



**AGENDA  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
MAY 14, 2026  
10:00 AM**

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*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.*

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**AGENDA CHANGES**

**MOTION HEARINGS**

1. Case 26-00437 - 3918 Serubi Avenue - Sanchez Omar  
CE Officer David Urrutia  
Violation of Village Code of Ordinances  
**Section 14-32:** Failure to obtain required rental permit for rental property; cited as a repeat violation pursuant to Section 2-233.  
Citation Fine: \$500.00  
Admin Cost: \$232.35  
Recommendation: \$500 Daily Fines Per Violation  
Compliance Date: Immediate Compliance Required
  
2. Case No. 2026-00162 – 113 Cayman Drive – Rodriguez Yainier Ricardo  
CE Officer Henry Stout  
Violation of Village Code of Ordinances  
**Section 10-31 (FBC 105.1):** No building permit for rear multiple living structures, expansion of accessory structures, addition of a door on the rear north side, enclosed addition, and interior fence.  
**Section 10-31 (FBC 110.1):** No required inspections.  
**Section 34-912:** Boat trailers, vehicles, and/or RVs may not block the sidewalk.  
**Section 34-914:** Vehicles, trailers, and/or RVs may not be parked on grass and must be parked on a hard surface.  
**Section 34-915:** RVs may not be used as a rental or occupied while on the property and are permitted for storage only.  
**Section 14-32:** No residential rental permit on file.

Citation Fine: N/A  
Admin Cost: \$265.77  
Recommendation: \$150.00 Per day per violation  
Compliance Date: June 1, 2026

3. Case No. 2026-00353 – 3273 Rostan Lane – Alice Avenue LLC  
CE Officer Henry Stout

Violation of Village Code of Ordinances

**Section 14-32:** No residential rental permit on file.

Citation Fine: N/A  
Admin Cost: \$265.77  
Recommendation: \$200.00 per day, per violation  
Compliance Date: June 1, 2026

**PETITION FOR REDUCTION OR ABATEMENT OF FINE**

4. 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: \$37,250.00  
Compliance Date: June 13, 2026

5. 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:	\$91,900.00
Compliance Date:	June 13, 2026

**MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE**

6. Case No. 25-01296 - 4455 South Congress Ave. - El Torito - Congress Pointe Inc. CE Officer Henry Stout

Violation of Village Code of Ordinances

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

Initial Violation:	December 23, 2025
Order Finding Violation:	March 19, 2026
Compliance Deadline:	April 30, 2026
Compliance Date:	TBD
Fine Amount:	\$500.00 per day, per violation.
Citation Fine:	N/A
Admin Cost:	\$465.77
Recommendation:	Extension Denied.
Compliance Date:	TBD

**Next Magistrate Hearing is June 18, 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](mailto: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](mailto:jpiedra@vpsfl.org)  
Phone: (561) 584-8200 Ext. 8421



# VILLAGE OF PALM SPRINGS, FLORIDA

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

## CODE CITATION

9489 0178 9820 3046 8374 44

Friday                      April 17, 2026                      10:11 AM                      Case 26-00437

SANCHEZ OMAR

2024 PALMETTO ROAD

WEST PALM BCH FL 33406 5301

Please address the listed Code Violations:                      [Repeat Violation: **yes/no**]

### **Section 14-32 Rental-** rental permits required for all rental property

This citation is issued pursuant to **Section 2-233 of the Village Code of Ordinances**. The violation charge is a civil infraction and subjects you to a fine of **\$ 500.00 per day for the Repeat Violations plus administrative costs assessed by a Magistrate before whom this matter is heard**. You are scheduled to appear before the Magistrate at a hearing for this violation on:

May 14, 2026                      at 10:00 AM

**Location: Village Council Chambers, Village Hall  
226 Cypress Lane, Palm Springs, Florida 33461**

You may avoid hearing by complying with the Code Section cited, obtaining an inspection by calling 561-584-8300 Ext. 8520, and paying a fine of **\$ 500.00 per day per violation** \_\_, plus a re-inspection fee of \$30.00 for a TOTAL Civil Penalty of **\$ number of days multiplied by \$500**. The re-inspection must be completed, and full payment must be received at Village Hall, Planning, Zoning & Building Department, 226 Cypress Lane, Palm Springs, FL 33461 or call 561-584-8200 Ext 8460 for credit card payment, no later than 5:00 PM on June 1<sup>st</sup>, 2026\_.

If you fail to comply with the Code Section cited, pay the civil penalty within the time allowed, and/or fail to appear at the hearing to contest this citation, you shall be deemed to have waived your right to contest the citation and a judgement may be entered against you for an amount up to the maximum civil penalty, additional daily fines, and/or administrative costs.

Respondent Signature: \_\_\_\_\_

Printed Name \_\_\_\_\_

David Urrutia  
Code Enforcement Officer  
561 584 8400 EXT8521  
561 801 9162  
durrutia@vpsfl.org

April 17, 2026

10:11 AM

Case 26-00437

OMAR

MIETTO ROAD

10001 W. PALM BCH FL 33406 5301

Address the listed Code Violations: [Repeat Violation: yes/no]

32 Rental permits required for all rental properties.

33 Repeat violation

This citation is issued pursuant to Section 2-233 of the Village Code of Ordinances. The violation is a civil infraction and may subject you to a fine of up to \$250 per day (or \$500 per day for repeat violations), plus administrative costs assessed by a Magistrate before whom this matter is scheduled to appear before the Magistrate at a hearing for this violation on:

April 17, 2026 at 10:00 AM

Village Council Chambers, Village Hall  
226 Cypress Lane, Palm Springs, Florida 33461

To avoid hearing by complying with the Code Section cited, obtaining an inspection by calling 561-584-8200 Ext. 8520, and paying a fine of \$ 500.00, plus a re-inspection fee of \$30.00 for a repeat violation, plus a Civil Penalty of \$ 530.00. The re-inspection must be completed, and full payment must be made at Village Hall, Planning, Zoning & Building Department, 226 Cypress Lane, Palm Springs, FL 33461 or call 561-584-8200 Ext 8460 for credit card payment, no later than 5:00 PM on April 17, 2026.

