



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
APRIL 16, 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 26-00347 - 2949 2nd Avenue North - Ashyla Properties LLC
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 70-94: No required business tax receipt.
Section 34-891: Village hours of operation, not in compliance, open from 4 am to 11 am.
Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100.00 per day, per violation
Compliance Date: Continued to the May agenda.

2. Case 26-00349 - 711 Lori Drive, #414 (Building 23) - Rocco & Christine Sardone
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & 110.1): Working without required permits or required inspections.
Citation Fine: N/A
Admin Cost: \$217.35
Recommendation: \$100.00 per day
Compliance Date: May 15, 2026

3. Case 26-00078 - 1763 South Congress Avenue - Surfside Realty Group LLC
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Working without the required permits & no required inspection.

Citation Fine: N/A
Admin Cost: \$217.69
Recommendation: \$100.00 per day, per violation
Compliance Date: May 7, 2026

4. Case No. 2026-0219 – 3330 Kirk Road – Church of Jesus Christ Apostolic Inc.
CEO Henry Stout

Violation of Village Code of Ordinances

Section 70-94: Application: local business tax receipt required.

Section 34-607: Special exception procedure: must also obtain all required permits for renovations under the special exception for the property.

Citation Fine: N/A
Admin Cost: \$455.77
Recommendation: \$100 per day, per violation
Compliance Date: April 30, 2026

PETITION FOR REDUCTION OR ABATEMENT OF FINE

5. Case 2024-75 - 3731 Lake Worth Road — Marvelous Associates Inc.
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): No required permit has been issued and no required inspections have been performed for the interior renovation.

Section 14-32: No required Business Tax Receipt has been obtained for the operations.

Section 34-898: No required approval has been obtained for the mobile food vendor, and no overnight parking is permitted.

Initial Violation: December 5, 2024
Order Finding Violation: December 19, 2024
Compliance Deadline: February 17, 2025
Compliance Date: TBD
Fine Amount: \$59,000.00
Citation Fine: N/A
Admin Cost: \$235.60 (Paid)
Recommendation: \$11, 800.00
Compliance Date: May 1, 2026

6. Case 2025-53 - 3475 2nd Avenue North - Davis Road Property Inc.
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-895: Temporary land uses in zoning districts.

Section 10-30(e): Registration of unimproved commercial property.

Section 10-30(g): Maintenance requirements.

Initial Violation: July 21, 2025
Order Finding Violation: August 21, 2025
Compliance Deadline: September 18, 2025
Compliance Date: February 12, 2026
Fine Amount: \$36,500.00
Citation Fine: N/A
Admin Cost: Paid
Recommendation: \$9,125.00
Compliance Date: May 16, 2026

7. Case 2025-82 - PCN: 70-42-44-13-05-002-0180 (Vacant Lot) - Samuel E. Acosta (New Owner)

CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 34-913: Parking prohibited vehicles on residential land.

Section 34-914: Parking vehicles on residential land.

Section 34-916: Parking commercial vehicles on residential land.

Initial Violation: April 10, 2025
Order Finding Violation: October 16, 2025
Compliance Deadline: November 1, 2025
Compliance Date: March 21, 2026
Fine Amount: \$41,700.00
Citation Fine: N/A
Admin Cost: \$182.35 (Paid)
Recommendation: \$8,340.00
Compliance Date: May 1 2026

8. Case 2020-2442 - 2887 Lake Worth Road - IS & RG LLC

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 30-143: public; trash & debris.

Initial Violation: May 20, 2020
Order Finding Violation: June 18, 2020
Compliance Deadline: July 16, 2020
Compliance Date: August 15, 2024
Fine Amount: \$74,500.00
Citation Fine: Paid
Admin Cost: Paid

Recommendation: \$22,350.00
Compliance Date: June 15, 2026

9. Case 2022-43 - 2887 Lake Worth Road - IS & RG LLC
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-8: Exterior property areas.

Section 10-9: Exterior of building.

Section 46-3: Graffiti.

Initial Violation: September 20, 2022
Order Finding Violation: October 20, 2022
Compliance Deadline: November 21, 2022 & December 20, 2022
Compliance Date: August 15, 2024
Fine Amount: \$183,800.00
Citation Fine: Paid
Admin Cost: Paid
Recommendation: \$55,140.00
Compliance Date: June 15, 2026

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

10. Case 25-00460 - 321 Mid Pines Road - EY Cohen 22002 Corp
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 34-1327: Driveway Replacement To Meet Village Code

Section 10-8: Exterior Property Maintenance

Initial Violation: February 27, 2026
Order Finding Violation: March 19, 2026
Compliance Deadline: April 15, 2026
Compliance Date: TBD
Fine Amount: TBD
Citation Fine: N/A
Admin Cost: Paid
Recommendation: Extend Compliance Date
Compliance Date: May 31, 2026

11. Case No. 2024-65 - 3515 Almar Road - Grace Wildman
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-29: Unsafe Building: Property is dilapidated and uninhabitable.

Section 30-143: Trash/Debris/Rubbish: Remove all trash/debris/rubbish stored around the property.

Section 10-8: Weeds: Remove all weeds from the property and along the fence line.

Section 30-141: Overgrowth: Mow and trim all overgrown grass/trees/bushes/vegetation.

Section 10-9: Exterior Property Maintenance: Repair damaged mailbox, fascia, soffit, rotted wood, doors, windows, roof and patio enclosure. Remove the prohibited grey tarp from the roof and repair all holes. Remove all wood boards covering the doors and windows. Remove all black/green discoloration from the exterior walls and walkways.

Initial Violation:	June 12, 2024
Order Finding Violation:	October 17, 2024
Compliance Deadline:	April 16, 2026
Fine Amount:	\$100.00 per day, per violation
Citation Fine:	N/A
Admin Cost:	\$276.60 (Paid)
Recommendation:	6-month extension
Compliance Date:	October 13, 2026

12. Case 2026-04 - 3920 S. Congress Avenue — Blackhall Inc
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-31 (FBC) 105.1 & 110.1: Work done without the required permit and inspection - metal gate.

Section 10-8: Exterior property area - pave & stripe the parking lot, remove gravel and replace it with an approved surface.

Section 10-9: Exterior of building - replace windows/doors/ decorative features

Section 10-30: vacant or unimproved maintenance requirements - yard to be paved or sodded with trees and bushes.

Initial Violation:	October 21, 2025
Order Finding Violation:	January 15, 2026
Compliance Deadline:	March 13, 2026
Fine Amount:	\$250.00 per day
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	\$10,650.00
Compliance Date:	June 30, 2026

Next Magistrate Hearing is May 14, 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: 26-00347

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

**vs.
ASHYLA PROPERTIES LLC**

Respondent(s)

ORDER FINDING VIOLATION

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

Section 70-94: No required business tax permit.

Section 34-891: Not in compliance with village hours of operation, open from 4am to 11am.

Property Address: 2949 2nd Avenue North, Palm Springs, FL 33461
Legal Description: MODEL LAND CO SUB E 1/2 OF TR 103 (LESS N 300 FT)
PCN: 70-43-44-20-01-103-0010

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **April 16, 2026**, and based on the evidence and testimony presented, enters the following **FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER**:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 70-94: No required business tax permit.**
 - Section 34-891: Not in compliance with village hours of operation, open from 4am to 11am.**

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 70-94: No required business tax permit.**
 - Section 34-891: Not in compliance with village hours of operation, open from 4am to 11am.**

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 **May 01, 2026**.
 - Administrative Cost of **\$252.35**
 - 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 **May 01, 2026**. If Respondent fails to comply within the time given, a fine of **\$100 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **May 01, 2026**.
 - Administrative Cost of **\$252.35**
 - 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 April 16, 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: 3705 Bellevue Avenue, Lake Worth Beach FL 33461 4117](#)

Notices

CERTIFIED 4-1-2026

9489 0178 9820 3046 8374 13

REGULAR 4-1-2026

POSTING 4-2-2026

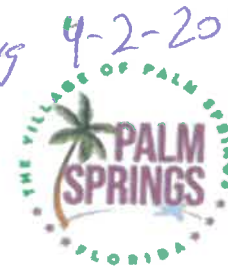
VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 26-00349

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

ROCCO & CHRISTINE SARDONE
51 MARWOOD PL
MAPLE ON, L6A 1C5 CANADA
Respondent.



PCN: 70434418220034140

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 **711 LORI Dr, 414, Palm Springs, FL 33461** and owned by **ROCCO & CHRISTINE SARDONE** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

**Section 10-31 (FBC 105.1 & 110.1) no required permits or Inspections
Stop Work Notice Issued on Friday 3-27-2026.**

This above violation(s) must be corrected on or before **APRIL-13-2026**, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on **APRIL 16, 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

April 01, 2026

Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00349

ROCCO & CHRISTINE SARDONE
51 MARWOOD PL
MAPLE, ONT. L6A 1CS CANADA

PCN: 70-43-44-18-22-003-4140

Respondent,

AFFIDAVIT OF SERVICE

On **APRIL 2, 2026**, at **10:51 am**, I served the attached NOTICE OF HEARING on the within-named **ROCCO & CHRISTINA SARDONE**, at **711 LORI DR #414 (Bldg. 23)**, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by:

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

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

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

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

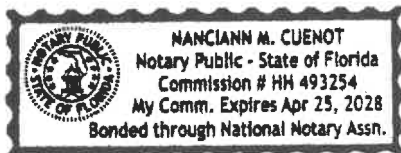
By: Tom Gehrman
Code Enforcement Officer

Date: 4-9-2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)



Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida

Posting 26-00349

711 Loré Dr. # 414 (Bldg 23)



10:51 AM

Posting 26-00349

711 Lori Dr # 414 (Bcdg 23)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 26-00349



VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
ROCCO & CHRISTINE SARDONE
51 MARWOOD PL
MAPLE ON, L6A 1C5 CANADA
Respondent.

PCN: 70434418220034140

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 **711 LORI Dr, 414, Palm Springs, FL 33461** and owned by **ROCCO & CHRISTINE SARDONE** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section 10-31 (FBC 105.1 & 110.1) no required permits or inspections
Stop Work Notice Issued on Friday 3-27-2026.

This above violation(s) must be corrected on or before **APRIL-13-2026**, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on **APRIL 16, 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

04/02/2026

10:51 AM



711 Lori Dr #414
Case ab=00349



711 Lori Dr # 414
Case 26-00349



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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE
UNITED STATES POSTAL SERVICE® **CERTIFIED MAIL®**



9489 0178 9820 3046 8374 13

Label 890-QDT, March 2023



quadiant
FIRST-CLASS MAIL
IMI
\$008.86⁰
04/02/2026 ZIP 33480
043M31255277

US POSTAGE

**ROCCO SARDONE
CHRISTINE M SARDONE
51 MARWOOD PL
MAPLE ON, L6A 1C5 CANADA**



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.74⁰

04/01/2026 ZIP 33480
043M31255277

US POSTAGE

ROCCO SARDONE
CHRISTINE M SARDONE
51 MARWOOD PL
MAPLE ON, L6A 1C5 CANADA

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.

SECTION 110
INSPECTIONS

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain exposed and provided with access for inspection purposes until approved.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The Building Official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

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.

SECTION 110
INSPECTIONS

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain exposed and provided with access for inspection purposes until approved.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The Building Official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

CASE PRESENTATION
CASE No. CASE 26-00349

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 711 LORI DR # 414 (Bldg 23) 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 ROCCO &CHRISTINE SARDONE.
5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES, Section 10-31 (FBC 105.1 & 110.1) No required issued Permit for the interior renovation to be done and No required Inspections of the work being done.
5. On APRIL 1, 2026, I WROTE Notice of Violation/Notice of Hearing 25-00349 FOR THE Violations the NOTICE was Mailed Certified and Regular to the Property Owner Address of Record, also posted at the Property and Delivered to the Owner via *cell phone text* and posted at Village Hall.
6. The Interior Renovation requires an issued Permit to continue Work on the Unit. A Stop Work order was posted.
7. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY MAY 15, 2026 by applying for a permit and following through with the Building Dept to have the Permit issued. Compliance is gained by the Village Building Official approving the permit status as compliant. Failure to GAIN COMPLIANCE within the time designated shall result in a \$100.00 per day FINE commencing on MAY 15, 2026.
8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$217.35 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, MAY 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

April 16, 2026, 711 Lori Dr # 414 - Sardone

Case 26-00349

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 26-00349				217.35

PERMIT NO.

SCANNED

VIOLATION DO NOT REMOVE CORRECTIONS MUST BE MADE AS NOTED BELOW

711 Lori Dr #414 (Bldg 23)

ADDRESS

BLDG. ELEC. MECH. PLBG.

INTERIOR WORK REPORTED AT
THIS APARTMENT. Noise Heard
• INSPECTIONS REQUIRED
• Permits Required (possible)
• CONTRACTOR REQUIRED

Village BUILDING DEPARTMENT

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

Date: 3-26-2026

Inspector: Tom Gellmann (Joe)

(71) 561-814-3208

*Reports of Work
No Permits!*

Property Detail

Location Address : 711 LORI DR 414
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-22-003-4140
Subdivision : LAKESIDE VILLAGE COND NO 10
Official Records Book/Page : 24342 / 116
Sale Date : 01/28/2011
Legal Description : LAKESIDE VILLAGE COND NO 10 UNIT 414 BLDG 23

Owner Information

Owner(s) *647-898-9126*
 SARDONE CHRISTINE M
 SARDONE ROCCO & *SA*
Mailing Address
 51 MARWOOD PL MAPLE ON L6A 1C5 CANADA

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/28/2011	\$56,000	24342 / 00116	WARRANTY DEED	SARDONE ROCCO &
02/14/2004	\$10	16564 / 00827	WARRANTY DEED	OUELLETTE MAURICE E &
02/12/2004	\$54,000	16564 / 00828	WARRANTY DEED	OUELLETTE MAURICE E &
02/09/2004	\$10	16564 / 00826	WARRANTY DEED	
01/01/1977	\$100	02689 / 00717		SHAPIRO MORRIS EST

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 994
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

	Structural Element for Building 1	Sketch for Building 1
Name	LAKESIDE VILLAGE COND NO 10	
Area	994	
Year Built	1974	
No of Bedroom(s)	2	
No of Bath(s)	2	
No of Half Bath(s)		
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Roof Structure	PRESTRESSED CONCRETE	
Roof Cover	ROLLED COMPOSITION	
Interior Wall 1	DRYWALL	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	
Stories	1	

Subarea and Square Footage for Building 1

Property Detail

Location Address : 711 LORI DR 414
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-22-003-4140
Subdivision : LAKESIDE VILLAGE COND NO 10
Official Records Book/Page : 24342 / 116
Sale Date : 01/28/2011
Legal Description : LAKESIDE VILLAGE COND NO 10 UNIT 414 BLDG 23

Owner Information**Owner(s)**

SARDONE CHRISTINE M
 SARDONE ROCCO &

Mailing Address

51 MARWOOD PL MAPLE ON L6A 1C5 CANADA

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02/09/2004	\$10	16564 / 00826	WARRANTY DEED	
01/01/1977	\$100	02689 / 00717		SHAPIRO MORRIS EST

Exemption Information

No Exemption Information Available.

