premises is not allowed in CG Commercial General land development district. Site Plan Approval required.
- 2) **SECTION 34-916 PROHIBITED PARKING:**
Three (3) trailers and two (2) inoperable vehicles without license or registration on premises
- 3) **SECTION 30-141 EXCESSIVE OVERGROWTH OF WEEDS & VEGETATION:**
- 4) **SECTION 30-143 PUBLIC NUISANCE:**
Debris, trash, stagnant water, and weeds are visible.
- 5) **SECTION 34-1381 NUISANCES GENERALLY:**
Materials stored in outside areas visible from adjacent street or property.
- 6) **SECTION 10-8 EXTERIOR PROPERTY AREAS:**
Large potholes and cracks in the parking lot - re- pave. Permits required.
Sanitation/weeds. Abandon grease trap.
- 7) **SECTION 10-9 EXTERIOR OF STRUCTURE OR BUILDING:**
Damaged roof, rotted fascia, boarded and broken windows, metal safety bars on windows, pressure clean/paint, repair cracks in stucco/ foundation, remove loose cable / electrical wires. Permits required.
- 8) **SECTION 34-223 TREE REMOVAL:**
It is unlawful to cut down any tree without Village application. Permission required from Planning, Zoning Building.

9) **SECTION 10-7 PROPERTY MAINTENANCE:**

The owner of the premises shall maintain structures and exterior property in compliance with these requirements (International Maintenance Code). 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. Vacant structures and 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.

3. The Respondent was given until **February 15, 2024, to comply with code violations**, failing which a fine of **\$100.00 per day, per violation** was assessed against the respondent(s). The fines continued as follows:

The respondent came into compliance with the following sections on **February 23, 2024**, failing which a fine of \$100.00 per day, per violation was assessed against the respondent(s). The fines for Section 34-916, Section 34-141, Section 34-143, Section 34-1381, Section 34-223, and Section 10-7 accrued for 7 days and totaled **\$4,200.00**.

The respondent came into compliance with the following sections on **May 6, 2025**, failing which a fine of \$100.00 per day, per violation was assessed against respondent(s). The fines for Section 34-633, Section 10-8, and Section 10-9 continued for 445 days and totaled **\$133,500.00**.

4. Administrative costs in the amount of **\$482.54** were also levied against the Respondent(s) and have been paid in full. The total fines have been assessed at: **\$137,700.00**
5. On February 23, 2024, and May 6, 2025, the Respondent(s) complied with the cited violation(s).
6. The Respondent has submitted an application for a fine reduction.
7. The Respondent has submitted an invoice for demolition in the amount of **\$26,359.00** for two buildings in order to come into compliance.

IT IS HEREBY ORDERED, that

- A. Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent, fine reduction criteria under Section 162.09(2)(b), Florida Statutes, has been _____ or _____ has not been established; and
- B. _____ Respondent is ordered to pay a reduced fine of **\$11,134.00** on or before **April 16, 2026**. If the reduced fine is not paid within the specified time, the fine shall revert to the original accrued amount of **\$137,700.00** before the reduction of **\$11,134.00**.

DONE AND ORDERED this 19th day of March 2026.

By: Special Magistrate

Copies Furnished to the Parties by U.S. Mail

Dshands Corporation inc
 CGC051838
 10569 SW Sthepanie Way
 unit 106
 Port St Lucie FL 34987
 dshands07@yahoo.com
 7722030359



INVOICE

Enrique Cascarrabias
 3431 Lake Worth rd
 Palm Springs FL 33461

Invoice # 0000599
Invoice Date 11/08/2024
Due Date 12/06/2024

Item	Description	Unit Price	Quantity	Amount
Service	Demolition of Existing Building			
	-pull main demo permit	26359.00	1.00	26,359.00
	-cap off all utilities			
	-electric ,work with owner to have Fpl disconnect power and get a disconnection letter			
	-remove 2 existing buildings			
	-concrete patios and asphalt driveway			
	leave property free of debris			
		Subtotal		26,359.00
		Total		26,359.00
		Amount Paid		26,359.00
		Balance Due		\$0.00



VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT SPECIAL MAGISTRATE

2017-11

CASE NO: _____

REQUEST FOR REDUCTION OF FINE

INSTRUCTIONS: Please answer all questions on this form completely. Be specific and use additional pages if necessary. **PRIOR TO SUBMITTING THIS REQUEST, ALL UNPAID CITATIONS AND ADMINISTRATIVE COSTS MUST BE PAID AND PROPERTY MUST BE IN TOTAL COMPLIANCE.** Return this form and the \$250.00 application fee, to the Village Clerk of the Code Enforcement Special Magistrate. The request will then be presented to the Magistrate at the next regularly scheduled hearing. **The Special Magistrate will not consider your request unless you are present at the hearing.** You will be notified in writing of the Special Magistrate's decision within ten (10) days after the meeting. If you are claiming medical or financial hardship, attach supporting documentation (i.e., a Doctor's statement or proof of income). If you have any questions, please call the Village Clerk's Office (561) 9654010.

Property Owner's Name: Leslie Williams

Property Address: 4356 Carver Street Lake Worth, FL 33463

Telephone number where you can be reached during the day: 561-531-3240

Is the property now in compliance: Yes: No: (If no, explain in detail)

Are you requesting an extension of time to make repairs: Yes: No:

If yes, until what date: _____

Date you called The Village of Palm Springs Code Enforcement Division for a re-inspection:

Compliance date specified by Special Magistrate: January 9, 2020

Are you claiming a financial hardship: Yes: No:

Are you claiming a medical hardship: Yes: No:

If the property owner is unable to complete this form, list name of person who is authorized to act for the property owner: _____

Relationship to property and/or property owner: _____

MAKE CERTAIN THAT THIS FORM SETS FORTH YOUR POSITION.

I, Leslie Williams, do hereby submit this petition in request for a reduction in the total amount of penalty imposed, or a request for an extension of time to bring the property into compliance, and in support, offer the following statement:

Please see attached.

Date: March 6, 2026 Signature: Leslie Williams

State of: _____ County of: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____, BY _____ WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

SIGNATURE OF NOTARY PUBLIC

PRINT NAME OF NOTARY PUBLIC

(OFFICIAL SEAL)

To Whom It May Concern,

I am writing regarding the lien associated with the property formerly owned by my mother, Pamela Hamalainen.

My mother passed away on December 8, 2024, at the age of 68 after suffering from significant medical and mental health issues. Prior to her passing, she lived on Social Security and disability benefits due to her declining health. Because of her medical condition and limited income, she was not financially able to maintain the financial obligations associated with the property.

Following her passing, my 93-year-old grandmother remained in the home until she passed away on February 1, 2026. During that time, I did my best to ensure she had a stable place to live. Unfortunately, maintaining the property has created a significant financial burden.

The amount owed on the property is near the market value of the home, leaving little to no meaningful equity once closing costs, taxes, and other expenses are considered. As a result, the estate and I do not have the financial means to continue maintaining the property or to satisfy the outstanding lien. Without relief, I will have no choice but to surrender the property to the mortgage lender through foreclosure or pursue a deed in lieu of foreclosure.

In such a situation, it is likely that there will be little or no proceeds available for secondary or unsecured liens after the mortgage lender's claim is satisfied. For this reason, I respectfully request that you consider releasing or significantly reducing the lien so that the property may be sold or otherwise resolved. A negotiated resolution would allow the estate to close responsibly and may provide an opportunity for the Village of Palm Springs to recover some portion of the debt rather than none.

My goal is to settle the estate in good faith and resolve this matter cooperatively.

Thank you for your time and consideration of this hardship request. I sincerely appreciate your willingness to review this situation and consider a reasonable resolution.