If you fail to comply with the Code Section cited, pay the civil penalty within the time allowed, or if you fail to appear at the hearing to contest this citation, you shall be deemed to have waived your right to contest the citation and a judgement may be entered against you for an amount up to the civil penalty, additional daily fines, and/or administrative costs.

Agent Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Patricia  
Enforcement Officer  
561-584-8200 EXT8521  
561-584-8200  
@vpsfl.org



Posted: 4/17/2026  
Time: 10:52 AM



**Cc:** Daniel A. Salguero <dsalguero@vpsfl.org>; Angela Annunziata <aannunziata@vpsfl.org>  
**Subject:** Re: 3918 Serubi Ave Ordinance Violation

Good morning Officer Brown,

Thank you for the information. Code Enforcement is very familiar with Mr. Sanchez as we have active cases on that property and have brought him before the Special Magistrate.

Follow up will be conducted and we'll let you know if we need any further assistance.

Have a good day.

Respectfully,

Joey



**Joey Sanders**  
Code Enforcement Officer  
Village of Palm Springs  
Phone: (561) 584-8300, 8525

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**From:** Paige Brown <pbrown@vpsfl.org>  
**Sent:** Thursday, April 16, 2026 1:52 AM  
**To:** Code Enforcement <codeenforcement@vpsfl.org>  
**Cc:** Daniel A. Salguero <dsalguero@vpsfl.org>; Angela Annunziata <aannunziata@vpsfl.org>  
**Subject:** 3918 Serubi Ave Ordinance Violation

On 4/15/2026 at approximately 8:31 PM, I, Officer Brown #258, was dispatched to 3918 Serubi Ave Apt 1, Palm Springs, FL 33461 in reference to a civil matter involving tenants and the landlord. Upon arrival, my body worn camera was activated.

Upon arrival, I knocked on the main front door and made contact with Christ El Beauvoir who advised that she was not the caller. C. Beauvoir advised that the tenant in Apt 1, the efficiency unit next to her home had been the one to call. I then went to the front door for Apt 1, located at the back of the home, and attempted to make contact. I asked dispatch to call the caller back, dispatch did so and advised that the caller was no longer on the property, but the neighbors next door had the same complaint and I could speak to them. I then noticed the front door to one of the apartments on the building to the rear of the property was open and a young man was outside. I approached him and asked if he knew about the issue. He stated that he did and provided me the following information: he stated that the power to both buildings on the property had been off since around 10:00 AM that morning and he believed that the landlord cut it off. He also knew that the person in the main house was responsible for paying the bill. I asked him for his landlord's contact information. He told me his landlord's name is Omar Sanchez and provided the phone number (305) 501-0623. He also provided me with O. Sanchez' wife's number (561) 294-1289. I called both numbers in an attempt to make contact but neither party answered.

After failing to make contact with Omar and his wife, I returned to the main house and made contact again with C. Beauvoir. C. Beauvoir advised that when she moved into the home, she did not have

power, and she went to have the power turned on and put under her name as she had 2 young children. Upon receiving the bill, she realized that the bill covered her home as well as the other 5 apartments on the property. Upon seeing this, she realized she could not afford to pay for everyone else's power bills and stated she planned to go have her name removed and put it under her landlord's name. I asked if she had a different contact number for O. Sanchez. She provided the following phone numbers [\(305\) 988-9663](tel:3059889663) and [\(645\) 223-3548](tel:6452233548). I called both numbers and received no answer on both. We also noted a "For Sale" sign in the front yard listing O. Sanchez, his realty business and his phone number. An image of this sign is included in the report.

The landlord/real estate agent who appears to be the owner of the property provided the phone number of [\(305\) 501-0623](tel:3055010623) which is disconnected. The number located on the for-sale sign, [\(645\) 223-3548](tel:6452233548) does not have a voicemail box set up. The operation for renting the home and the other units appears to be clandestine as he had told the tenants he would provide both water and electricity but failed to do so.

Due to the circumstances, I am considering the buildings on this property, the main home, 2 efficiency units and 2 apartments, to be unsafe and uninhabitable. I am forwarding this information to Code Enforcement for further action.



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**Re: 3918 Serubi Ave Ordinance Violation**

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**From** David Urrutia <durrutia@vpsfl.org>

**Date** Fri 4/17/2026 12:58 PM

**To** Joey Sanders <joey.sanders@vpsfl.org>; Paige Brown <pbrown@vpsfl.org>; Code Enforcement <codeenforcement@vpsfl.org>

**Cc** Daniel A. Salguero <dsalguero@vpsfl.org>; Angela Annunziata <aannunziata@vpsfl.org>; Peter Ringle <pringle@vpsfl.org>

Hello everyone. Just a quick update on the property 3918 Serubi. Daily fines have commenced on the property for being a repeat violations ,a hearing date has also been schedule, thank you all for the assistance in the matter. The case number is 26-00437

With respect,  
Get [Outlook for iOS](#)

**David Urrutia**

Code Enforcement Officer  
Village of Palm Springs  
Phone: (561) 584-8300, 8521

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**From:** David Urrutia <durrutia@vpsfl.org>

**Sent:** Thursday, April 16, 2026 7:43:43 AM

**To:** Joey Sanders <joey.sanders@vpsfl.org>; Paige Brown <pbrown@vpsfl.org>; Code Enforcement <codeenforcement@vpsfl.org>

**Cc:** Daniel A. Salguero <dsalguero@vpsfl.org>; Angela Annunziata <aannunziata@vpsfl.org>

**Subject:** Re: 3918 Serubi Ave Ordinance Violation

Good morning, everyone, thank you all for the updates on Mr. Sanchez and his property. It is an ongoing effort with the property mentioned. I will follow up with new leads and update properly.