Property Information

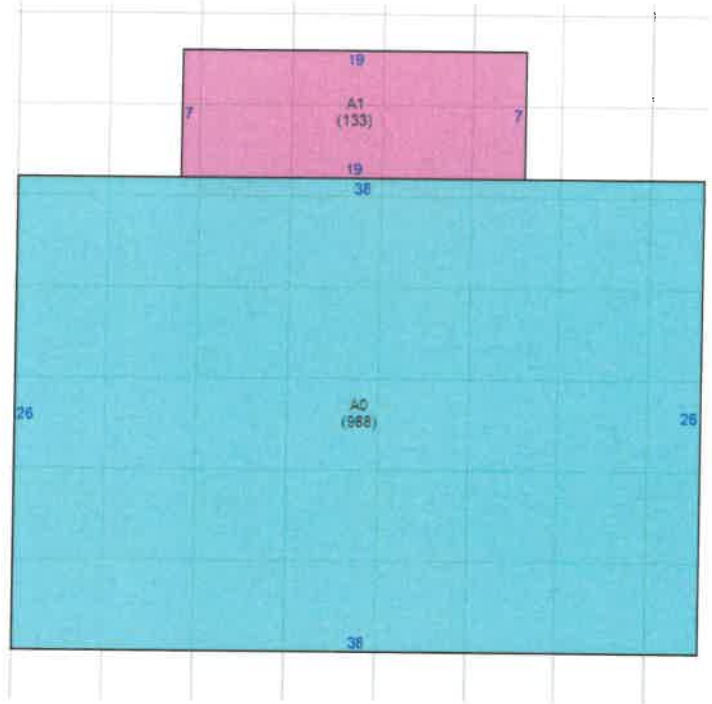
Number of Units : 1
***Total Square Feet :** 994
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details**Structural Details**

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Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Roof Structure	PRESTRESSED CONCRETE	
Roof Cover	ROLLED COMPOSITION	
Interior Wall 1	DRYWALL	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	
Stories	1	

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	988
FSP Finished Screened Porch	133
Total Square Footage	1121
Area Under Air	988



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$104,000	\$110,000	\$105,000	\$78,100	\$62,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$104,000	\$110,000	\$105,000	\$78,100	\$62,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$90,774	\$82,522	\$75,020	\$68,200	\$62,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$90,774	\$82,522	\$75,020	\$68,200	\$62,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$1,845	\$1,777	\$1,663	\$1,430	\$1,276
NON AD VALOREM	\$351	\$344	\$341	\$323	\$288
TOTAL TAX	\$2,196	\$2,120	\$2,004	\$1,753	\$1,564

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

 Account Information

Property Control Number:
 70-43-44-18-22-003-4140
Mailing Address:
 51 MARWOOD PL
 L6a, L6a 1c5
Owner of Record:
 SARDONE ROCCO &

Property Type:
 Real Property
Property Address:
 711 LORI DR 414
 PALM SPRINGS, FL 33461
Second Owner:
 SARDONE CHRISTINE M

Status: Active
Legal Description:
 LAKESIDE VILLAGE COND NO 10 UNIT 414
 BLDG 23

Last updated: 4/09/2026 10:03:04 AM

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

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

 Tax Bills

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

Total Payable: \$0.00

 Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	<input type="checkbox"/> \$2,108.05 Net Tax: \$2,195.88 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$87.83	11/30/25	-\$2,108.05	 Paid
3/31/25	<input type="checkbox"/> \$2,035.56 Net Tax: \$2,120.37 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$84.81	11/22/24	-\$2,035.56	 Paid



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00349

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

vs.

**ROCCO & CHRISTINE M. SARDONE
Respondent(s)**

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1 & 110.1): No required permit has been issued for the interior renovation, and no required inspections have been performed for the work, in violation of the Code of Ordinances of the Village of Palm Springs.

Property Address: 711 Lori Drive, #414, Palm Springs, FL 33461
Legal Description: LAKESIDE VILLAGE COND NO 10 UNIT 414 BLDG 23
PCN: 70-43-44-18-22-003-4140

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 **April 16, 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 & 110.1): Working without required permits or required inspections. Stop work notice Noted on Friday 3-27-2026.**

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 10-31 (FBC 105.1 & 110.1): Working without required permits or required inspections. Stop work notice Noted on Friday 3-27-2026.**

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 **May 15, 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 **May 15, 2026**. If Respondent fails to comply within the time given, a fine of **\$100.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **May 15, 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 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 April 16, 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:
51 Marwood Place,
Maple ON, L6A 1C5 Canada](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00078

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

SURFSIDE REALTY GROUP LLC
42 BOSTON POST RD E,
MARLBOROUGH, MA 01752 3500
Respondent.

PCN: 70434407010020012

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just reasonable grounds exist to believe and does believe that on **January 23, 2026**, the real property located at **1763 S CONGRESS Ave, Palm Springs, FL 33406** and owned by **SURFSIDE REALTY GROUP LLC** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Sec. 10-31 (FBC 105.1 & 110.1) Repave and stripe parking lot, no permits or inspections.

This above violations must be corrected on or before **March 13, 2026**, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461, on **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 violations exist, a reasonable time for compliance, and a fine to be imposed if the violations are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$250.00** per day, per violation (and \$500.00 per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **All fines and costs will become a lien(s) on your property and any other property you own.**

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

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



Code Enforcement Officer

Nanciann Cuenot

March 04, 2026
Date Issued

1763

Posted on door
Time 2:20pm
Marla Carnot

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No. 25-00078

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SURFSIDE REALTY GROUP LLC
42 BOSTON POST RD E,
MARLBOROUGH, MA 01752 3500
Respondent

PCN: 70434407019020012

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just reasonable grounds exist to believe and does believe that on January 23, 2026, the real property located at 1763 S CONGRESS Ave, Palm Springs, FL 33406 and owned by SURFSIDE REALTY GROUP LLC is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Sec. 10-31 (FBC 105.1 & 110.1) Repave and stripe parking lot, no permits or inspections.

This above violation(s) must be corrected on or before March 13, 2026, failing this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 228 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 not be presented to the special magistrate. The special magistrate will determine at the hearing if the violations exist, a reasonable time for compliance, and a fine to be imposed if the violations are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 594-6300 ext. 552 and providing proof of Compliance. A request for inspection must be made for at least 1 day(s) prior to the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to \$250.00 per day, per violation (and \$500.00 per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. All fines and costs will become a lien(s) on your property and any other property you own.

3/5/2026 2:20

1763



EXTRA
SO
DON'T
TO.



SCAN ME



FLEET
ADVANTAGE

1763

3/5/2026 2:20



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

**VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner**

Case No. 26-00078

**SURFSIDE REALTY GROUP LLC
42 BOSTON POST RD E,
MARLBOROUGH, MA 01752 3500**

PCN: 70434407010020012

Respondent,

AFFIDAVIT OF SERVICE

On, March 5, 2026 at 2:20 PM, I served the attached NOTICE OF HEARING on the within-named SURFSIDE REALTY GROUP LLC, at 1763 S. CONGRESS AVENUE, 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.

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

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

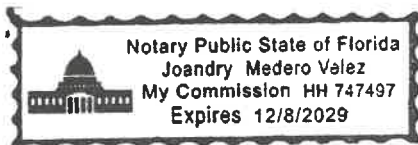
By: Nanciann M Cuenot
Code Enforcement Officer

Date: March 5, 2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)



Joandry Medero
NOTARY PUBLIC, State of Florida

1763 S. Congress

Record # 26-00078

Repave + Stripe
Parking lot -

No permits
or
inspections



3/3/2026 1:15:47 PM



3/3/2026 1:15:30 PM



3/3/2026 1:15:23 PM



3/3/2026 1:15:04 PM



3/3/2026 1:14:49 PM



3/3/2026 1:14:43 PM



3/3/2026 1:14:25 PM

Florida Building Code (FBC) PERMITS

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

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

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



VILLAGE OF PALM SPRINGS, FLORIDA

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

March 24, 2026

**SURFSIDE REALTY GROUP LLC
42 BOSTON POST RD E,
MARLBOROUGH MA 01752 3500**

Dear Property Owner,

A **NOTICE OF VIOLATION/ NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property a **1763 S CONGRESS Ave, Palm Springs, FL 33406, PCN: 70434407010020012.**

VIOLATION / HEARING 26-00078 .
RE: Reschedule Code Enforcement Hearing

The Code Enforcement Hearing you were originally scheduled for March 19, 2026, at 10:00 am, Village Hall, a copy of the Notice is herewith attached, is **rescheduled for April 16, 2026, at 10:00 am, Village Hall, 226 Cypress Lane, Palm Springs, FL 33461.** All other provisions of the original Notice of Violation and Notice of Hearing shall remain in full force and effect.

The options available include coming into voluntary compliance OR arguing your case at the Special Magistrate hearing. 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.

Should you have any questions, please contact Code Enforcement Officer, Nanciann Cuenot, at (561) 584-8300 Ext. 8524. Should your property come into compliance prior to this new hearing date, please contact the above-mentioned code enforcement officer.

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

9489 0178 9820 3046 8373 52

9489 0178 9820 3046 8373 45

9489 0178 9820 3046 8373 38

*FOR Reschedule Hearing to
APRIL 16, 2026*

Tracking Number:

Remove X

9489017898203046837352

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Latest Update

Your item was delivered to an individual at the address at 1:41 pm on March 30, 2026 in ORLANDO, FL 32808.

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ORLANDO, FL 32808

March 30, 2026, 1:41 pm

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Tracking Number:

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Latest Update

Your item was delivered to the front desk, reception area, or mail room at 10:29 am on March 30, 2026 in SOUTHBOROUGH, MA 01772.

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Delivered, Front Desk/Reception/Mail Room

SOUTHBOROUGH, MA 01772

March 30, 2026, 10:29 am

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Feedback

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Product Information



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CASE PRESENTATION
CASE No. CASE 26-00078

1. Good morning, my name is **Nanciann Cuenot**, and I have been sworn in.
2. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.
3. This is **Case No. 26-00078** concerns the property at **1763 S Congress Avenue**, in the Village of Palm Springs, FL.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records the current owner(s) of the property is/are **Surfside Realty Group LLC**.
5. Pursuant to my own observation, there are violations of local ordinances: Section 10-31 FBC 105.1 No Permits & FBC 110.1 No Inspections – The parking lot was repaved with asphalt and striped WITHOUT a permit or inspection. A passing final inspection is required for this section to be in compliance.
6. A Red Tag Violation Notice was posted at the location. Conversations with the manager on-site and phone conversations with the maintenance manager, for Valvoline in the State of Florida. The violations continued.
7. On **March 4, 2026**, I wrote **Notice of Violation/Notice of Hearing 20-00078** for the violations. The Notice was mailed certified and regular to the respondents address of record and posted at the property. The USPS tracking of the Certified Mail letters has confirmed delivered and are included in the file.
8. Photos of the violations are included in the file. The property remains in violation.
9. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE with actions to correct the violations and gain compliance on Section 10-31 FBC 105.1 No Permits & FBC 110.1 No Inspections – **by May 7, 2026**. If not in compliance by the stated date a \$100.00 per day, per violation FINE shall commence.
10. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$217.69** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **May 7, 2026**.
11. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

PERMIT NO.

Holly 561-642-4000

VIOLATION DO NOT REMOVE

**CORRECTIONS MUST BE
MADE AS NOTED BELOW**

1763 S. Congress Ave

ADDRESS

BLDG. ELEC. MECH. PLBG. _____

Parking lot - resurface
+ stripe -

No permits on file
with Village of Palm Springs
Building Department

Comply by January 29, 2026

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

Date: 1/23/2026

Inspector: Nanciann M. Cuenot

561-584-8300 EXT 8524



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

9489 0178 9820 3046 8372 77



Label 890-QDT, March 2023



quodient
FIRST-CLASS MAIL
IMI
\$008.86
03/04/2026 ZIP 33480
043M31255277

US POSTAGE

SURFSIDE REALTY GROUP LLC
FLORIDA FAST LUBES, INC, REG. AGENT
4724 PARKWAY COMMERCE BLVD., H/I
ORLANDO, FL 32808

ATTN: DAVID REDNOUR

Tracking Number:

Remove X

9489017898203046837277

Copy

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Latest Update

Your item was delivered to an individual at the address at 1:00 pm on March 10, 2026 in ORLANDO, FL 32808.

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ORLANDO, FL 32808

March 10, 2026, 1:00 pm

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

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus®



Product Information



See Less ^



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



quodient
 FIRST-CLASS MAIL
 IMI
\$000.74⁹
 03/04/2026 ZIP 33480
 043M31255277

US POSTAGE

SURFSIDE REALTY GROUP LLC
 C/O METROLUBE ENTERPRISES INC
 132 TURNPIKE ROAD, STE 220
 SOUTHBOROUGH, MA 01772

UNITED STATES POSTAL SERVICE
CERTIFIED MAIL



VILLAGE OF PALM SI
 CODE ENFORCEMENT
 226 CYPRESS LANE
 PALM SPRINGS, FL 33
 N. CUENOT



9489 0178 9820 3046 8372 60

Label 89D-QDT, March 2023



quodient
 FIRST-CLASS MAIL
 IMI
\$008.86⁹
 03/04/2026 ZIP 33480
 043M31255277

US POSTAGE

SURFSIDE REALTY GROUP LLC
 C/O METROLUBE ENTERPRISES INC
 132 TURNPIKE ROAD, STE 220
 SOUTHBOROUGH, MA 01772

Tracking Number:

[Remove X](#)

9489017898203046837260

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Latest Update

Your item was delivered to the front desk, reception area, or mail room at 10:01 am on March 9, 2026 in SOUTHBOROUGH, MA 01772.

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Delivered

Delivered, Front Desk/Reception/Mail Room

SOUTHBOROUGH, MA 01772

March 9, 2026, 10:01 am

[See All Tracking History](#)

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

Feedback

[Text & Email Updates](#) 

[Return Receipt Electronic](#) 

[USPS Tracking Plus[®]](#) 

[Product Information](#) 

[See Less ^](#)



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

SURFSIDE REALTY GROUP LLC
 42 BOSTON POST RD E
 MARLBOROUGH, MA 01752 3500



quodient
 FIRST-CLASS MAIL
 IMI
\$000.74
 03/04/2026 ZIP 33480
 043M31255277

US POSTAGE



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



Label 890-QDT, March 2023



quodient
 FIRST-CLASS MAIL
 IMI
\$008.86
 03/04/2026 ZIP 33480
 043M31255277

US POSTAGE



CERTIFIED MAIL

SURFSIDE REALTY GROUP LLC
 42 BOSTON POST RD E
 MARLBOROUGH, MA 01752 3500

[Remove X](#)

Tracking Number:

9489017898203046837253

[Copy](#)

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Latest Update

Your item was delivered to an individual at the address at 2:51 pm on March 9, 2026 in MARLBOROUGH, MA 01752.