Sincerely,

Leslie Williams

(561) 531-3240

Record: 26-00249 Code Enf. ☒

Violation Intake → Investigate → Issue Citation NOV - NOH → Status: Closed

Fees

Fee #	Status	Fee Name	Added	Invoice	Record #	Added By	Comments	Amount	Amount Paid	Balance	Edit
FEE26-2255	Paid	CE Application Fee for Fine Reduction Request	03/09/2026	INV26-1587	26-00249	agaricadahia		\$250.00	\$250.00	\$0.00	
							Total:	\$250.00	\$250.00	\$0.00	

Invoices *4356 Carven Street - Case 2017-11* Legend

Invoice #	Status	Added	Added By	Paid	Charged To	Fees	Due Date	Comments	Amount	Amount Paid
INV26-1587	Paid	03/09/2026	agaricadahia	03/09/2026	Owner: WILLIAMS LESLIE & HAMALAINEN ALYSSA	FEE26-2255 CE Application Fee for Fine Reduction Request	04/08/2026		\$250.00	\$250.00
							Total Invoice Amount:		\$250.00	
							Total Fees Due:		\$0.00	
							Total Fees Paid:		\$250.00	
							Total Overpaid:		\$0.00	

Legend

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

CODE CASE: 2017-11

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
PAMELA HAMALAINEN
4356 CARVER STREET
LAKE WORTH, FL 33461
Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of Section(s) 78-69 (Ordinance No. 2009-12, Refusing, failing or neglecting to make connections to the Village of Palm Springs wastewater system), of the Village of Palm Springs Code of Ordinances.

Address: 4356 Carver Street
Legal Description: KENWOOD LOTS 829 TO832 INC & W 9 FT OF LOT 833
PCN: 00-42-44-24-10-000-8290

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 April, 2017, 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, Pamela Hamalainen, as 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/is not in violation of Section(s) 78-69, 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 section(s) 78-69. Respondent must bring all violations into compliance by July 20, 2017. If Respondent fails to comply within the time given, a fine of **\$200.00** per day 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.

Administrative costs of **\$138.21**

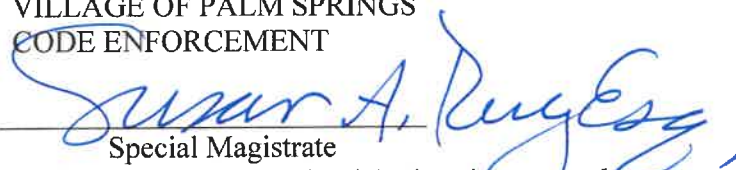
-Respondent must pay Administration Costs by **July 20, 2017**.
All payments shall be made to Village at 226 Cypress Lane, Palm Springs, Florida 33461.

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) 304-4821 to request a re-inspection of the property and/or violation(s).

DONE AND ORDERED this 20th day of April, 2017.

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:
4356 Carver Street
Lake Worth, FL 33461

Property Detail

Location Address : 4356 CARVER ST
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-44-24-10-000-8290
Subdivision : KENWOOD IN PB 3 PGS 44 & 45
Official Records Book/Page : 35683 / 1917
Sale Date : 04/14/2025
Legal Description : KENWOOD LTS 829 TO 832 INC & W 9 FT OF LT 833

Owner Information

Owner(s) HAMALAINEN ALYSSA WILLIAMS LESLIE &	Mailing Address 3885 TORRES CIR WEST PALM BEACH FL 33409 8119
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Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/14/2025	\$0	35683 / 01917	SUMMARY ORDER	WILLIAMS LESLIE &
06/01/1995	\$100	08901 / 00774	QUIT CLAIM	
07/01/1982	\$20,000	03768 / 01593	QUIT CLAIM	
01/01/1977	\$20,600	02745 / 00225		
11/01/1976	\$17,900	02605 / 00290	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1779
Acres : .26
Property Use Code : 0100—SINGLE FAMILY
Zoning : RM—MULTI-FAMILY (MEDIUM DENSITY) (00-UNINCORPORATED)