**David Urrutia**

Code Enforcement Officer  
Village of Palm Springs  
Phone: (561) 584-8300, 8521

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**From:** Joey Sanders <joey.sanders@vpsfl.org>

**Sent:** Thursday, April 16, 2026 6:46 AM

**To:** Paige Brown <pbrown@vpsfl.org>; Code Enforcement <codeenforcement@vpsfl.org>

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,  
FLORIDA,

Petitioner

Case No. 26-00437

OMAR SANCHEZ  
3918 SERUBI AVE  
PALM SPRINGS FL 33461  
Respondent(s)

AFFIDAVIT OF SERVICE

I, David Urrutia, being duly sworn, depose and say that:

On the 17<sup>th</sup> Day of April 2026 at 10:52 AM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), OMAR SANCHEZ, at 3918 SERUBI AVE, Palm Springs, FL 33461 by:

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

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

x \_\_\_\_\_ 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 the truthfulness of the claims made above.

By: [Signature]  
Code Enforcement Officer

Date: 5/4/2026

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 4th day of May, 2026 by David Urrutia, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

[Signature]  
NOTARY PUBLIC, State of Florida

(SEAL)



Sec. 14-32. Regulatory fee; application.

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

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

**State Law reference—** Regulatory fees authorized, F.S. § 166.221.

**CASE PRESENTATION**  
**CASE No. CASE 26-00437**

1. Good morning, my name is David Urrutia, and I have been sworn in.
2. I am a code enforcement officer for the village of palm springs, Florida.
3. This case concerns the property at 3918 SERUBI AVE in the village of palm springs.
4. according to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector Records the current owner of the property is OMAR SANCHEZ
5. pursuant to complaints and personal observation there are violations of ordinances

**Section 14-32. rental** - permits required for residential rental units.

6. On **April 17<sup>th</sup>, 2026**, I wrote a citation and a notice of violation/notice of hearing for the repeat violation observed while conducting investigation. Citation and notice of hearing were posted on property and mailed to address of record on Palm Beach Property Appraiser website. The notice was posted at property on **4/17/2026 at exactly 10:52 in the morning**. See attachments

7. On the morning of **April 16<sup>th</sup>, 2026**, I received an email from one of our Police officers who had responded to a disturbance call to the address mentioned above the prior evening of **April 15<sup>th</sup>**. The nature of the call was that tenants residing at property did not have working utilities. I have included the email exchange between departments for your viewing.

8. The property has a history of violations. A hearing was heard back on **July 17<sup>th</sup> of 2025** where the findings were found and recorded, case number for that was **case 2025-39** and an order finding is also included with attachments. The property remained in violation and accrued a total of **\$31500 of daily fines**, property came into compliance on **December 12<sup>th</sup>, 2025**, with fees due and a recorded lien. Daily fines for previous hearing have been **paid in total** and lien has been released. Resulting from being a repeat violation, **new daily fines of \$500 per day began on April 17<sup>th</sup>, 2026, for repeat violation of Section 14-32 and are currently accruing.** *Still has not applied.*

8. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by today **May 14<sup>th</sup>, 2026**. If not in compliance by today **May 14<sup>th</sup>, 2026**, fines of **\$500.00** per day for this violation will continue to accrue.

9. The village has also incurred costs in the amount of **\$232.35** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than **June 1, 2026.**

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





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



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FIRST-CLASS MAIL  
IM1  
\$000.74<sup>01</sup>  
04/17/2026 ZIP 33480  
043M31255277

US POSTAGE

SANCHEZ OMAR  
2024 PALMETTO ROAD  
WEST PALM BCH FL 33406 5301



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

PLACE STICKER ON ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FIELD TO CERTIFY MAIL  
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CERTIFIED MAIL<sup>®</sup>



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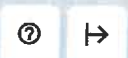
Label 890-0107, March 2023



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FIRST-CLASS MAIL  
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\$008.86<sup>01</sup>  
04/17/2026 ZIP 33480  
043M31255277

US POSTAGE

SANCHEZ OMAR  
2024 PALMETTO ROAD  
WEST PALM BCH FL 33406 5301





VILLAGE OF PALM SPRINGS, FLORIDA  
CODE ENFORCEMENT  
SPECIAL MAGISTRATE

Case #: 25-00509 2025 39

VILLAGE OF PALM SPRINGS, FLORIDA  
Petitioner,

vs.

SANCHEZ OMAR

3918 SERUBI AVE  
PALM SPRINGS, FL 33461

Respondent.

*Certified*

9489 0178 9820 3040 0468 35

PCN: 70434419170000220

### NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA  
COUNTY OF PALM BEACH

**THE UNDERSIGNED CERTIFIES AND SWEARS** that he has just and reasonable grounds to believe, and does believe that on June 13, 2025, the SANCHEZ OMAR , owners of the property at 3918 SERUBI Ave, Palm Springs, FL 33461 is in violation of local ordinances.

Section 34-915. Parking - Prohibit Use of vehicle, boat, trailer or other conveyance for living or sleeping

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

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

Section 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors

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

**These violations must be corrected on or before [ July 7th ], failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on [ July 17th ] at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.**

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

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

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

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

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



Code Enforcement Officer



June 13, 2025

Date Issued



**VILLAGE OF PALM SPRINGS CODE  
ENFORCEMENT**

**CODE CASE: 2025-39**

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

**OMAR SANCHEZ  
3918 SERUBI AVENUE  
PALMS SPRINGS, FL 33461**

**MAILING ADDRESS:  
SAME**

**Respondent(s).**

**ORDER FINDING VIOLATION**

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

**Section 34-915 prohibits the use of vehicles, boat, trailer or other conveyance for living or sleeping**

**Section 14-32 rental permits required for rental units**

**Section 10-8 property to be maintained including all exterior structures, pools sidewalks and driveways.**

Address: 3918 SERUBI AVENUE  
Legal Description: SERUBI COURT LT 22 & N 64 FT OF LT 23  
PCN: 70-43-44-19-17-000-0220

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 17th day of JULY 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

**FINDINGS OF FACT**

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

- Respondent is in violation of the following Village of Palm Springs Code of Ordinances:
- Section 34-915 prohibits the use of vehicles, boat, trailer or other conveyance for living or sleeping
  - Section 14-32 rental permits required for rental units
  - Section 10-8 property to be maintained including all exterior structures, pools sidewalks and driveways. *Violation of pool only*
- Respondent was in violation of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
- Section 34-915 prohibits the use of vehicles, boat, trailer or other conveyance for living or sleeping
  - Section 14-32 rental permits required for rental units
  - Section 10-8 property to be maintained including all exterior structures, pools sidewalks and driveways.