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Feedback

Delivered

Delivered, Left with Individual

MARLBOROUGH, MA 01752

March 9, 2026, 2:51 pm

[See All Tracking History](#)

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Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus[®]



Product Information



[See Less ^](#)

Property Detail

Location Address : 1763 S CONGRESS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-07-01-002-0012
Subdivision : BRYANT PARK IN
Official Records Book/Page : 31836 / 1925
Sale Date : 10/07/2020
Legal Description : BRYANT PARK E 150 FT OF LT 1 (LESS N 30 FT FOREST HILL BLVD, E 27 FT CONGRESS AVE & TRGLR PAR R/WS) & N 50 FT OF E 150 FT OF LT 2 (LESS E 27 FT CONGRESS AVE R/W) BLK B

Owner Information**Owner(s)**

SURFSIDE REALTY GROUP LLC

Mailing Address

42 BOSTON POST RD E
MARLBOROUGH MA 01752 3500

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/07/2020	\$1,235,141	31836 / 01925	WARRANTY DEED	SURFSIDE REALTY GROUP LLC
07/07/2005	\$750,000	19020 / 00021	WARRANTY DEED	SOUTHERN EXPRESS LUBES INC
08/01/1986	\$247,500	04966 / 00743	WARRANTY DEED	
01/01/1974	\$100	02387 / 01380		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$473,000	\$426,766	\$427,572	\$431,768	\$364,069
Land Value	\$652,725	\$603,988	\$603,988	\$575,268	\$493,170
Total Market Value	\$1,125,725	\$1,030,754	\$1,031,560	\$1,007,036	\$857,239

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$1,125,725	\$1,030,754	\$1,031,560	\$942,963	\$857,239
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,125,725	\$1,030,754	\$1,031,560	\$942,963	\$857,239

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$21,848	\$20,027	\$20,210	\$19,299	\$17,647
NON AD VALOREM	\$1,120	\$1,043	\$1,016	\$975	\$935
TOTAL TAX	\$22,968	\$21,070	\$21,226	\$20,275	\$18,582

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

John Giles, Maint. Mgr. 561-248-4524



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

Detail by Entity Name

Florida Limited Liability Company
SURFSIDE REALTY GROUP LLC

Filing Information

Document Number	L14000154302
FEI/EIN Number	47-2022382
Date Filed	10/02/2014
State	FL
Status	ACTIVE

Principal Address

132 TURNPIKE ROAD
SUITE 220
SOUTHBOROUGH, MA 01772

Changed: 01/09/2025

Mailing Address

C/O METROLUBE ENTERPRISES INC
132 TURNPIKE ROAD
220
SOUTHBOROUGH, MA 01772

Changed: 01/09/2025

Registered Agent Name & Address

FLORIDA FAST LUBES, INC.
ATTN: DAVID REDNOUR, 4724 Parkway Commerce Blvd
H/I
ORLANDO, FL 32808

Address Changed: 01/09/2025

Authorized Person(s) Detail

Name & Address

Title MGR

LADAS, ROBERT
C/O METROLUBE ENTERPRISES INC
132 TURNPIKE ROAD



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00078

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

**vs.
SURFSIDE REALTY GROUP LLC
Respondent(s)**

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1 & 110.1): Repave and stripe parking lot, no permits or inspections.

Property Address: 1763 South Congress Avenue, Palm Springs, FL 33406

Legal Description: BRYANT PARK E 150 FT OF LT 1 (LESS N 30 FT FOREST HILL BLVD, E 27 FT CONGRESS AVE & TRGLR PAR R/WS) & N 50 FT OF E 150 FT

PCN: 70-43-44-07-01-002-0012

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 **April 16, 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:
 - Section10-31 (FBC 105.1 & 110.1): Repave and stripe parking lot, no permits or inspections.**

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section10-31 (FBC 105.1 & 110.1): Repave and stripe parking lot, no permits or inspections.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **May 7, 2026**.
 - Administrative Cost of **\$217.69**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **May 7, 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 **May 7, 2026**.
 - Administrative Cost of **\$217.69**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Official Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4), Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred-dollars (\$500.00) per day may be imposed beginning on the date the violation is first observed by the Village.

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

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

DONE AND ORDERED this April 16, 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:
42 Boston Post Road E,
Marlborough, MA 01752 3500](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00219

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

CHURCH OF JESUS CHRIST APOSTOLIC INC
10349 BOYNTON PLACE CIR,
BOYNTON BEACH, FL 33437 2660
Respondent.

PCN: 70434419200170070

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 **3330 KIRK Rd, Palm Springs, FL 33461** and owned by **CHURCH OF JESUS CHRIST APOSTOLIC INC** violates the following code sections of the Village of Palm Springs Code of Ordinances.

Sec. 70-94. - APPLICATION: LOCA BUSINESS TAX RECEIPT REQUIRED.

SECTION 34-607 SPECIAL EXCEPTION PROCEDURE-MUST ALSO GET ALL THE REQUIRED PERMITS FOR SPECIAL EXCEPTION RENOVATIONS OF THE PROPERTY.

The above violation(s) must be corrected on or before APRIL 15TH, 2026; failing this, the matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, on APRIL 16TH, 2026 at 10:00 a.m. If the violation is corrected before the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

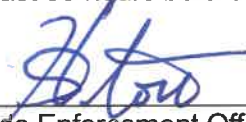
IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8200 ext. 8520 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) before the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$250.00** per day, per violation (and **\$500.00** per day, for a REPEAT violation when first

observed), and for every day that each violation continues, and to levy all administrative costs required to obtain compliance. **All fines and costs will become a lien(s) on your property and any other property you own.**

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

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



Code Enforcement Officer

Henry Stout

February 24, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2026-00219

CHURCH OF JESUS CHRIST APOSTOLIC INC
3330 KIRK ROAD
Palm Springs, FL 33461

PCN: 70-43-44-19-20-017-0070

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 24TH Day of FEBRUARY, 2026 at 4:30 PM, I served the attached Notice of Hearing on the within-named Respondent(s), 3330 KIRK ROAD, Palm Springs, FL 33461 by:

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

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

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

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

By: [Signature]
Code Enforcement Officer

Date: 2/24/26

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 24 day of February, 2026 by Henry Stout, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00219

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

THE
CHURCH OF JESUS CHRIST APOSTOLIC INC
18348 BOYNTON PLACE CIR
BOYNTON BEACH FL 33437 2869
Respondent

PC#: 70434418296170070

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 3338 KORK Rd, Palm Springs, FL 33461 and owned by CHURCH OF JESUS CHRIST APOSTOLIC INC violates the following code sections of the Village of Palm Springs Code of Ordinances:

Sec. 70-94 - APPLICATION- LOCA BUSINESS TAX RECEIPT REQUIRED.

SECTION 34-907 SPECIAL EXCEPTION PROCEDURE-MUST ALSO GET ALL THE REQUIRED PERMITS FOR SPECIAL EXCEPTION RENOVATIONS OF THE PROPERTY.

The above violation(s) must be corrected on or before **APRIL 18TH, 2026**, failing this, the matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 228 Cypress Lane, Palm Springs, FL 33461, on **APRIL 16TH, 2026** at 10:00 a.m. If the violation is corrected before the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (888) 864-8200 ext. 8337 and accounting report of compliance. A request for inspection must be made at least 1 day(s) before the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to \$250.00 per day, per violation (and \$500.00 per day, for a REPEAT violation within first











PALM SPRINGS POLICE DEPARTMENT

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

FEBRUARY 24TH 2026

CHURCH OF JESUS CHRIST APOSTOLIC INC

3330 KIRK ROAD

PALM SPRINGS, FL 33461

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **3330 KIRK ROAD, PALM SPRINGS, FL 33461**

PCN: 70-43-44-19-20-017-0070

HEARING CASE 2026-00219

Sec. 70-94. - APPLICATION: LOCA BUSINESS TAX RECEIPT REQUIRED

SECTION 34-607 SPECIAL EXCEPTION PROCEDURE-MUST ALSO GET ALL THE REQUIRED PERMITS FOR SPECIAL EXCEPTION RENOVATIONS OF THE PROPERTY.

The options available include coming into voluntary compliance on or before **APRIL 15TH, 2026**, OR arguing your case at the Special Magistrate hearing **on THURSDAY, APRIL 16TH, 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, FLORIDA
 CODE ENFORCEMENT
 226 CYPRESS LANE
 PALM SPRINGS, FL 33461
 CEO HENRY STOUT
 Cover



quadiant
 FIRST-CLASS MAIL
 IMI
 \$000.74⁰
 02/24/2026 ZIP 33480
 043M31255277

US POSTAGE

CHURCH OF JESUS CHRIST APOSTOLIC INC
 10349 BOYNTON PLACE CIR,
 BOYNTON BEACH, FL 33437 2660

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VILLAGE OF PALM S
 CODE ENFORCEMEN
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 PALM SPRINGS, FL 33
 CEO HENRY STOUT
 NOV

UNITED STATES POSTAL SERVICE CERTIFIED MAIL[®]



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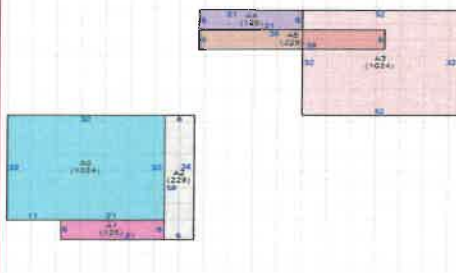
US POSTAGE

CHURCH OF JESUS CHRIST APOSTOLIC INC
 10349 BOYNTON PLACE CIR,
 BOYNTON BEACH, FL 33437 2660

CASE PRESENTATION
CASE No. CASE 2026-0219

1. Good morning, my name is HENRY STOUT, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, Code Enforcement Officer.
3. This is Case No. 2026.0219. It concerns the property at 3330 KIRK ROAD in the Village of Palm Springs.
 4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector's records, the current owner of the property is CHURCH OF JESUS CHRIST APOSTOLIC INC
 5. Under observation, there are Violations of local ordinances
 6. Sec. 70-94. - APPLICATION: LOCAL BUSINESS TAX RECEIPT REQUIRED
 7. :
 8. SECTION 34-607 SPECIAL EXCEPTION PROCEDURE-MUST ALSO GET ALL THE REQUIRED PERMITS FOR SPECIAL EXCEPTION RENOVATIONS OF THE PROPERTY.
 9. 2/22- WE PASSED BY ON SUNDAY, AND THE CHURCH WAS HAVING A FUNCTION. PEOPLE OUTSIDE GOING IN AND PARKING IN THE LOT WITH A FEW CARS.
 10. 2/24- NOV ISSUED- DUE DATE APRIL 15TH.
 11. 2/24- NOV AND COVER LETTER SENT
 12. 2/25- Benethany Goode - ABRAMS LAW FIRM- PLANNER- 954-332-2358- ADMIN@ABRAMS-LAW.COM
 13. 3/2-no progress
 14. 3/2- church pastor COOKE 561-737-9272- told him to contact Peter and make an appointment so he can get a clear view of what he needs. The pastor I explained has been in progress since 2024.
 15. 3/8-still having service every Sunday.
 16. 3/24- NO PROGRESS
 17. 3/29- still having Sunday service
 18. 3/30- PUBLIC RECORDS REQUEST RECEIVED BY ANDREA.
 19. On FEBRUARY 24TH, 2026, a Notice of Violation/ Notice of Hearing 2026-0219 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 \$265.77 in conducting this investigation and hearing. I request that the respondent be ordered to reimburse the Village for those costs by no later than APRIL 23RD, 2026.
 21. Subject to any questions you might have, this concludes the Village Testimony.

Building Footprint (Building 2)



Subarea and Square Footage (Building 2)

Description	Area Sq. Footage
FOP Finished Open Porch	126
UOP Unfinished Open Porch	228
UST Unfinished Storage	126
BAS Base Area	1024
UGR Unfinished Garage	1024
FOP Finished Open Porch	228
Total Square Footage : 5596	
Total Area Under Air : 3048	

Extra Features

Description	Year Built	Unit
Patio	1952	420
Pool - In-Ground	1971	1

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

Structural Details (Building 2)

Description	
1 Bldg Type	SFR
2 Exterior Wall 1	WSF: PLYWD/STL/ALUM SHTH
3 Year Built	1971
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	NONE
7 Bed Rooms	0
8 Full Baths	2
9 Half Baths	0
10 Exterior Wall 2	MSY: CONC. BLOCK
11 Roof Structure	GABLE/HIP
12 Roof Cover	ASPHALT/COMPOSITION
13 Interior Wall 1	DRYWALL
14 Interior Wall 2	N/A
15 Floor Type 1	FINE OR SOFT WOOD
16 Stories	1

 Account Information

Property Control Number:
70-43-44-19-20-017-0070

Mailing Address:
10349 BOYNTON PLACE CIR
Boynton Beach, FL 33437-2660

Owner of Record:
CHURCH OF JESUS CHRIST APOSTOLIC INC

Property Type:
Real Property

Property Address:
3330 KIRK RD
PALM SPRINGS, FL 33461

Second Owner:

Status: Active

Legal Description:
SUB 19-44-43 N 100 FT OF S 300 FT OF TR 17
/LESS W 50 FT/

Last updated: 4/09/2026 09:29:45 AM

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

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

 Tax Bills

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

Total Payable: \$0.00

 Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	<input type="checkbox"/> \$918.24 Net Tax: \$956.50 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$38.26	11/30/25	-\$918.24	● Paid
3/31/25	<input type="checkbox"/> \$897.12 Net Tax: \$934.50 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$37.38	11/25/24	-\$897.12	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	<input type="checkbox"/> \$9,758.79 Net Tax: \$10,165.40 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$406.61	11/28/23	-\$9,758.79	● Paid
3/31/23	<input type="checkbox"/> \$8,931.72 Net Tax: \$9,303.88 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$372.16	11/30/22	-\$8,931.72	● Paid
3/31/22	<input type="checkbox"/> \$8,044.70 Net Tax: \$8,379.89 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$335.19	11/17/21	-\$8,044.70	● Paid
3/31/21	<input type="checkbox"/> \$3,752.45 Net Tax: \$3,908.80 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$156.35	11/16/20	-\$3,752.45	● Paid
3/31/20	<input type="checkbox"/> \$7,806.54 Net Tax: \$7,885.39 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$78.85	2/18/20	-\$7,806.54	● Paid

 Payment Info - Select to Expand Payment History for PIN



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00219

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

**vs.
CHURCH OF JESUS CHRIST APOSTOLIC INC**

Respondent(s)

ORDER FINDING VIOLATION

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

Sec. 70-94. - APPLICATION: LOCAL BUSINESS TAX RECEIPT REQUIRED

SECTION 34-607 SPECIAL EXCEPTION PROCEDURE-MUST ALSO GET ALL THE REQUIRED PERMITS FOR SPECIAL EXCEPTION RENOVATIONS OF THE PROPERTY.