Building Details

Structural Details

	Structural Element for Building 1	Sketch for Building 1
Bldg Type	SFR	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1995	
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	

VILLAGE OF PALM SPRINGS, FLORIDA

STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR REDUCTION OF FINE

Code Enforcement Officer: GEHRMAN

Date: MARCH 19, 2026

Case No.: 2017- 11

Respondent(s): Pamela Hamalainen, Alyssa Hamalainen, Leslie Williams

Violation Address (Subject Property): 4356 CARVER STREET

BACKGROUND

On **APRIL 20, 2017** the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in Violation of Code Section(s): **78-69 (Ordinance No. 2009-12), refusing, failing, or neglecting to make connections to the Village of Palm Springs wastewater system of the Village of Palm Springs Code of Ordinance.** The Respondent was given a Violation and fine commencing on **AUGUST 18, 2017** and continuing to accrue at the rate of **\$200.00 per day** for every day not in compliance. To date, the fine had accumulated for **874 days**, for a total fine of **\$174,800.00** as of the compliance date of **JANUARY 9, 2020**. The administrative costs have been paid.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.09(b), for the Special Magistrate's consideration:

- A. That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for a Reduction of Fine, and that the Respondent pay the reduced fine in the amount of **\$34,960.00** within thirty (30) days of the date of the Magistrate's Final Order on the Request or on or before **APRIL 18, 2026**. If the reduced fine is not paid within the time specified, the original fine in the amount of **\$174,800.00** shall be reinstated.
- B. That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for a Reduction of Fine.

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based its recommendation to the Special Magistrate on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: This property had been in violation for failing to connect to the Village Wastewater System. Although the violation ran for over two years it has been brought into compliance and all the fees were paid. It was a struggle for the elderly owner to gain compliance but on January 9, 2020, the case was closed as in compliance. Village Code Enforcement recommends reducing the fine amount in this case to 20% of the total lien amount.

Dated: MARCH 19, 2026,

By: Tom Gehrman
Code Enforcement Officer



**Village of Palm Springs
Code Enforcement Magistrate Hearing**

Case No: 2017-11

**Village of Palm Springs, Florida
Petitioner,**

vs.

**LESLIE WILLIAMS, ALYSSA HMALEINEN
3885 TORRES CIRCLE**

**WEST PALM BEACH, FL 33409 8119
Respondent(s).**

PCN: 00-42-44-24-10-000-8290

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **MARCH 19, 2026**, and the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances, and based upon a preponderance of the evidence, does find as follows:

The above Respondent(s) is the owner or occupant of **4356 CARVER STREET** THE PROPERTY DESCRIBED AS: **KENWOOD LTS 829 TO832 INC & W 9 FT OF LT 833**

1. On **APRIL 20, 2017**, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of **Section(s) 78-69** (Ordinance No. 2009-12), **refusing, failing, or neglecting to make connections to the Village of Palm Springs wastewater system of the Village of Palm Springs Code of Ordinances.** The Respondent was given until **August 17, 2017**, within which to comply with the code, failing a fine of **\$200.00** per day was assessed against respondent(s). The fines continued for **874 days** until January 9, 2020, and totaled **\$174,800.00**.
2. **Administrative Costs of \$138.21** were also levied against the Respondent(s) and were paid.
3. On **January 9, 2020**, the Respondent(s) complied with the violation(s).
4. The Respondent has submitted an application for a fine reduction.

IT IS HEREBY ORDERED, that

- A. Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent, fine reduction criteria under Section 162.09(2)(b), Florida Statutes, has been GRANTED / DENIED has not been established; and
- B. _____ Respondent is ordered to pay a reduced fine of **\$34,960.00** and costs in the amount of **\$-0-** on or before **APRIL 18, 2026**. If the reduced fine is not paid within the specified time, the fine shall revert to the original accrued amount of **\$174,800.00** before the reduction.

DONE AND ORDERED this 19th day of MARCH 2026.

By: _____
Special Magistrate

Copies Furnished to the Parties by U.S. Mail