### ORDER

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

- Respondent has brought the cited code violation(s) into compliance. The Respondent has failed to pay and is ordered to pay the following amounts on or before JULY 31, 2025:
- Administrative costs of \$299.10
  - Citation fine of \$ N/A
  - Re-inspection fee of \$ N/A
- Respondent has not brought the cited code violation(s) into compliance and remains in violation. The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by JULY 31, 2025.
- Administrative costs of \$299.10
  - Citation fine of \$ N/A
  - Re-inspection fee of \$ N/A

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

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

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

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

DONE AND ORDERED this 17th day of JULY 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:

2024 PALMETTO ROAD  
WEST PALM BEACH, FL 33406



**VILLAGE OF PALM SPRINGS CODE  
ENFORCEMENT**

**CODE CASE: 2025-39**

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

**OMAR SANCHEZ  
3918 SERUBI AVENUE  
PALMS SPRINGS, FL 33461**

**MAILING ADDRESS:  
SAME**

**Respondent(s).**

**ORDER FINDING VIOLATION**

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

**Section 34-915 prohibits the use of vehicles, boat, trailer or other conveyance for living or sleeping**

**Section 14-32 rental permits required for rental units**

**Section 10-8 property to be maintained including all exterior structures, pools sidewalks and driveways.**

Address: 3918 SERUBI AVENUE  
Legal Description: SERUBI COURT LT 22 & N 64 FT OF LT 23  
PCN: 70-43-44-19-17-000-0220

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 17th day of JULY 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

**FINDINGS OF FACT**

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

- Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:
  - Section 34-915 prohibits the use of vehicles, boat, trailer or other conveyance for living or sleeping
  - Section 14-32 rental permits required for rental units
  - Section 10-8 property to be maintained including all exterior structures, pools sidewalks and driveways. *Violation of pool only*

- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
  - Section 34-915 prohibits the use of vehicles, boat, trailer or other conveyance for living or sleeping
  - Section 14-32 rental permits required for rental units
  - Section 10-8 property to be maintained including all exterior structures, pools sidewalks and driveways.

**ORDER**

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

- Respondent **has** brought the cited code violation(s) into compliance. The Respondent has failed to pay and is ordered to pay the following amounts on or before **JULY 31, 2025:**
  - Administrative costs of **\$299.10**
  - Citation fine of **\$ N/A**
  - Re-inspection fee of **\$ N/A**
- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **JULY 31, 2025.**
  - Administrative costs of **\$299.10**
  - Citation fine of **\$ N/A**
  - Re-inspection fee of **\$ N/A**

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

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

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

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

DONE AND ORDERED this 17th day of JULY 2025.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
VILLAGE OF PALM SPRINGS



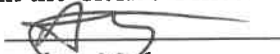
VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

I hereby certify that this is a true and correct copy of Order Finding Violation for Code Case 2025-39 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:

2024 PALMETTO ROAD  
WEST PALM BEACH, FL 33406

  
Andrea Medero  
Records Clerk

VILLAGE OF PALM SPRINGS, FLORIDA  
CODE ENFORCEMENT

CASE 2025-39

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

VILLAGE OF PALM SPRINGS, FLORIDA  
Petitioner

vs.

Omar Sanchez  
3918 Serubi Avenue  
Palm Springs Fl 33461

Respondent

The property at 3918 Serubi Avenue` in Palm Springs in the Code Enforcement Order Finding Violation dated July 17<sup>th</sup> of 2025 in the above-mentioned case, has been re-inspected and David Urrutia state that said property is in **compliance** with the Ordinance Codes of the Village of Palm Springs on the **12th of December 2025**

**Section 34-915 Prohibits the use of vehicles,boats,trailer or other conveyances for sleeping or living. (RV) – RV has been removed.**

**Section 10-8: All exterior property to be maintained including sidewalks, pools and driveways. Landscaping was done throughout property, and pool was emptied.**

**Section 14-32: rental permits required for all rental units. - rental units not occupied.**

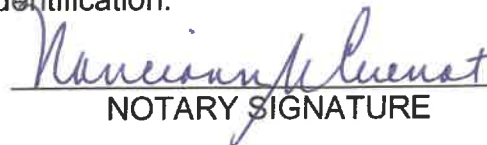
**ADMINISTRATIVE FEES OF \$299.10 HAVE BEEN PAID.**

  
Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF PALM BEACH

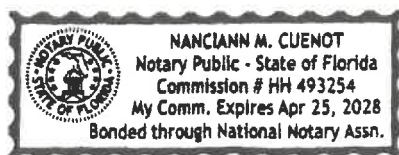
Sworn to, (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 12 day of December, **2025**, by, David Urrutia, who is personally known to me or who has produced \_\_\_\_\_ as identification.