Property Address: 3330 KIRK Rd, Palm Springs, FL 33461
Legal Description: SUB 19-44-43 N 100 FT OF S 300 FT OF TR
17 /LESS W 50 FT/
PCN: 70434419200170070

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 **April 16, 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:
 - Sec. 70-94. - APPLICATION: LOCAL BUSINESS TAX RECEIPT REQUIRED**

SECTION 34-607 SPECIAL EXCEPTION PROCEDURE-MUST ALSO GET ALL THE REQUIRED PERMITS FOR SPECIAL EXCEPTION RENOVATIONS OF THE PROPERTY.

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Sec. 70-94. - APPLICATION: LOCAL BUSINESS TAX RECEIPT REQUIRED**

SECTION 34-607 SPECIAL EXCEPTION PROCEDURE-MUST ALSO GET ALL THE REQUIRED PERMITS FOR SPECIAL EXCEPTION RENOVATIONS OF THE PROPERTY.

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **April 23, 2026**.

- ADMIN FEE \$455.77
- 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 **\$100 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **April 23, 2026**.

- ADMIN FEE \$455.77
- 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 April 16, 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:
10349 BOYNTON PLACE CIR, , BOYNTON BEACH
FL 33437 2660



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00219

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

vs.

**CHURCH OF JESUS CHRIST APOSTOLIC INC
Respondent(s)**

ORDER FINDING VIOLATION

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

Section 70-94: Application: local business tax receipt required.

Section 34-607: Special exception procedure: must also obtain all required permits for renovations under the special exception for the property.

Property Address: 3330 Kirk Road, Palm Springs, FL 33461
Legal Description: SUB 19-44-43 N 100 FT OF S 300 FT OF TR 17 /LESS W
50 FT/
PCN: 70-43-44-19-20-017-0070

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **April 16, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 70-94: Application local business tax receipt required.**
 - Section 34-607: Special exception procedure: must also obtain all required permits for renovations under the special exception for the property.**

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 70-94: Application local business tax receipt required.**
 - Section 34-607: Special exception procedure: must also obtain all required permits for renovations under the special exception for the property.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **April 30, 2026**.
 - Administrative Cost of **\$455.77**
 - 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 **\$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 30, 2026**.
 - Administrative Cost of **\$455.77**
 - 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 April 16, 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: 10349 Boynton Place Circle, Boynton Beach, FL 33437 2660](#)



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CASE NO: 2024-75

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: Jean MERVILUS
Property Address: 3731 LAKE WORTH RD, Palm Springs FL 33461
Telephone number where you can be reached during the day: 561 358 99 54
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: _____

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: NA

Relationship to property and/or property owner: NA

MAKE CERTAIN THAT THIS FORM SETS FORTH YOUR POSITION.

I, Jean Menulus, 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:

Due to the economic situation of the business and the amount of time the building was not fully occupied, sales drop. We are not able to pay the fines, this will put the business in a very hard position. A fine reduction will help the business continue to operate.

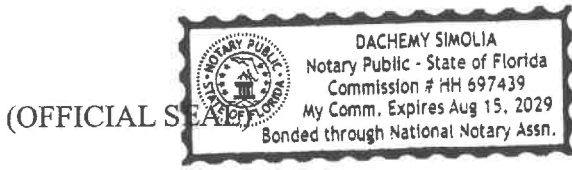
Date: 4/10/2026 Signature: [Signature]

State of: FL County of: Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS April DAY OF 11th 2026 BY Jean Menulus WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED FL DL AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

[Signature]
SIGNATURE OF NOTARY PUBLIC

Dachemy Simolia
PRINT NAME OF NOTARY PUBLIC





VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

CODE CASE: 2024-75

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

**MARVELOUS ASSOCIATES INC.
3731 LAKE WORTH ROAD 1
WEST PALM BEACH, FL 33461 3547**

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

Respondent(s).

ORDER FINDING VIOLATION

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

- Section 10-31 (FBC 105.1): No required permits for interior renovation and changes.**
- Section 10-31 (FBC 110.1): No required inspections of work completed.**
- Section 14-32: No required business tax receipt for operations.**
- Section 34-898: No required approval for mobile food vendor. No overnight parking.**

Address: 3731 LAKE WORTH ROAD 1
Legal Description: LAKEWOOD GARDENS PLAT 1 TR 1 (LESS W 2.50 FT & LAKE WORTH RD R/WS) BLK 2
PCN: 70-43-44-19-11-002-0010

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 19th day of December 2024, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

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

Section 10-31 (FBC 105.1): No required permits for interior renovation and changes.

Section 10-31 (FBC 110.1): No required inspections of work completed.

Section 14-32: No required business tax receipt for operations.

Section 34-898: No required approval for mobile food vendor. No overnight parking.

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

Section 10-31 (FBC 105.1): No required permits for interior renovation and changes.

Section 10-31 (FBC 110.1): No required inspections of work completed.

Section 14-32: No required business tax receipt for operations.

Section 34-898: No required approval for mobile food vendor. No overnight parking.

ORDER

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

Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **December 29, 2024:**

Administrative costs of **\$235.60**

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 permit code violations Sections: 10-31 (FBC 105.1), 10-31 (FBC 110.1), and 14-32 on or before **February 17, 2025**. Section 34-898: Food truck requirements, including no overnight parking on or before **December 29, 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 29, 2024**.

Administrative costs of **\$235.60**

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

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

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

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

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8522 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 19th day of December 2024.

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS



Special Magistrate

I hereby certify that this is a true and correct copy of Order Finding Violation for Code Case 2024-75 and the original is on file in the Clerk's Office.


Andrea Medero
Records Clerk

A copy of this order has been furnished to the respondent at the following statutory address:
3731 Lake Worth Road 1
West Palm Beach, FL 33461 3547



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

Case No.: 2024-75

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

vs.

**MARVELOUS ASSOCIATES INC.
3731 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461 3547
Respondent(s).**

PCN: 70-43-44-19-11-002-0010

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **APRIL 16, 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 **3731 Lake Worth Rd** THE PROPERTY DESCRIBED AS: **LAKEWOOD GARDENS PLAT 1 TR 1 (LESS W 2.50 FT & LAKE WORTH RD R/WS) BLK 2**

1. On December 19, 2024, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of **Section 10-31 (FBC 105.1)** No Required Permits for interior renovation and changes, **Section 10-31 (FBC 110.1)** No required inspections of work completed, **Section 14-32** No Required Business Tax Receipt for Operations, **Section 34-898** No required Approval for Mobile Food Vendor, No overnight parking.
The fines continued for 590 days and totaled \$59,000.00.
2. Administrative Cost of \$235.60 for case 2024-75 have been Paid and the Fine Reduction Application Fee of \$250.00 has also been paid.
3. On March 1, 2026, the Respondent(s) complied with all of the cited violation(s).
4. The Respondent has submitted an application for a fine reduction.

IT IS HEREBY ORDERED, that

- A. Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent, fine reduction criteria under Section 162.09(2)(b), Florida Statutes, has been _____ or _____ has not been established; and
- B. _____ Respondent is ordered to pay a reduced fine of **\$11,800.00** on or before **MAY 1, 2026**. If the reduced fine is not paid within the specified time, the fine shall revert to the original accrued amount of \$59,000.00 before the reduction.

DONE AND ORDERED this 16th day of APRIL 2026.

Copies Furnished to the Parties by U.S. Mail

By: Special Magistrate

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Gehrman

Date: April 16, 2026

Case No.: 2024-75

Respondent(s): MARVELOUS ASSOCIATES INC.

Violation Address (Subject Property): 3731 LAKE WORTH ROAD

BACKGROUND

On **DECEMBER 19th, 2024** the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section(s):
Section 10-31 (FBC 105.1) No Required Permits for interior renovation
Section 10-31 (FBC 110.1) No required inspections of work completed.
Section 14-32 No Required Business Tax Receipt for Operations.
Section 34-898 No required Approval for Mobile Vendor, No overnight parking.

The Respondent was given a violation and fine commencing on **December 30, 2024** for **Section 34-898** the prohibited overnight parking of the food truck continuing to accrue at the rate of **\$100.00 per day** for every day not in compliance. The fine has accumulated for **426 days**, for a total fine of **\$42,600.00** as of the compliance date of **MARCH 1, 2026**. The violation and fine commenced on FEBRUARY 18th for the Building Code and BTR violations at \$100 per day. The fine accumulated for 164 days for a total fine of **\$16,400.00** as of the compliance date of **November 7, 2025**, when permits were closed. **The total fines of accumulated to \$59,000.00.** The **\$235.60** administrative costs and Application Fee 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. X 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 **\$11,800.00** within fifteen (15) days of the date of the Magistrate's Final Order on the Request or on or before **May 1, 2026**. If the reduced fine is not paid within the time specified, the original fine in the amount of **\$59,200.00** 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 many days; work was done without permits and the Property was open for business without the required Business Tax Receipts (BTR). The overnight parking of the Food Truck on the property was ignored, Fines accumulated as a result. The property is now in compliance Building Permits have been Closed, BTR's are active and current and the Food Truck has been removed. The Village recommends the reduction of the accrued fine from case 2024-75.

Dated: APRIL 16, 2026,

By: Tom Gehrman
Code Enforcement Officer

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Cuenot

Date: April 16, 2025

Case No.: 2025-53

Respondent(s): DAVIS ROAD PROPERTY INC.

Violation Address: 3475 2ND Avenue North

BACKGROUND

On **August 21st, 2025** the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section(s): **Section: 34-895 - Temporary land uses in zoning districts and Section 10-30(e) Registration of unimproved Commercial property; (g) Maintenance requirements; (h) Sodded throughout the entire unimproved area of the property.**

The Respondent was given a violation and fine commencing on **September 18th, 2025** and continuing to accrue at the rate **of \$250.00 per day** for every day not in compliance. The fine accumulated for **146 days**, for a total fine of **\$36,500.00** as of the compliance date of **February 12, 2026**.

The administrative costs of **\$317.69** 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 **\$9,125.00** within thirty (30) days of the date of the Magistrate's Final Order on the Request or on or before **May 16, 2026**. If the reduced fine is not paid within the time specified, the original fine in the amount of **\$36,500.00** 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 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 violations, and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: Village Council approved a temporary use permit for the sole use as a temporary staging area for the FDOT contractor working on the construction of the Lake Worth Road project. The total term of the temporary use permit was not to exceed two years. The temporary use of the property continued. The contractor was still hauling materials, chipped up asphalt and debris for 13 months after the termination date from the Lake Worth Road project and from other projects after the Lake Worth Road project was completed. Code enforcement had to cite the property owner to gain compliance by removing all materials, equipment, piles of gravel, dirt and debris. The property was in violation for approximately 390 days while fines in this case only ran for a total of 146 days. Due to the length of time, the gravity of the violations and actions taken by the respondent to correct the violations, the Village recommends reducing the fine amount in this case to 25% of the original fine amount.

Dated: April 16, 2026

By: Nanciann Cuenot
Code Enforcement Officer



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-53

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

**DAVIS ROAD PROPERTY INC.
3475 2ND AVENUE NORTH
LAKE WORTH BEACH, FL 33461**

**MAILING ADDRESS:
1751 W. 10TH STREET
RIVIERA BEACH, FL 33404 6431
Respondent(s).**

ORDER FINDING VIOLATION

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

Section 34-895: Temporary land uses in zoning districts. Temporary Use permit expired.

Section 10-30(e): Registration of vacant or unimproved property; (g) Maintenance requirements, including removal of all gravel, trash & debris; (h) Sod throughout the entire unimproved property area.

Address: 3475 2ND AVENUE NORTH
Legal Description: LAKEWOOD GARDENS PLAT 1 TRS 19 & 20 /LESS N 100 FT/
BLK 2
PCN: 70-43-44-19-11-002-0190

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 **21st** day of **August 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent ~~was~~ was no present at the hearing. There was a finding of proper notice.
2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.

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

- Section 34-895: Temporary land uses in zoning districts. Temporary Use permit expired. The total term of a temporary use permit (including any extension thereof) shall not exceed two years. The Temporary Use commenced on January 13, 2023, and terminated on January 13, 2025.
- Section 10-30(e): Registration of unimproved Commercial property; (g) Maintenance requirements including removal of all gravel, trash & debris; (h) Sod throughout the entire unimproved area of the property.

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

- Section 34-895: Temporary land uses in zoning districts. The Temporary Use permit expired. The total term of a temporary use permit (including any extension thereof) shall not exceed two years. The Temporary Use commenced on January 13, 2023, and terminated on January 13, 2025.
- Section 10-30(e): Registration of unimproved Commercial property; (g) Maintenance requirements including removal of all gravel, trash & debris; (h) Sod throughout the entire unimproved area of the property.

ORDER

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

Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before July 28, 2025:

- Administrative costs of \$317.69
- Citation fine of \$ N/A
- Re-inspection fee of \$ N/A

Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before September 18, 2025. If the Respondent fails to comply within the time given, a fine of \$250.00 per day will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance ~~on or before~~ July 28, 2025.

- Administrative costs of \$317.69
- Citation fine of \$ N/A
- Re-inspection fee of \$ N/A

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

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

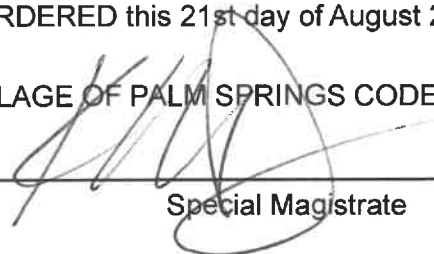
address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and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

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

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

DONE AND ORDERED this 21st day of August 2025.

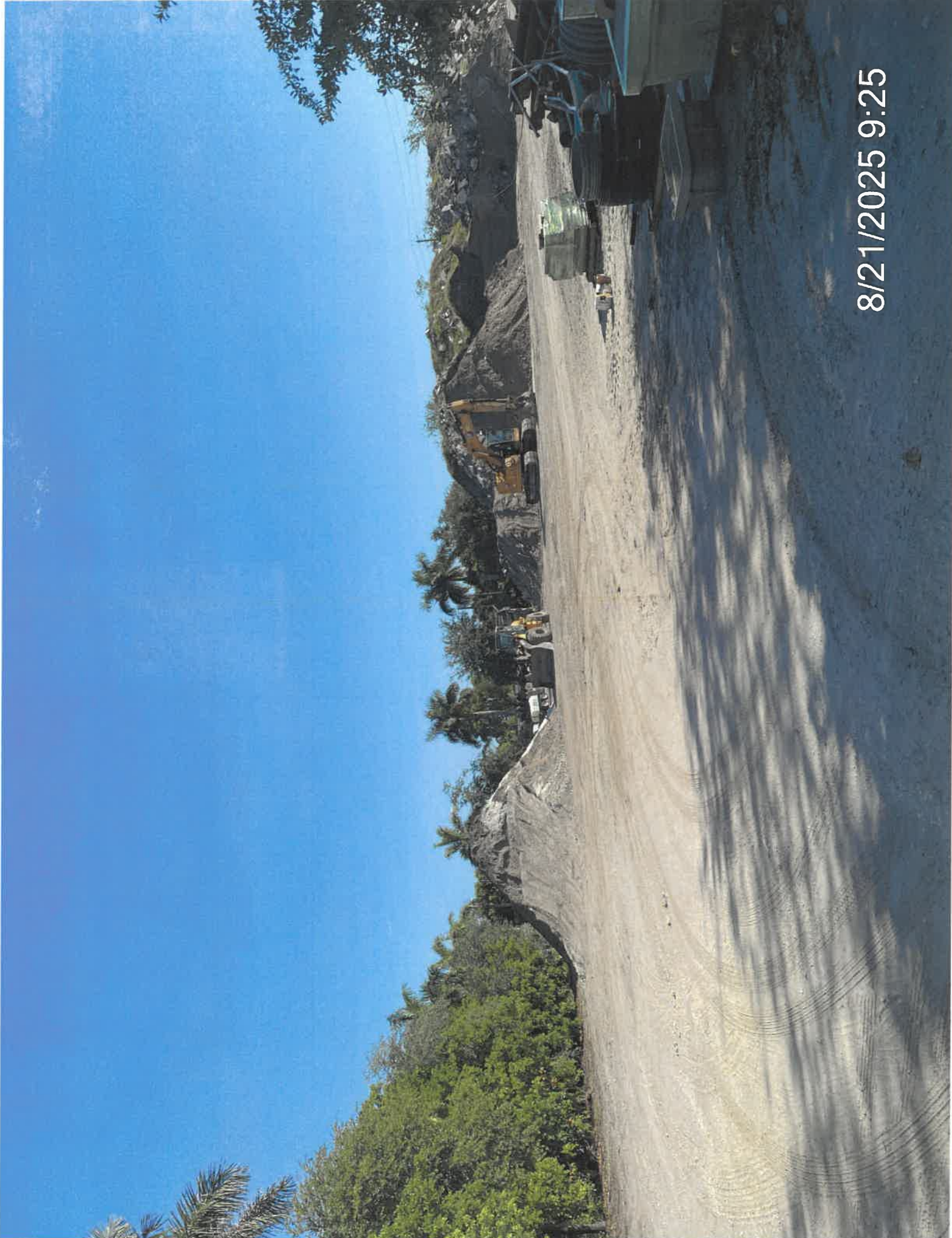
VILLAGE OF PALM SPRINGS CODE ENFORCEMENT



Special Magistrate

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

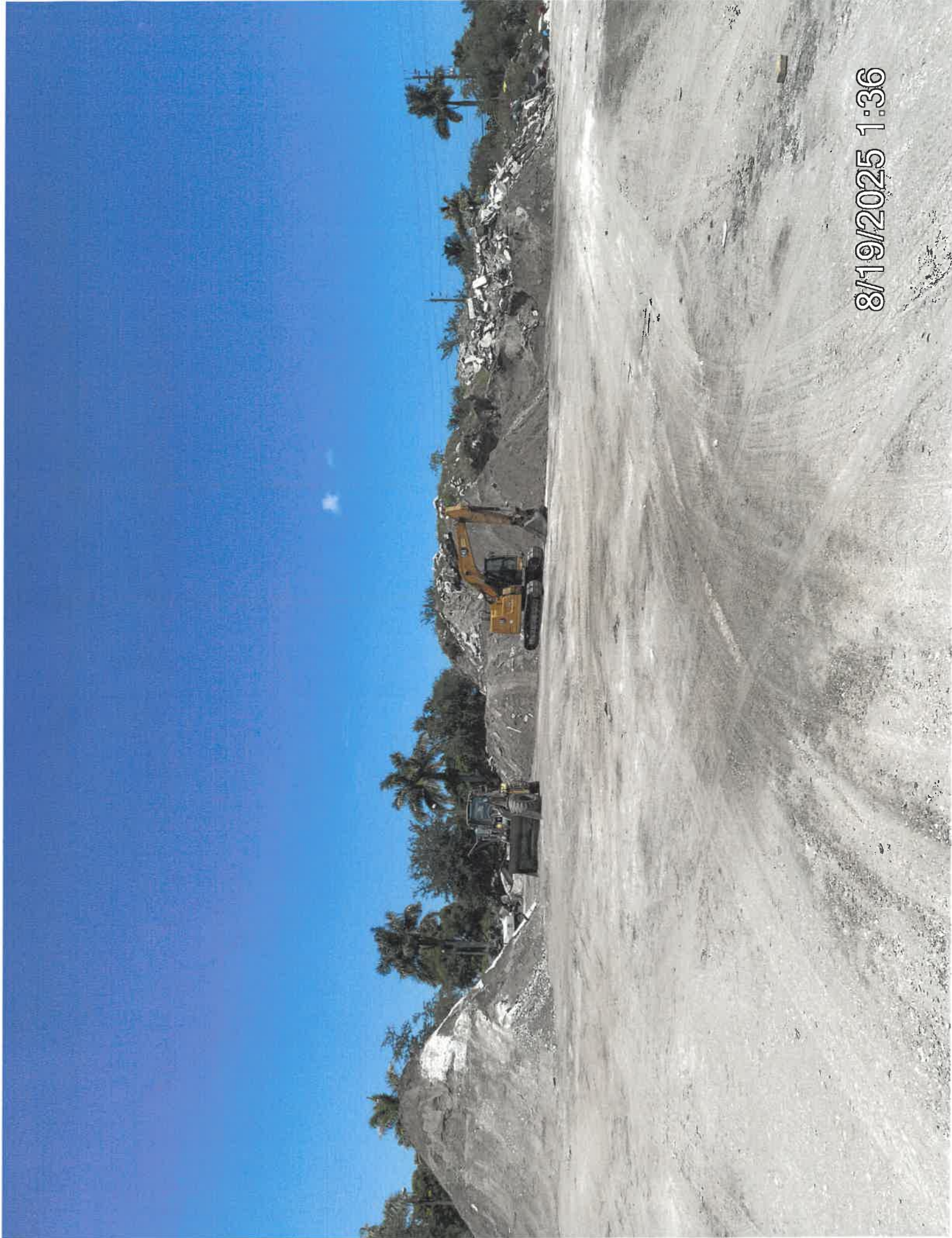
[1751 W. 10th Street](#)
[Riviera Beach, FL 33404 6431](#)



8/21/2025 9:25



8/19/2025 1:36



8/19/2025 1:36





8/14/2025 11:33



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
CASE NO: 2025-53

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.
DAVIS ROAD PROPERTY INC
3475 2ND AVENUE NORTH
LAKE WORTH BEACH, FL 33461

Respondent

The property at 3475 2nd Avenue North in Palm Springs in the Order Finding Violation dated August 21, 2025, in the above-mentioned case, has been re-inspected and, I Nanciann Cuenot state that said property is **NOW** in compliance with **Section 34-895: Temporary land uses in zoning districts. Temporary Use permit expired; Section 10-30(e): Registration of vacant or unimproved property; (g) Maintenance requirements, including removal of all gravel, trash & debris. Section 10-30 (h) Sod throughout the entire unimproved property has been dismissed** of the Ordinance Codes of the Village of Palm Springs on the Twelfth (12th) day of February, 2026.

ADMINISTRATIVE COSTS OF \$317.69 HAVE BEEN PAID


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

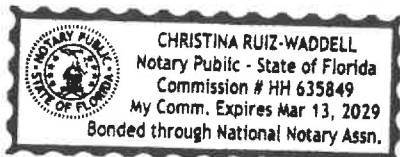
Sworn to, (or affirmed) and subscribed before me by means of physical presence or online notarization, this 8th day of April, 2026, by, NANCIANN M. CUENOT, who is personally known to me or who has produced _____ as identification.

My Commission expires: 3.13.2029


NOTARY SIGNATURE

Christina Ruiz-Waddell
PRINT NAME

Notary Public, State of Florida
Commission No.: HH 635849





**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CASE NO: 2025-53

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: DAVIS ROAD PROPERTY INC

Property Address: 3475 2ND AVE N, Palm Springs, FL

Telephone number where you can be reached during the day: 561-405-3324

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:
February 9, 2026

Compliance date specified by Special Magistrate: September 18, 2025

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: Hope Calhoun, Esq.

Relationship to property and/or property owner: Agent

MAKE CERTAIN THAT THIS FORM SETS FORTH YOUR POSITION.

I, Hope Calhoun, Esq., 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: 4/6/2026

Signature: [Handwritten Signature]

State of: Florida

County of: Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF April 2026, BY Hope Calhoun WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC

Kelly G. Quinn
PRINT NAME OF NOTARY PUBLIC



**Request for Relief
Justification Statement**

Zahlene Enterprise (“Petitioner”) operates a business on property located at 3475 2nd Avenue (“Property”) in the Village of Palm Springs (“Village”). Petitioner is requesting relief from the fines imposed against the Property resulting from Code Compliance Case 2025-53 (“Case”). Petitioner executed a lease agreement with Davis Road Property, Inc. (“Owner”) for use of the Property. Petitioner secured a bid from the Village to facilitate roadway improvements completed by FDOT within the Village limits. Petitioner was granted permission to utilize the Property as a staging area for the roadwork done in the Village limits (“First Project”). In order to conduct the roadwork and utilize the Property for the Project, Petitioner obtained a Temporary Use Permit from the Village on January 13, 2023 (“Temporary Use Permit”). The Village determined that same could not be renewed, although it expired on January 13, 2025 and as a result on August 21, 2025 (date of violation issuance) the Property was found in violation for the following:

- Section 34-895: Temporary land uses in zoning districts. Temporary Use permit expired.
- Section 10-30(e): Registration of vacant or unimproved property; (g) Maintenance requirements, including removal of all gravel, trash & debris; (h) Sod throughout the entire unimproved property area.

The violations listed above are not related to life safety issues.

The order certifying the violation (“Final Order”) required Petitioner to bring the Property into compliance prior to September 18, 2025 (“Compliance Date”). The Final Order imposed a \$250.00 fine per day the Property was not in compliance after the Compliance Date. The Compliance Date given was not possible to adhere to because the Property was being utilized for a subsequent roadway improvement project on Military Trail and Forest Hill Boulevard (“Second Project”). The First Project and Second Project were a direct benefit to the Village because both improved the Village’s infrastructure. As soon as the Second Project was completed the Petitioner worked diligently on bringing the Property into compliance, and on February 10, 2026, the Property was deemed in compliance.

One hundred and forty-five (145) days elapsed between the Compliance Date and the date the Property was found in compliance, leading to \$34,800.00 in fines plus \$317.69 in administrative costs, for a total of \$35,117.69. Due to the benefit conferred upon the Village from the work that was done, and the Petitioner’s diligent work to bring the Property into compliance, we respectfully request the Village to mitigate the fine imposed in the Final Order.

VILLAGE OF PALM SPRINGS
Code Enforcement Magistrate Hearing

Case No. 2025-53



VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
DAVIS ROAD PROPERTY INC
3475 2ND AVENUE NORTH
LAKE WORTH BEACH, FL 33461

MAILING ADDRESS:
1751 W. 10^{TJH} STREET
RIVIERA BEACH, FL 33404

Respondent(s).

PCN: 70-43-44-19-11-002-0190

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **April 16, 2026**, and the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances, does find as follows:

1. The above Respondent(s) is/are the owner(s) of the Property Described as: 3475 2ND AVENUE NORTH; Legal Description: LAKEWOOD GARDENS PLAT 1 TRS 19 & 20 /LESS N 100 FT/BLK 2; PCN: 70-43-44-19-11-002-0190
2. On **AUGUST 21, 2025**, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of Section 34-895: Temporary land uses in zoning districts. Temporary Use permit expired; Section 10-30(e): Registration of vacant or unimproved property; (g) Maintenance requirements, including removal of all gravel, trash & debris; (h) Sod throughout the entire unimproved property area of the Village of Palm Springs Code of Ordinances. The Respondent(s) was given until **SEPTEMBER 18, 2025**, within which to comply with the code, failing which a fine of \$250.00 per day was assessed against the Respondent(s). Administrative costs in the amount of \$317.69 were also levied against the Respondent(s).
3. On **FEBRUARY 12, 2026**, the Respondent(s) complied with the cited violations.

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, the fine of \$36,500.00 ___is/___ is not found to be excessive; and

Respondent is ordered to pay a fine of **\$9,125.00** on or before **MAY16, 2026**. If the reduced fine is not paid within the time specified, the fine shall revert to the original accrued amount, prior to abatement, of \$36,500.00.

DONE AND ORDERED 16th day of April 2026.

By: _____
Special Magistrate

Copies Furnished to the Parties by _____



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CASE NO: 2025-82

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: Samuel Acosta

Property Address: PCN 70-42-44-13-05-002-0180

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

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: _____

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, Samuel Acosta, 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 bought this property in 7 November 20th 2025,
& I was not aware that there was "code
enforcement case against it. As soon as I found out,
I took care of all of the violations.

Date: 03/18/2026 Signature: _____

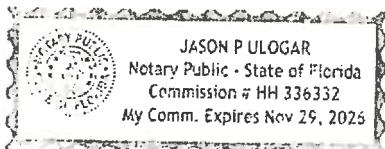
State of: Florida County of: Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF March 2026, BY Samuel Acosta WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED FL DL AS IDENTIFICATION AND WHO DID DID NOT TAKE AN OATH.

[Signature]
SIGNATURE OF NOTARY PUBLIC

Jason Ulogar
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: Urrutia David

Date: April 16, 2026

Case No.:2025-82

Respondent(s): Acosta Samuel E

Violation Address: PCN:70-42-44-13-05-002-0180

BACKGROUND

On **October 16, 2025**, the above reference case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section(s):

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

34-914 Parking in residential land use districts

34-916 Parking, Commercial Vehicles

0 **10-7 Property Maintenance**; Generally **complied by due date 11/1/25**
10-8 Property All Exterior Property- **complied by due date 11/1/25**

The Respondent was given a violation and fines commencing on **November 1, 2026**, and continued to accrue at the rate of **\$100.00 per day per violation** for every day not in compliance. To date, the fine has accumulated for **139 days**, for a total fine of **\$41,700.00** as of the compliance date of **March 21, 2026**. The **\$182.35** 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 **\$8,340.00** within ten (10) days of the date of the Magistrate's Final Order on the Request or on or before **May 1, 2026**. If the reduced fine is not paid at the time specified, the original fine in the amount of **\$41,700.00** 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 violations, and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: This property has been an empty lot for many years it is adjacent to the previous owner who has an order finding for violation of city ordinance codes. The previous owner sold property but never cured the accrued dues with Village also, did not pay administrative hearing costs. Since obtaining the property The current owner has put forward good faith and alleviated the violations, also new owner has paid the administrative hearing costs The Village recommends to reduce the fine amount in this case to 20% of the total lien amount.