My Commission expires: April 25, 2028

  
NOTARY SIGNATURE

NANCIANN M. CUENOT  
PRINT NAME

Notary Public, State of Florida  
Commission No.: 493254





PREPARED BY AND RETURN TO  
VILLAGE CLERK  
VILLAGE OF PALM SPRINGS  
226 Cypress Lane  
Palm Springs, FL 33461-1699

**RELEASE OF SPECIAL MAGISTRATE LIEN**

**ADDRESS: 3918 SERUBI AVENUE**  
**P.C.N.: 70-43-44-19-17-000-0220**  
**PROPERTY OWNER: OMAR SANCHEZ**

**KNOW ALL MEN BY THESE PRESENTS**, that the Village of Palm Springs, Florida, is the owner and holder of that certain lien entered and assessed against certain property situated within the Village of Palm Springs, Florida, by the Village of Palm Springs Code Enforcement Special Magistrate and recorded in Official Records of Palm Beach County, Florida, to wit:


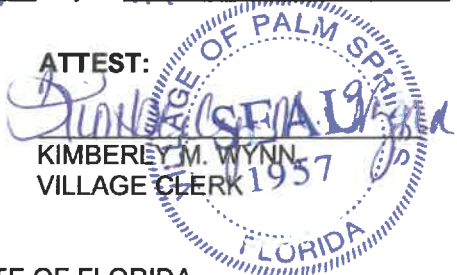
**Legal description: SERUBI COURT LT 22 & N 64 FT OF LT 23**

in the above-entitled cause, and constituting a lien against the land on which the violation exists and upon any other real or personal property owned by the Village of Palm Springs by virtue of the recording in the Public Records of Palm Beach County, Florida, at the following Official Records Book(s) and Page(s):

**Official Records Book 35915 Page 1746.**

The Village of Palm Springs, Florida, does hereby release and discharge said lien, and hereby directs the Clerk of the Circuit Court of Palm Beach County, Florida, to cancel the same of record.

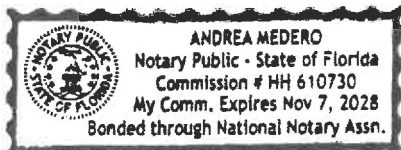
**IN WITNESS WHEREOF**, the said Village by its duly authorized officers has hereunto set its hand and seal this 9<sup>th</sup> day of March, 2026.


**ATTEST:**  
  
KIMBERLY M. WYNN  
VILLAGE CLERK  


**VILLAGE OF PALM SPRINGS FLORIDA**  
BY:   
BEV SMITH, MAYOR

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to, (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 9 day of March, 2026, by, BEVERLY SMITH as the Mayor and KIMBERLY M. WYNN as the Village Clerk of the, who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
ANDREA MEDERO  
Notary Public - State of Florida  
Commission # HH 610730  
My Comm. Expires Nov 7, 2028  
Bonded through National Notary Assn.

  
Andrea Medero  
Notary Public, State of Florida  
Commission No. HH 610730  
My commission expires: November 07, 2028

**Property Detail**

**Location Address :** 3918 SERUBI AVE  
**Municipality :** PALM SPRINGS  
**Parcel Control Number :** 70-43-44-19-17-000-0220  
**Subdivision :** SERUBI COURT RESUB OF TR 65 IN  
**Official Records Book/Page :** 33948 / 897  
**Sale Date :** 11/01/2022  
**Legal Description :** SERUBI COURT LT 22 & N 64 FT OF LT 23

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
SANCHEZ OMAR	2024 PALMETTO RD WEST PALM BCH FL 33406 5301

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
11/01/2022	\$420,000	33948 / 00897	WARRANTY DEED	SANCHEZ OMAR
05/06/2014	\$130,100	27030 / 00645	WARRANTY DEED	BLOISE ANTHONY &
10/29/2013	\$10	26449 / 01076	QUIT CLAIM	RESIDENTIAL INVESTMENTS LLC
08/26/2013	\$10	26334 / 00667	QUIT CLAIM	RESIDENTIAL INVESTMENTS LLC
05/23/2013	\$135,100	26041 / 00224	CERT OF TITLE	CONSUMER SOLUTIONS 3 LLC
02/04/2004	\$10	16550 / 00646	QUIT CLAIM	LUGO DANIEL I
11/30/1999	\$133,000	11496 / 00866	WARRANTY DEED	GONZALEZ LUIS
12/01/1985	\$8,500	04750 / 01818	WARRANTY DEED	WILBURN TYRONE L
01/01/1980	\$77,000	03296 / 01470		

**Exemption Information**

No Exemption Information Available.

**Appraisals**

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$336,829	\$314,219	\$256,546	\$207,606	\$198,472
Land Value	\$172,374	\$179,556	\$193,160	\$203,851	\$141,078
Total Market Value	\$509,203	\$493,775	\$449,706	\$411,457	\$339,550

**Assessed and Taxable Values**

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$509,203	\$493,775	\$449,706	\$373,505	\$339,550
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$509,203	\$493,775	\$449,706	\$373,505	\$339,550

**Taxes**

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$9,883	\$9,594	\$8,810	\$7,726	\$6,990
NON AD VALOREM	\$957	\$935	\$924	\$868	\$756
TOTAL TAX	\$10,839	\$10,528	\$9,734	\$8,594	\$7,746

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcpcpa.gov](http://www.pbcpcpa.gov)

## Account Information

**Property Control Number:**

70-43-44-19-17-000-0220

**Mailing Address:**

2024 PALMETTO RD

West Palm Bch, Fl 33406-5301

**Owner of Record:**

SANCHEZ OMAR

**Property Type:**

Real Property

**Property Address:**

3918 SERUBI AVE

PALM SPRINGS, FL 33461

**Second Owner:****Status:** Active**Legal Description:**

SERUBI COURT LT 22 &amp; N 64 FT OF LT 23

Last updated: 4/17/2026 02:37:49 PM

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

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

## Tax Bills

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

Total Payable: \$0.00 Total Due: \$23,170.48

**2025 | BILL TYPE: ORIGINAL | BILL NO: 101628263 | ROLL: ANNUAL | PAST DUE \$11,185.93**

NOT PAYABLE



Date	Total Tax	Paid	Amount Due if Paid By Date	Status	Payment Options
3/31/26	<input type="checkbox"/> \$11,185.93 Net Tax: \$10,839.25 Interest: \$325.18 Penalty: \$0.00 Fees: \$21.50 Discount: \$0.00	\$0.00	<input type="checkbox"/> \$11,185.93 ▶ 4/17/26 \$11,185.93 4/30/26 \$11,185.93 5/29/26 \$11,185.93	● Past Due	

[View Info](#)