Dated: April 16th, 2026,

By: David Urrutia
Code Enforcement Officer

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CASE 2025-82

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

Samuel Acosta/ new owner
PCN 70424413050020180
Palm Springs Fl 33461

Respondent

The property at Dale Rd with PCN 70424413050020180 in Palm Springs in the Code Enforcement Order Finding Violation dated October 16th of 2025 in the above-mentioned case, has been re-inspected and, **David Urrutia** states that said property is **IN compliance** with the Ordinance Codes of the Village of the Village of Palm Springs on the **21st of March 2026**

Section 34-914: Parking on residential land.

Section 34-913: Parking prohibited vehicles in residential land.

Section 34-916: Parking commercial vehicles

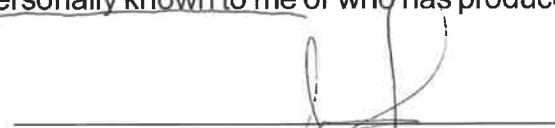
ADMINISTRATIVE FEES OF \$182.35 HAVE BEEN PAID.


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to, (or affirmed) and subscribed before me by means of physical presence or online notarization, this 23 day of March, 2026, by, David Urrutia, who is personally known to me or who has produced _____ as identification.

My Commission expires:


NOTARY SIGNATURE

Ana Gari
PRINT NAME
Notary Public, State of Florida
Commission No.:





VILLAGE OF PALM SPRINGS
226 CYPRESS LANE; PALM SPRINGS, FL 33461
561-584-8200 x 8460

Receipt #: PT08455

Application Date: 09/25/25

Receipt Date 03/28/26 Permit Number 25-01042
Payee ACOSTA JOSE
Address 70424413050020180
Permit Type Zoning Commercial Vehicles
Payment Method Online Payment *****9105
Confirmation # 04665S

CE Hearing Administrative Cost	\$182.35
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Comments:

Amount	\$182.35
Total Paid	\$182.35



VILLAGE OF PALM SPRINGS
226 CYPRESS LANE; PALM SPRINGS, FL 33461
561-584-8200 x 8460

Receipt #: PT08455

Application Date: 09/25/25

Receipt Date 03/28/26 Permit Number 25-01042
Payee ACOSTA JOSE
Address 70424413050020180
Permit Type Zoning Commercial Vehicles
Payment Method Online Payment *****9105
Confirmation # 04665S

CE Hearing Administrative Cost	\$182.35
--------------------------------	----------

Comments:

Amount	\$182.35
Total Paid	\$182.35



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

Case: 2025-82

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

vs.

**Acosta Samuel E
PCN: 70424413050020180
Palm Springs Florida 33461**

PCN: 70-42-44-13-05-002-0180

Respondent(s).

FINE REDUCTION ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **October 16th, 2025**, and the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances, and based upon a preponderance of the evidence, does find as follows:

1. The above Respondent is the owner or occupant of **PCN: 70424413050020180** located on Dale Ave, Palm Springs, FL 33461 the property as described: MILITARY HILL LOT 18 BLK B

2. On **October 16th, 2025**, the Village of Palm Springs Code Enforcement Special Magistrate entered an Order Finding the Respondent in violation of sections:

Section. 34-913 Parking, Prohibited Vehicles in residential land use districts-139 days

Section. 34-914 Parking in residential land use districts-139 days

Section. 34-916 Parking, Commercial Vehicles-139 days

Section. 10-7 Property Maintenance; Generally – complied by dateline

Section. 10-8 Property All Exterior Property- complied by dateline

Of the Village of Palm Springs Code of Ordinances. The Respondent was given until **November 1st, 2025**, within which to comply with the code, failing which a fine of **\$100.00 per day per violation** was assessed against respondent. The fine continued for **139 days** for **three** violations for a total of **\$41,700.00**

3. **Administrative costs** in the amount of **\$182.35** were also levied against the Respondent.

4. On **March 21st, 2026**, the Respondent corrected the violation(s). The Respondent now seeks a reduction of the fines imposed that totaled **\$41,700.00**

5. The respondent has applied for a fine reduction

IT IS HEREBY ORDERED, that:



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 Statue the Respondent's request for a reduction is GRANTED / DENIED; and

Respondent is ordered to pay a reduced fine of **\$8,340.00** on or before **May 1st, 2026**.

If the Respondent fails to timely pay the reduced fine amount set forth above, the total fine amount prior to the reduction shall be reinstated without further action by the Village.

DONE AND ORDERED this _____.

By: _____
Special Magistrate

Copies Furnished to the Parties by U.S. MAIL

**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

CIT CODE CASE: 2020-2442

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

**v.
IS & RG LLC
2887 LAKE WORTH ROAD
LAKE WORTH, FL 33461-4127**

**MAILING ADDRESS:
IS & RG LLC
PO BOX 19911
WEST PALM BCH FL 33416 491
Respondent(s).**

CFN 20210109832
OR BK 32273 PG 482
RECORDED 03/10/2021 14:15:29
Palm Beach County, Florida
AMT
Joseph Abruzzo
Clerk
Pgs 0482-0483; (2Pgs)

ORDER FINDING VIOLATION

Re: Violation of Section(s) Sec. 30-143- Trash & Debris – of the Village of Palm Springs Code of Ordinances.

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

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18th day of June, 2020, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent, IS & RG LLC, owner or occupant of the above described property or responsible party for the violation(s), was/was not present at the hearing, however, there was a finding of proper notice.
2. The Village of Palm Springs Code Inspector/Officer testified to and/or produced photographs of the violation(s).

CONCLUSIONS OF LAW

Respondent is in violation of Section(s) Sec. 30-143- Trash & Debris, of the Village of Palm Springs Code of Ordinances as charged.

ORDER

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

✓ Respondent is not in compliance with the code violation Sec. 30-143- Trash & Debris, must bring all violations into compliance by **JULY 16, 2020**. If Respondent fails to comply within the time given, a fine of ~~\$100.00~~ **56.00** per day, and will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection determines that the violations have been brought into compliance.

- ✓ Citation fine of \$300.00
- ✓ Re-inspection fee of \$30.00
- ✓ Administrative costs of \$188.49

Sept
-Respondent must pay all Citation Fines and Administration Costs by July 16, 2020.
All payments shall be made to Village at 226 Cypress Lane, Palm Springs, Florida 33461.

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 304-4829 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of June, 2020.

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

BY:

[Signature]
Special Magistrate

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

I hereby certify that this is a true and correct copy of the CT Code Case 2020-2442-*Order* Finding Violation and the original is on file in the Clerk's Office.

A copy of this order has been furnished to the respondent at the following statutory address:
2887 Lake Worth Road
Lake Worth, FL 33461

[Signature]
Jane R. Worth, CMC
Deputy Village Clerk



VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Cuenot

Date: April 16, 2026

Case No.: 2020-2442

Respondent(s): IS & RG LLC

Violation Address (Subject Property): 2887 Lake Worth Road

BACKGROUND

On June 18, 2020 the above referenced case was adjudicated by the Special Magistrate as being in violation of Code Section(s): 30-143 – Trash & Debris. The Respondent was given a violation and fine commencing on July 16, 2020 and continuing to accrue at the rate of \$50.00 per day for every day not in compliance. To date, the fine has accumulated for 1490 days, for a total fine of \$74,500.00 as of the compliance date of August 15, 2024. The administrative costs and Citation 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 \$22,350.00 within Sixty (60) days of the date of the Magistrate's Final Order on the Request or on or before June 15, 2026. If the reduced fine is not paid at the time specified, the original fine in the amount of \$74,500.00 shall be reinstated.
- B. That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **denies** the Respondent's Request for a Reduction of Fine.

STAFF JUSTIFICATION FOR RECOMMENDATION

This recommendation today is being presented for two cases today Cit Case 2020-2442 and Case No. 2022-43.

Staff has based their recommendation 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: The gravity of the violations was severe and continued for years. Recurring trash, debris, broken windows, rotted fascia, graffiti, dumping garbage, constructions materials, mattresses and homeless camping on the premises continued. Code gave additional time, continued cases and attempted to enter into a Stipulated Agreement if she would demo the building. Actions taken by respondent allowed this property to remain vacant for 20 years with repeat . violations being cited by Code. It is an eyesore in a highly visible location on Lake Worth Road across the street from Palm Beach State College . Code violations continued for years. And history shows the following 11 cases from June 25, 2019, to September 16, 2025:

- 2019 -Citation for Public Nuisance and Graffiti.
- 2020 Public Nuisance, Trash and debris. Case with Lien and Authorization to Foreclose.
- 2021 Nuisance abatement for lot clearing services with Lien and Authorization to Foreclose.
- 2022 - violations of Exterior Property areas, Exterior of Building, Graffiti with Lien and Authorization to Foreclose.
- 2024 Repeat Graffiti, broken windows, and landscape maintenance with Lien and authorization to foreclose.
- 2025 Repeat Graffiti with Lien and Authorization to foreclose.

Code gave additional time, continued cases and proposed a Stipulated Agreement if she would demo the building. The respondent now has a contract on the property. The accessed value of the property, according to the Property Appraiser is close to \$1,000,000.00. The Village, in lieu of foreclosing on this property, recommends reducing the fines to 30% in both cases.

Dated: April 16, 2026,

By: Nanciann Cuenot
Code Enforcement Officer

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION NO: 2020-2442

XX

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

IS & RG LLC
P.O. Box 19911
WEST PALM BEACH, FL 33416

Respondent

The property at **2887 LAKE WORTH ROAD** in the Code Enforcement **Order Finding Violation** dated **June 18, 2020**, in the above mentioned case, has been re-inspected and, I **Nanciann Cuenot** state that said property is **NOW in compliance with Section 30-143 Trash & Debris** of the Ordinance Codes of the Village of Palm Springs on the **Fifteenth day of August, 2024**.

Citation Fine and Administration Costs have been paid.

Nanciann Cuenot
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

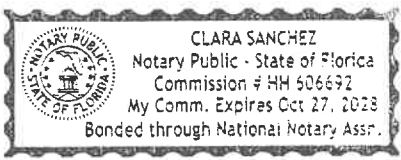
Sworn to, (or affirmed) and subscribed before me by means of physical presence or online notarization, this 9th day of APRIL 2026, by, NANCIANN CUENOT, who is personally known to me or who has produced _____ as identification.

My Commission expires: 10/27/28

Clara Sanchez
NOTARY SIGNATURE

Clara Sanchez
PRINT NAME

Notary Public, State of Florida
Commission No.: HH 606692





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

**Case No.: 2020-2442
Village of Palm Springs, Florida
Petitioner,**

vs.

**IS & RG LLC
P.O. Box 19911
WEST PALM BEACH, FL 33416
Respondent(s).**

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

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **APRIL 16, 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 **2887 LAKE WORTH ROAD** THE PROPERTY DESCRIBED AS: THE PROPERTY DESCRIBED AS: MODEL LAND CO SUB, SLY 276.83 FT OF WLY 130 FT OF TR 106 LYG N OF & ADJ TO SR 802 R/W & PT OF ABND 5 FT ALLEY LYG E OF & ADJ TO LTS 22 THRU 26 LYG WITHIN & BELLE VUE PARK, LTS 20 THRU 22 LYG N OF & ADJ TO SR 802 R/W & LTS 23 THRU 26
2. On June 18, 2020, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of Section(s) 30-143 Trash & Debris of the Village of Palm Springs Code of Ordinances. The Respondent was given until July 16, 2020 within which to comply with the code, failing which a fine of \$50.00 per day was assessed against respondent(s). A Citation fine and re-inspection fee of \$330.00, and administrative costs in the amount of \$188.49 were also levied against the Respondent(s) and paid in full.
3. On August 15, 2024, the Respondent(s) complied with the cited violation(s).

IT IS HEREBY ORDERED, that

Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent, the fine of \$74,500.00 is/ is not found to be excessive; and

Respondent is ordered to pay a fine of **\$22,350.00** and costs in the amount **\$-0-** on or before **June 15, 2026**. If the reduced fine is not paid within the time specified, the fine shall revert to the original accrued amount, prior to abatement, of \$74,500.00.

DONE AND ORDERED this _____ day of _____, 2026.

By: Special Magistrate

Copies Furnished to the Parties by:



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CASE NO: 2020-2442

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) 965-4010.

Property Owner's Name: IS & RG LLC

Property Address: 2887 Lake Worth Rd.

Telephone number where you can be reached during the day: 561-308-2680

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

* see attached.

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: I do not recall.

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: _____

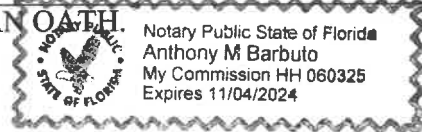
MAKE CERTAIN THAT THIS FORM SETS FORTH YOUR POSITION.

I, Gloria Beshara, 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:

* see attached.

Date: 6/18/24 Signature: [Signature]
State of: Florida County of: Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF June 2024, BY Gloria Beshara WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED FL DL AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.



[Signature]

SIGNATURE OF NOTARY PUBLIC

PRINT NAME OF NOTARY PUBLIC

(OFFICIAL SEAL)

Exhibit to Request for Reduction of Fine
Case No.: 2020-2442
Property Address: 2887 Lake Worth Road (the “Property”)

I, Gloria Beshara, President of IS & RG, LLC (the “Company”), submit this statement in support of the Company’s Request for Reduction of Fine.

Background

The Company has owned the subject property since 2001, where it was used and maintained as a medical facility until 2012. In 2012, the doctor retired, and my husband died, leaving me with the Company and a vacant property. After 2012, the property mostly remained vacant, with the exception of a 3-month period.

Since 2012, I have experienced many problems with local homeless people sleeping at the Property, as well as leaving trash and debris behind on the Property. I’ve contacted the police many times throughout the years for help and met with Officer Jose Inoa. Officer Inoa has done his best to help me over the years, but he was not able to stop the homeless problem on the Property completely. I’ve cleaned up the Property numerous times, but every time I cleaned the Property, the homeless people came back, leaving additional trash and debris. This ongoing problem has always motivated me to sell the Property, but I have not been successful in selling the Property (or renting it again), mostly because the presence of the homeless is a deterrent to potential purchasers or lessees.

Code Enforcement Case

Approximately 3 weeks ago, I went to the Village of Palm Springs to find out if there were any liens on the Property, as I would like to sell the Property soon. To my surprise, I discovered that I was being fined \$50.00 per day since 2020. I never received notice that I was being fined, nor have I ever received notice that there was a code enforcement case against the Company for trash and debris. As soon as I discovered this approximately 3 weeks ago, I took immediate action by visiting the Property and cleaning up new trash and debris from recent homeless littering.

As of May 23, 2024, the Property was clean of trash and debris, and I sent pictures to Code Enforcement Officer Nanciann Cuenot. I then requested a re-inspection on June 17, 2024, and even though the Property is now clear of trash and debris, Officer Cuenot stated she will place the Property into compliance once the garbage bags along the street are picked up. As of the morning of June 18, 2024, garbage removal has taken place, and therefore, the Property should be in compliance.

Lack of Knowledge and Notice

On behalf of the Company, I respectfully request that the assessed fines be waived as a result of lack of notice and/or knowledge of the code enforcement case. As stated above, I was never notified of a code enforcement case relating to trash and debris.

Financial Hardship

Since my husband died in 2012, and since the Property has been vacant, it has been very difficult for me financially. The Company earns minimal income from a billboard, but the income earned

from the billboard is not enough to pay the Property's property taxes. I am enclosing for your review a recent bank statement for the Company. Additionally, I did obtain some quotes to place a fence around the Property to help keep the homeless away, but the Company was not able to afford to pay for the installation of a fence. I personally approached the bank to obtain a loan, but because of my lack of income, I was not able to obtain a loan. A copy of my most recent tax return is attached for your review. As such, I respectfully request that the assessed fines be waived and/or reduced as a result of financial hardship.

Medical Hardship

I have a medical condition called Bronchiectasis, which is a chronic lung condition. In 2020 when the fines were assessed, we were in the middle of a pandemic, and I was bedridden for approximately 6-months and did not leave my house for a whole year. It is for this reason in June of 2020, I changed the Company's registered agent address to my home at 1277 Stallion Drive, Loxahatchee, FL 33470. Further, while I do not recall ever being served notice of the code enforcement case, I am confident I would not have been able to mentally process the implications of the code enforcement case even if I had been noticed. I am submitting a copy of a doctor's letter confirming my medical condition. As such, I respectfully request that the assessed fines be waived and/or reduced as a result of medical hardship.



Gloria Beshara, President of IS & RG LLC

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Cuenot

Date: April 16, 2026

Case No.: 2022-43

Respondent(s): IS & RG LLC

Violation Address: 2887 Lake Worth Road

BACKGROUND

On **October 20, 2022** the above referenced case was adjudicated by the Special Magistrate as being in violation of Code Section(s): **10-8 Exterior Property Areas; 10-9 Exterior of Structure or Building and 46-3 Graffiti**. The Respondent was given a violation and fine commencing on **November 21, 2022 for Section 10-8 and December 20, 2022 for Sections 10-9 & 46-3** and continuing to accrue at the rate of **\$100.00 per day** for every day not in compliance. To date, the fine for Section 10-8 has a has accrued for **632 days**, the fine for Sections 10-9 and 46-3 has accrued for **603 days** for a total fine of **\$183,800.00** as of the compliance date of **August 15, 2024**, the administrative costs of \$189.53 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(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 **\$55,140.00** within Sixty (60) days of the date of the Magistrate's Final Order on the Request or on or before **June 15, 2026**. If the reduced fine is not paid at the time specified, the original fine in the amount of **\$183,800.00** shall be reinstated.
- B. That based upon the criteria of Section 162.09(b), Fla. Stat., that the Special Magistrate **denies** the Respondent's Request for a Reduction of Fine.

STAFF JUSTIFICATION FOR RECOMMENDATION

This recommendation today is being presented for two cases today Cit Case 2020-2442 and Case No. 2022-43.

Staff has based their recommendation 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: The gravity of the violations was severe and continued for years. Recurring trash, debris, broken windows, rotted fascia, graffiti, dumping garbage, constructions materials, mattresses and homeless camping on the premises continued. Code gave additional time, continued cases and attempted to enter into a Stipulated Agreement if she would demo the building. Actions taken by respondent allowed this property to remain vacant for 20 years with repeat . violations being cited by Code. It is an eyesore in a highly visible location on Lake Worth Road across the street from Palm Beach State College . Code violations continued for years. And history shows the following 11 cases from June 25, 2019, to September 16, 2025:

- 2019 -Citation for Public Nuisance and Graffiti.
- 2020 Public Nuisance, Trash and debris. Case with Lien and Authorization to Foreclose.
- 2021 Nuisance abatement for lot clearing services with Lien and Authorization to Foreclose.
- 2022 - violations of Exterior Property areas, Exterior of Building, Graffiti with Lien and Authorization to Foreclose.
- 2024 Repeat Graffiti, broken windows, and landscape maintenance with Lien and authorization to foreclose.
- 2025 Repeat Graffiti with Lien and Authorization to foreclose.

Code gave additional time, continued cases and proposed a Stipulated Agreement if she would demo the building. The respondent now has a contract on the property. The accessed value of the property, according to the Property Appraiser is close to \$1,000,000.00. The Village, in lieu of foreclosing on this property, recommends reducing the fines to 30% in both cases.

Dated: April 16, 2026,

By: Nanciann Cuenot
Code Enforcement Officer

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

CIT CODE CASE: 2022-43

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
IS & RG LLC
P.O. BOX 19911
WEST PALM BEACH, FL 33416

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of Section: 10-8: Exterior Property Areas; 10-9: Exterior of Structure or Building; 46-3: Graffiti

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

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 20th day of OCTOBER 2022, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- Respondent is in violation of Section: 10-8: Exterior Property Areas; 10-9: Exterior of Structure or Building; 46-3: Graffiti of the Code of Ordinances of the Village of Palm Springs.
- Respondent was in violation of Section: 10-8: Exterior Property Areas; 10-9: Exterior of Structure or Building; 46-3: Graffiti of the Code of Ordinances of the Village of Palm Springs but is currently in compliance.

ORDER

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

- Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before NOVEMBER 21, 2022.
- Administrative costs of \$189.53

- Citation fine of \$ N/A
- Re-inspection fee of \$ N/A

of s 10-8

Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **NOVEMBER 21, 2022**. If Respondent fails to comply within the time given, a fine of **\$200.00 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **NOVEMBER 21, 2022**

- Administrative costs of **\$189.53**
- Citation fine of \$ N/A
- Re-inspection fee of \$ N/A

fr § 10-9
(septic tank)
and \$100/day fr
all other violations

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8200 ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 20th day of October 2022.

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: [Signature]
Special Magistrate

I hereby certify this is a true and correct copy of the Code Case 2022-43 Order Finding Violation and the original is on file in the Clerk's Office.

A copy of this order has been furnished to the respondent at the following statutory address:
P.O. BOX 19911
WEST PALM BEACH FL 33416

[Signature]
Jane R. Worth, CMC
Deputy Village Clerk



Village of Palm Springs, FL
Planning and Zoning
226 Cypress Ln
Palm Springs, FL 33461
(561) 584-8200 x8460
Welcome

005612-0003 Ana Gari 10/20/2022 11:05AM

MISCELLANEOUS

Violations of Local Ord
(35400)

External Item Reference: 35400

External Payment Reference:

2023 Item: 35400

Balance unpaid: -189.53

Violations of Local Ord
(35400)

189.53

189.53

Subtotal

189.53

Total

189.53

CREDIT CARD PBZ

189.53

MasterCard *****3931

Ref=17788016051

Auth=044530

20221020569B

AID=A0000000041010

Invoice=20221020569B

AuthCode=044530

Entry=Chip_Read

Applabel=MasterCard Debit

ATC=0042

Seq=

Change due

0.00

Paid by: GLORIA I BESHARA

Comments: 2887 LAKE WORTH RD
2022-43

Thank you for your payment

CUSTOMER COPY

Pd Admin Fees
10-20-2022



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

**Case No.: 2022-43
Village of Palm Springs, Florida
Petitioner,**

vs.

**IS & RG LLC
P.O. Box 19911
WEST PALM BEACH, FL 33416
Respondent(s).**

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

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **APRIL 16, 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 **2887 LAKE WORTH ROAD** THE PROPERTY DESCRIBED AS: THE PROPERTY DESCRIBED AS: MODEL LAND CO SUB, SLY 276.83 FT OF WLY 130 FT OF TR 106 LYG N OF & ADJ TO SR 802 R/W & PT OF ABND 5 FT ALLEY LYG E OF & ADJ TO LTS 22 THRU 26 LYG WITHIN & BELLE VUE PARK, LTS 20 THRU 22 LYG N OF & ADJ TO SR 802 R/W & LTS 23 THRU 26
2. On October 20, 2022, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of Section(s) **10-8 Exterior Property Areas; 10-9 Exterior of Structure or Building and Section 46-3 Graffiti** of the Village of Palm Springs Code of Ordinances. The Respondent was given until November 21, 2022 for Section 10-8 & December 20, 2022 for Section 10-9 & 46-3 within which to comply with the code, failing which a fine of \$100.00 per day per violation was assessed against respondent(s) and administrative costs in the amount of \$189.53 were also levied against the Respondent(s) and paid in full.
3. On August 15, 2024, the Respondent(s) complied with the cited violation(s).

IT IS HEREBY ORDERED, that

Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent, the fine of **\$183,800.00** is/ is not found to be excessive; and

Respondent is ordered to pay a fine of **\$55,140.00** and costs in the amount **\$-0-** on or before **June 15, 2026**. If the reduced fine is not paid within the time specified, the fine shall revert to the original accrued amount, prior to abatement, of **\$183,800.00**.

DONE AND ORDERED this _____ day of _____, 2026.

By: Special Magistrate

Copies Furnished to the Parties by:



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CASE NO: 2022-43

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) 965-4010.

Property Owner's Name: IS & RG LLC

Property Address: 2887 Lake Worth Rd.

Telephone number where you can be reached during the day: 561-308-2680

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: Approximately March 2023

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: _____

Request for Reduction of Fine
Case No.: _____

MAKE CERTAIN THAT THIS FORM SETS FORTH YOUR POSITION.

I, Gloria Beshara, 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:

*see attached.

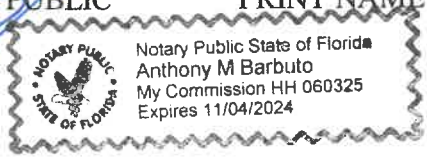
Date: 6/19/24 Signature: [Signature]
State of: Florida County of: Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF June 2024, BY Gloria Beshara WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED FC DC AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

[Signature]

SIGNATURE OF NOTARY PUBLIC

Anthony Barbuto
PRINT NAME OF NOTARY PUBLIC



(OFFICIAL SEAL)

Exhibit to Request for Reduction of Fine
Case No.: 2022-43
Property Address: 2887 Lake Worth Road (the "Property")

I, Gloria Beshara, President of IS & RG, LLC (the "Company"), submit this statement in support of the Company's Request for Reduction of Fine.

Background

The Company has owned the subject property since 2001, where it was used and maintained as a medical facility until 2012. In 2012, the doctor retired, and my husband died, leaving me with the Company and a vacant property. After 2012, the property mostly remained vacant, with the exception of a 3-month period.

Since 2012, I have experienced many problems with local homeless people, including but not limited to: a) stealing the copper on the Property; b) breaking into the Property; c) breaking the windows on the Property; d) spray painting graffiti on the Property's structure; e) leaving trash and debris around; etc.

I've contacted the police many times throughout the years for help and met with Officer Castro, who prepared a police report, and I believe the police arrested some people who were vandalizing the Property.

Code Enforcement Case

I have received letters from the Village of Palm Springs for several years as a result of graffiti on the Property's structure. For example, in 2019, I personally re-painted the Property's walls to remove the graffiti. After I removed the graffiti, the homeless people placed graffiti back onto the Property's structure. This has been an ongoing problem, and as a 74-year-old widow with minimal funds, I have tried my best to remove the graffiti.

I discovered there was this Code Enforcement case in 2022, at which time I again took action to comply with the enforcement case. In approximately December of 2022, I hired a man named Joe Coffey to repaint the structure and repair the damaged facia. Mr. Coffey successfully completed the project by March 2023, at which time I notified Officer Nanciann Cuenot. See attached before-and-after photos showing the damaged facia/graffiti, and repaired facia/graffiti. In addition, all broken windows were repaired by March 2023.

Lack of Knowledge and Notice

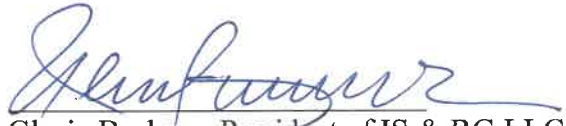
On behalf of the Company, I respectfully request that the assessed fines be waived as a result of lack of notice and/or knowledge of the fines assessed in this code enforcement case. I do acknowledge that I was placed on notice that there was a code enforcement case; however, I was not aware that I was being charged daily for the violations. My understanding was that I was granted an extension to comply, and that I was in fact in compliance as of March 2023. I discovered that I was being fined daily approximately 3-weeks ago.

Financial Hardship

Since my husband died in 2012, and since the Property has been vacant, it has been very difficult for me financially. The Company earns minimal income from a billboard, but the income earned from the billboard is not enough to pay the Property's property taxes. I am enclosing for your review a recent bank statement for the Company. Additionally, I did obtain some quotes to place a fence around the Property to help keep the homeless away, but the Company was not able to afford to pay for the installation of a fence. I personally approached the bank to obtain a loan, but because of my lack of income, I was not able to obtain a loan. A copy of my most recent tax return is attached for your review. As such, I respectfully request that the assessed fines be waived and/or reduced as a result of financial hardship.

Medical Hardship

I have a medical condition called Bronchiectasis, which is a chronic lung condition. I am submitting a copy of a doctor's letter confirming my medical condition. I am 74-years-old, and with this incurable lung condition, my ability to remedy violations quickly has been impaired because I am often out of energy and bedridden at times. As such, I respectfully request that the assessed fines be waived and/or reduced as a result of medical hardship.