## Delinquent Year Bills

**2024 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2025) 2025:20018 | ANNUAL | PAST DUE \$11,984.55**

NOT PAYABLE



Installment	Date	Total Tax	Paid	Amount Due if Paid By Date	Status
1	3/31/25	<input type="checkbox"/> \$11,984.55 Net Tax: \$11,407.90 Interest: \$570.40 Penalty: \$0.00 Fees: \$6.25 Discount: \$0.00	\$0.00	<input type="checkbox"/> \$11,984.55 ▶ 4/17/26 \$11,984.55 4/30/26 \$11,984.55 5/29/26 \$11,984.55	● Past Due

[View Info](#)



**VILLAGE OF PALM SPRINGS  
CODE ENFORCEMENT**

**Case No: 26-00437**

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

**vs.**

**SANCHEZ OMAR  
Respondent(s)**

**ORDER FINDING REPEAT VIOLATION**

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

**Section 14-32: Failure to obtain required rental permit for rental property; cited as a repeat violation pursuant to Section 2-233.**

Property Address: 3918 Serubi Avenue, Palm Springs, FL 33461

Legal Description: SERUBI COURT LT 22 & N 64 FT OF LT 23

PCN: 70-43-44-19-17-000-0220

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 **May 14, 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 repeat violation of the code section(s) referenced above. The Order Finding Violation in Case No. 2025-39 on July 17, 2025 establishes the repeat violation of Section 14-32 of the Village Code.
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 repeat violation** of the following section of the Village of Palm Springs Code of Ordinances:
  - Section 14-32: Failure to obtain required rental permit for rental property; cited as a repeat violation pursuant to Section 2-233.**
- Respondent **was in repeat violation** of the following sections of the Village of Palm Springs Code of Ordinances:
  - Section 14-32: Failure to obtain required rental permit for rental property; cited as a repeat violation pursuant to Section 2-233.**

**ORDER**

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

- Respondent **has** brought the cited repeat code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **June 1<sup>st</sup>, 2026**.
  - Administrative Cost of **\$232.35**
  - Citation fine of **\$500.00**
  - Re-inspection fee of **\$ N/A**
- Respondent **has not** brought the cited repeat code violation(s) into compliance and remains in violation. Respondent shall bring the property into compliance immediately. If Respondent fails to comply, a fine of **\$500 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 **June 1<sup>st</sup>, 2026**.
  - Administrative Cost of **\$232.35**
  - Citation fine of **\$500.00**
  - Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this May 14, 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:  
2024 PALMETTO ROAD,  
WEST PALM BEACH FL 33406 5301](#)

VILLAGE OF PALM SPRINGS, FLORIDA  
CODE ENFORCEMENT  
SPECIAL MAGISTRATE



Case No: 26-00162

VILLAGE OF PALM SPRINGS, FLORIDA  
Petitioner,

vs.

RODRÍGUEZ YAINIER RICARDO

113 CAYMAN DR

PALM SPRINGS FL 33461 2003

Respondent.

PCN: 70434419020720250

**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 **113 CAYMAN Dr, Palm Springs, FL 33461** and owned by **RODRIGUEZ YAINIER RICARDO** violates the following code sections of the Village of Palm Springs Code of Ordinances.

**SECTION 10-31 (FBC 105.1) NO BUILDING PERMIT REAR MULTIPLE (LIVING) STRUCTURES, AND EXPANSION OF THE ACCESSORY STRUCTURES. AN ADDITION OF A DOOR TO THE REAR NORTH SIDE AND ENCLOSED ADDITION AND INTERIOR FENCE.**

**SECTION 10-31 ((FBC 110.1) NO INSPECTIONS**

**SECTION 34.912- BOAT TRAILERS AND OR CAR AND OR RV'S MAY NOT BLOCK THE SIDEWALK.**

**SECTION 34.914- CARS AND/OR TRAILERS AND/OR RV'S MAY NOT BE PARKED ON PROPERTY GRASS. THEY MUST BE ON A HARD SURFACE.**

**SECTION 34.915 RVs ARE NOT TO BE USED AS A RENTAL OR HAVE PEOPLE INSIDE WHILE ON PROPERTY. ONLY TO BE STORED.**

**SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.**

The above violation(s) must be corrected on or before MAY 10<sup>TH</sup>, 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 May 14, 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,

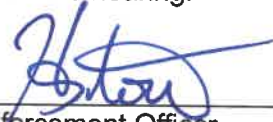
the Magistrate may proceed to hear the case in your absence.

**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 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

April 20, 2026

Date Issued



113
CODE ENFORCEMENT
VILLAGE OF PALM SPRINGS, FLORIDA

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00162

RODRIGUEZ YAINIER RICARDO
113 CAYMAN DR, PALM SPRINGS, FL 33461 2003

PCN: 70434419020720250

Respondent,

AFFIDAVIT OF SERVICE

On April 20, 2026, at 12:00 AM, I served the attached NOTICE OF HEARING on the within-named RODRIGUEZ YAINIER RICARDO, at 113 CAYMAN DR, 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.

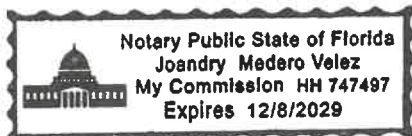
By: [Signature]
Code Enforcement Officer

Date: 4/20/26

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 20 day of April 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

113

VILLAGE OF PALM SPRINGS, FLORIDA  
COURT REPORTER  
SPECIAL MAGISTRATE  
Case No. 24-0018

VILLAGE OF PALM SPRINGS, FLORIDA  
Palm Springs  
PO BOX 12345  
PALM SPRINGS, FL 32401  
Palm Springs

STATE OF FLORIDA  
COUNTY OF PALM BEACH

NOTICE OF VIOLATION AND NOTICE OF HEARING

THE UNDERSIGNED COMMISSIONER AND DEPUTY COMMISSIONER HAVE BEEN ADVISED THAT YOU ARE IN VIOLATION OF THE FOLLOWING CODES OF THE VILLAGE OF PALM SPRINGS:

SECTION 90-31 (B)(1) NO BUILDING PERMIT NEAR MULTIPLE LANEWAY STRUCTURES AND EXPANSION OF THE ACCESSORY STRUCTURES; AN ADJUNCTION OF A POOL TO THE REAR HOVOR DOG AND ENCLOSED ADJUNCTION AND INTENDED (B)(1)

SECTION 90-31 (B)(2) NO INFLECTIONS

SECTION 90-31 (B)(3) BOAT TRAILERS AND OR CAR AND OR RV'S THAT NOT BLD'G THE PROPERTY

SECTION 90-31 (B)(4) CAR AND TRAILERS AND/OR RV'S MAY NOT BE PARKED ON PROPERTY UNLESS THEY HAVE A SAND SURFACE

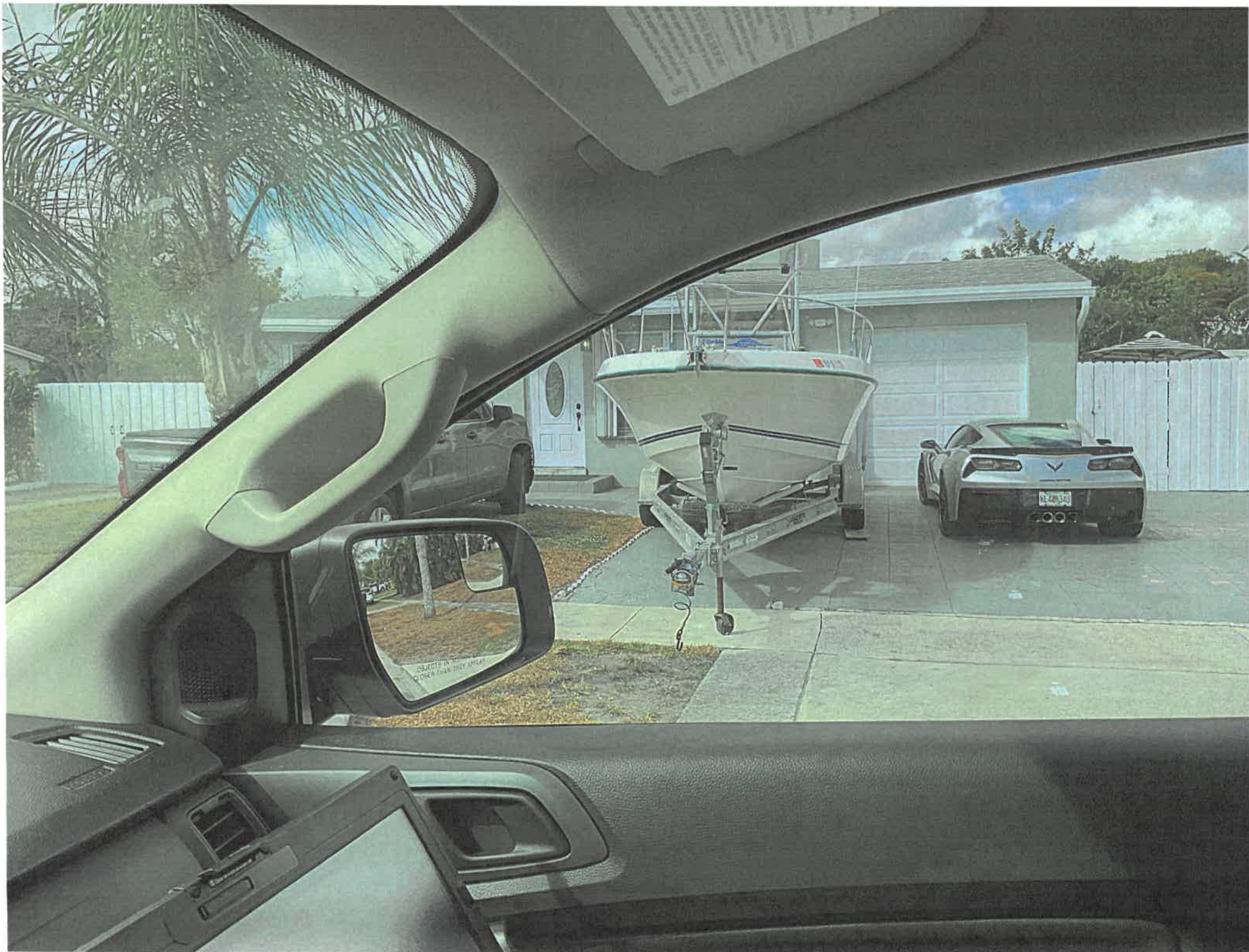
SECTION 90-31 (B)(5) ARE NOT TO BE USED AS A RENTAL OR HAVE PEOPLE INADVISABLE ON PROPERTY, ONLY TO BE STORED

SECTION 90-31 (B)(6) NO RESIDENTIAL RENTAL PERMIT ON FILE

The above violations shall be corrected on or before MAY 10, 2024. If you fail to correct the above violations, the Village of Palm Springs may take action to correct the violations. The cost of such action shall be assessed to the violator. The violator shall be responsible for the cost of such action. If you wish to appeal the above violations, you must file a written appeal with the Village of Palm Springs within 30 days of the date of this notice. If you fail to file an appeal, the Village of Palm Springs may take action to correct the violations. The cost of such action shall be assessed to the violator.

THIS NOTICE IS REQUIRED BY SECTION 218.05(1)(b) OF THE FLORIDA STATUTES. IF YOU DO NOT AGREE WITH THE NOTIFICATION, YOU MAY REQUEST A HEARING WITHIN 30 DAYS OF THE DATE OF THIS NOTICE.







02/19/2022



12/30/2023



12/30/2023



01/01/2024



# VILLAGE OF PALM SPRINGS, FLORIDA

226 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-584-8200 ext. 8520 · [www.vpsfl.org](http://www.vpsfl.org)

April 20, 2026

**RODRÍGUEZ YAINIER RICARDO  
113 CAYMAN DR,  
PALM SPRINGS, FL 33461 2003**

Dear Property Owner,

A **CITATION** has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property at **113 CAYMAN Dr, Palm Springs, FL 33461**, **PCN: 70434419020720250.**

## **VIOLATION/HEARING 26-00162.**

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, MAY 14<sup>TH</sup>, 2026, **at 10:00 AM, which** is noted on your NOTICE OF VIOLATION. This is part of your right under the judicial system.