Gloria Beshara, President of IS & RG LLC



VILLAGE OF PALM SPRINGS
 226 CYPRESS LANE; PALM SPRINGS, FL 33461
 561-584-8200 x 8460

Receipt #: PT03052

Application Date: 01/23/24

Receipt Date 07/08/24 Permit Number 24-00046
 Payee GLORIA I BESHARA
 Address 2887 LAKE WORTH RD, Palm Springs, FL 33416
 Permit Type Public Nuisances Garbage, Refuse and Rubbish
 Payment Method Credit Card Payment *****3939
 Confirmation # 000000014331

CE Application Fee for Fine Reduction Request	\$250.00
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Comments:

Amount	\$250.00
Total Paid	\$250.00



VILLAGE OF PALM SPRINGS
 226 CYPRESS LANE; PALM SPRINGS, FL 33461
 561-584-8200 x 8460

Receipt #: PT03052

Application Date: 01/23/24

Receipt Date 07/08/24 Permit Number 24-00046
 Payee GLORIA I BESHARA
 Address 2887 LAKE WORTH RD, Palm Springs, FL 33416
 Permit Type Public Nuisances Garbage, Refuse and Rubbish
 Payment Method Credit Card Payment *****3939
 Confirmation # 000000014331

CE Application Fee for Fine Reduction Request	\$250.00
---	----------

Comments:

Amount	\$250.00
Total Paid	\$250.00



**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 X 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**

*- Compliance is obtaining
building permit or removal of driveway
- Rental License issued.*

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

**STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR EXTENSION OF TIME**

Code Enforcement Officer: Gehrman

Date: APRIL 16, 2026

Case No.: 26-00460

Respondent(s): EY COHEN 2022 CORP

Violation Address (Subject Property): 321 MID PINES ROAD

BACKGROUND

On **MARCH 19, 2026**, the above referenced case was adjudicated by the Special Magistrate as being in violation of SECTION 34-1327 Driveway maintenance & repair (replacement necessary), SECTION 14-32 rental permit required.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.06(2), for the Special Magistrate's consideration:

- A. That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for an Extension of time to **MAY 31, 2026**, from the original compliance due date of APRIL 15 18, 2026.

- B. That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for an Extension of time. This recommendation is based on the following fact:

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based 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: The respondent has taken actions to correct the property Violations; the respondent has been in regular communication with Code Enforcement with updates on correcting the situation. The Driveway improvement can take some time for permits and contractor availability. A request was made by the Property Owner for an extension to gain compliance with the improvement of the driveway. The Village agrees that an extension is acceptable.

The Administrative Costs from last month's hearing have been paid. Village Code Enforcement and Building Department agree that an extension to **MAY 31, 2026**, is acceptable.

Dated: APRIL 16, 2026,

By: Tom Gehrman,
Code Enforcement Officer



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

Case #: 25-00460

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

vs.

**EY COHEN 2022 CORP
321 MID PINES ROAD
PALM SPRINGS, FL 33461
Respondent(s).**

PCN: 70434418190022030

ORDER GRANTING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **APRIL 16, 2026**, on a request from the Village for an extension of time for the above named Respondent to come into compliance, the Magistrate, having heard the request and otherwise having been fully apprised of the circumstances:

1. The above Respondent is the owner or occupant of THE PROPERTY DESCRIBED AS: **VILLAGE OF PALM SPRINGS PLAT 2LT 11 BLK 8, PCN: 70-43-44-18-07-008-0110**.

2. On **MARCH 19, 2026**, the Village of Palm Springs Code Enforcement Special Magistrate entered an Order Finding the Respondent in violation of of the Village of Palm Springs Code of Ordinances.

3. The Respondent was given until **APRIL 15, 2026**, within which to comply the violation(s), failing which a fine of **\$100.00 PER DAY, PER VIOLATION** would accrue for each day thereafter until compliance of the violation(s) is achieved..

4. The Respondent has shown good faith efforts to bring the violation(s) into compliance.

5. The Village supports granting an extension of time to the Respondent to bring the violation(s) into compliance.

ACCORDINGLY, IT IS HEREBY ORDERED, that:

- A. The Respondent shall be given an extension until **MAY 31, 2026**, to bring the violation(s) into compliance.
- B. If the Respondent shall not bring the violation(s) into compliance on or before the extended compliance date of **MAY 31, 2026**, the Respondent shall be subject to the fine of **\$100.00 PER DAY, PER VIOLATION** for each day thereafter until compliance of the violation(s) is achieved.

It remains the responsibility of the Respondent to notify the Village when the compliance has been achieved and request a re-inspection to confirm compliance.

DONE AND ORDERED this _____

By: _____
Special Magistrate

Copies Furnished to the Parties by U. S. MAIL



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2024-65

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

**GRACE WILDMAN
3515 ALMAR ROAD
LAKE WORTH BEACH, FL 33461 4339**

**MAILING ADDRESS:
4234 SHERRI COURT
LAKE WORTH BEACH, FL 33461 4339**

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 10-29: Unsafe building. Property is dilapidated and uninhabitable.

SECTION 30-143: Trash/debris/rubbish. Remove all trash/debris/rubbish off the property.

SECTION 10-8: Weeds. Remove all weeds off the property and along the fence line.

SECTION 30-141: Overgrowth. Mow and trim all overgrown grass/trees/bushes/vegetation.

SECTION 10-9: Exterior property maintenance. Repair damaged mailbox, fascia, soffit, rotted wood, doors, windows, roof and patio enclosure. Remove prohibited grey tarp off the roof and repair all holes. Remove all wood boards covering the doors and windows. Remove all black/green discoloration off the exterior walls and walkways.

Address: 3515 ALMAR ROAD
Legal Description: 24-44-42, S 60 FT OF N 112 FT OF W 130 FT OF E 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4 (LESS E 20FT RD R/W)
PCN: 70-42-44-24-00-000-5180

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 17th day of October 2024, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

- Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:
- SECTION 10-29: Unsafe building. Property is dilapidated and uninhabitable.**
 - SECTION 30-143: Trash/debris/rubbish. Remove all trash/debris/rubbish off the property.**
 - SECTION 10-8: Weeds. Remove all weeds off the property and along the fence line.**
 - SECTION 30-141: Overgrowth. Mow and trim all overgrown grass/trees/bushes/vegetation.**
 - SECTION 10-9: Exterior property maintenance. Repair damaged mailbox, fascia, soffit, rotted wood, doors, windows, roof and patio enclosure. Remove prohibited grey tarp off the roof and repair all holes. Remove all wood boards covering the doors and windows. Remove all black/green discoloration off the exterior walls and walkways.**

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

- SECTION 10-29: Unsafe building. Property is dilapidated and uninhabitable.**
- SECTION 30-143: Trash/debris/rubbish. Remove all trash/debris/rubbish off the property.**
- SECTION 10-8: Weeds. Remove all weeds off the property and along the fence line.**
- SECTION 30-141: Overgrowth. Mow and trim all overgrown grass/trees/bushes/vegetation.**
- SECTION 10-9: Exterior property maintenance. Repair damaged mailbox, fascia, soffit, rotted wood, doors, windows, roof and patio enclosure. Remove prohibited grey tarp off the roof and repair all holes. Remove all wood boards covering the doors and windows. Remove all black/green discoloration off the exterior walls and walkways.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **November 1st, 2024:**
- Administrative costs of **\$276.60**
 - 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 ~~November 1st 2024~~ *see below*. 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 ~~November 1st, 2024~~.
- Administrative costs of **\$276.60** by ~~December 20, 2024~~ *Sec. 10-29*
 - Citation fine of \$ N/A *10-9*
 - Re-inspection fee of \$ N/A *compl by April 18 2025*

All payments shall be made to Village at 226 Cypress Lane, Palm Springs, Florida 33461. *Sec. 37-143*
10-8
30-141
compl by Dec. 20, 2024

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

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

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

DONE AND ORDERED this 17th day of October 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

 Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
[3515 Almar Road](#)
[Lake Worth Beach, FL 33461 4339](#)

VILLAGE OF PALM SPRINGS, FLORIDA

STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR EXTENSION OF TIME

Code Enforcement Officer: Sanders

Date: April 16, 2026

Case No.: 2024-65

Respondent(s): Grace Wildman

Violation Address (Subject Property): 3515 Almar Road Palm Springs, FL 33461

BACKGROUND

On **October 17, 2024** the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section 10-29: Unsafe Building, Section 30-143: Trash/Debris/Rubbish, Section 10-8: Weeds, Section 30-141: Overgrowth and Section 10-9: Exterior Property Maintenance. The Respondent was given until April 18, 2025 to come into compliance and pay all applicable fees. Administrative fees of \$276.60 have been paid but the property has not been brought into compliance.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.06(2), for the Special Magistrate's consideration:

- A. That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for an Extension of time.
- B. That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for an Extension of time.

Dated: April 16, 2026

By: Joey Sanders,
Code Enforcement Officer

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:

On or around October 21st, 2024, the respondent submitted an application seeking financial assistance from The Village's grant funded Angel Program. While waiting to receive a decision from The Village, the respondent has remained in constant communication with The Village while her application was under review and being processed. The respondent has also made a good faith effort to clean up the property to the best of her ability with limited resources. There have been administrative delays in the approval process, but The Village is now actively partnering with the respondent and intends on pursuing demolition of the property sometime in the near future. It should be noted that this will be the respondent's third 6-month extension of time request for this case. The Village and the respondent have both agreed to the requested extension date of **October 13, 2026**.

Dated: April 16, 2026

By: Joey Sanders,
Code Enforcement Officer

Village of Palm Springs
Code Enforcement Magistrate Hearing

CODE CASE: 2024-65

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
GRACE WILDMAN
3515 ALMAR ROAD
PALM SPRINGS, FL 33461

MAILING ADDRESS:
4234 SHERRI COURT
LAKE WORTH BEACH, FL 33461 4339
Respondent(s).

PCN: 70-42-44-24-00-000-5180

ORDER GRANTING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **April 16, 2026**, by the respondent's request for an extension of time within which to come into compliance, the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances:

1. The above respondent is the owner or occupant of THE PROPERTY DESCRIBED AS: 24-44-42, S 60 FT OF N 112 FT OF W 130 FT OF E ½ OF E ½ OF NW ¼ OF SE ¼ (LESS E 20FT RD R/W)
2. On **October 17, 2024**, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of **SECTION 10-29: Unsafe Building**, **Section 30-143: Trash/Debris/Rubbish**, **Section 10-8: Weeds**, **Section 30-141: Overgrowth** and **Section 10-9: Exterior Property Maintenance**, of the Village of Palm Springs Code of Ordinances. The Respondent was given until **April 18, 2025**, within which to comply with the code, failing a fine of **\$100.00** per day, per violation was assessed to be against the respondent.

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(s), shall/shall not be given an extension until, **October 13, 2026**, to comply with the Notice of Violation issued in this matter on or about **October 17, 2024**, requiring compliance on or before **April 18, 2025**.
- B. If the Respondent has not brought the alleged violations into compliance on or before the extended compliance date of **October 13, 2026**, the fine of **\$100.00 per day, per violation** shall commence from the original date of compliance of **April 18, 2025** and continue for each and every day of non-compliance.

DONE AND ORDERED this **16th** day of **April 2026**.

By: _____
Special Magistrate

Copies Furnished to the Parties by U. S. MAIL



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

Case #: 2026-04

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

vs.

**BLACKHALL INC
3920 SOUTH CONGRES AVNUE
LAKE WORTH BEACH, FL 33461
Respondent(s).**

PCN: 70434420011040020

ORDER GRANTING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **April 16, 2026**, on a request from the Village for an extension of time for the above-named Respondent to come into compliance, the Magistrate, having heard the request and otherwise having been fully apprised of the circumstances:

1. The above Respondent is the owner or occupant of THE PROPERTY DESCRIBED AS: **MODEL LAND CO S 50 FT OF N 265 FT OF W 165 FT OF TR 104 (LESS W 35 FT SR 807 R/W), PCN: 70-43-44-20-01-104-0020.**

2. On **JANUARY 15, 2026**, the Village of Palm Springs Code Enforcement Special Magistrate entered an Order Finding the Respondent in violation of the Village of Palm Springs Code of Ordinances.

3. The Respondent was given until MARCH 13, 2026, within which to comply with the violation(s), failing which a fine of \$250.00 PER DAY, PER VIOLATION would accrue for each day thereafter until compliance of the violation(s) is achieved.

4. The Respondent has shown good faith efforts to bring the violation(s) into compliance.

5. The Village supports granting an extension of time to the Respondent to bring the violation(s) into compliance.

ACCORDINGLY, IT IS HEREBY ORDERED, that:

A. The Respondent shall be given an extension until **JUNE 30, 2026**, to bring the violation(s) into compliance.

B. If the Respondent shall not bring the violation(s) into compliance on or before the extended compliance date of **JUNE 30, 2026**, the Respondent shall be subject to the fine of **\$250.00 PER DAY, PER VIOLATION** for each day thereafter until compliance of the violation(s) is achieved.

It remains the responsibility of the Respondent to notify the Village when the compliance has been achieved and request a re-inspection to confirm compliance.

DONE AND ORDERED this _____

By: _____
Special Magistrate

Copies Furnished to the Parties by U. S. MAIL

VILLAGE OF PALM SPRINGS, FLORIDA

STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR EXTENSION OF TIME

Code Enforcement Officer: Cuenot

Date: April 16, 2024

Case No.: 2026-04

Respondent(s): BLACKHALL INC

Violation Address (Subject Property): 3920 S. Congress Avenue

BACKGROUND

On **January 15, 2026**, the above referenced case was adjudicated by the Special Magistrate as being in violation of Section(s) 10-31 (FBC) 105.1 & 110: Metal Gate. – without required permits and inspection; 10-8 Exterior property areas: pave & stripe parking lot, remove gravel which is not an approved surface 10-9 Exterior of building: Replace broken windows/doors/decorative features/ repair walls and paint; 10-30 Vacant or unimproved property registration and maintenance requirements: Accumulation or trash, junk, debris; property not maintained; yard to be paved or sodded, landscaped with trees and bushes – gravel is not an approved surface

The Respondent was given 90 days to come into compliance. Administration fees have been paid.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.06(2), for the Special Magistrate's consideration:

- A. That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for an Extension of time to June 30, 2026, from the original compliance due date of March 13, 2026.
- B. That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for an Extension of time. This recommendation is based on the following fact:

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based 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: The respondent has taken actions to correct many of the violations and is applying for permits for a parking lot, landscaping, windows and doors. He has stayed in contact with me throughout his time for compliance. Code Enforcement is working with this property owner and agrees that an extension is acceptable.

The Administrative Costs from January 15, 2026, hearing have been paid. Village Code Enforcement and Building Department agree that an extension to June 30, 2026, is acceptable.

Dated: April 16, 2026,

By: Nanciann Cuenot,
Code Enforcement Officer



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2026-04

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

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

Respondent(s).

ORDER FINDING VIOLATION

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

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

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

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

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

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

Section 30-143: Accumulation of trash and debris.

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

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

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

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

FINDINGS OF FACT

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

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

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

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

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

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

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **February 13, 2026**:
- Administrative costs of **\$362.35**
 - Citation fine of **\$ N/A**

Re-inspection fee of \$ N/A

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

- Administrative costs of **\$362.35**
 Citation fine of \$ N/A
 Re-inspection fee of \$ N/A

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

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

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

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

DONE AND ORDERED this 15th day of January 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT



Special Magistrate

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

1082 LAKE CLARKE DRIVE

WEST PALM BEACH, FL 33406 5327