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

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

Respectfully,

Henry Stout  
Village of Palm Springs  
Code Enforcement Officer

[hstout@vpsfl.org](mailto:hstout@vpsfl.org)

Professionalism · Respect · Integrity · Duty · Excellence



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



quodient  
 FIRST-CLASS MAIL  
 IM1  
**\$000.74<sup>0</sup>**  
 04/20/2026 ZIP 33480  
 043M31255277

US POSTAGE

RODRIGUEZ YAINIER RICARDO  
 113 CAYMAN DR,  
 PALM SPRINGS, FL 33461-2003

9489 0178 9820 3046 8374 68



VILLAGE OF PALM S  
 CODE ENFORCEMEN  
 226 CYPRESS LANE  
 PALM SPRINGS, FL 33  
 CEO H. STOUT

UNITED STATES POSTAL SERVICE CERTIFIED MAIL®



9489 0178 9820 3046 8374 68

Label 990-OUT, March 2023



quodient  
 FIRST-CLASS MAIL  
 IM1  
**\$008.86<sup>0</sup>**  
 04/20/2026 ZIP 33480  
 043M31255277

US POSTAGE

RODRIGUEZ YAINIER RICARDO  
 113 CAYMAN DR,  
 PALM SPRINGS, FL 33461 2003

**CASE PRESENTATION**  
**CASE No. CASE 2026-00162**

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. 2026-00162.** It concerns the property at **133 CAYMAN DR** in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector's records, the current owner of the property is **RODRIGUEZ YAINIER RICARDO**
5. Under observation, there are Violations of local ordinances  
**SECTION 10-31 (FBC 105.1) NO BUILDING PERMIT REAR MULTIPLE (LIVING) STRUCTURES, AND EXPANSION OF THE ACCESSORY STRUCTURES. AN ADDITION OF A DOOR TO THE REAR NORTH SIDE AND ENCLOSED ADDITION AND INTERIOR FENCE.**  
**SECTION 10-31 (FBC 110.1) NO INSPECTIONS**  
**SECTION 34.912- BOAT TRAILERS AND OR CAR AND OR RV'S MAY NOT BLOCK THE SIDEWALK.**  
**SECTION 34.914- CARS AND/OR TRAILERS AND/OR RV'S MAY NOT BE PARKED ON PROPERTY GRASS. THEY MUST BE ON HARD SURFACE.**  
**SECTION 34.915 RVs ARE NOT TO BE USED AS A RENTAL OR HAVE PEOPLE INSIDE WHILE ON PROPERTY. ONLY TO BE STORED.**  
**SECTION 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.**
6. 2/15- INVESTIGATION AND RESEARCH- CASE OPEN DUE DATE- MARCH 17
7. 2/17- CCV ISSUED
8. 2/23-no progress
9. 3/2-no progress
10. 3/4- No progress and left a voicemail on the homeowner's number given to me by utilities. 561-856-2783
11. 3/8 - Spoke with the homeowner. He has an attorney helping him fill out all the paperwork for permits. He is also coming to the city to get all the information he needs.
12. 3/24- meeting the homeowner on wed at 11 am.
13. 4/1-NO PROGRESS
14. 4/9- NO PROGRESS
15. 4/14-no progress
16. 5/6- NO PROGRESS On **APRIL 20TH, 2026,** a Notice of Violation/ Notice of Hearing **2026.00162** 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.
17. The Village has also incurred costs of **\$265.77** in conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **MAY 20<sup>TH</sup>, 2026**
18. Subject to any questions you might have, this concludes the Village Testimony.

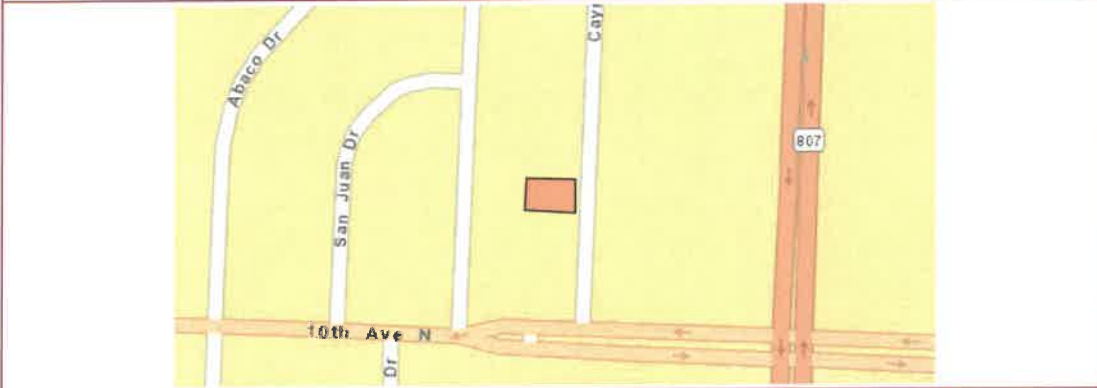


**Case Administrative / Court Costs**

MAY 14TH, 2026- 113 CAYMAN		Case No. 2026-00162		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 2026-00162				265.77

**Property Detail**

Parcel Control Number: 70-43-44-19-02-072-0250 Location Address: 113 CAYMAN DR  
 Owners: RODRIGUEZ YAINIER RICARDO Municipality: PALM SPRINGS  
 Mailing Address: 113 CAYMAN DR, , PALM SPRINGS FL 33461 2003  
 Last Sale: 05/20/2022 Book/Page#: 33595 / 01199 Price: \$400,000  
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RS - RESIDENTIAL SINGLE-FAMILY  
 Legal Description: VILLAGE OF PALM SPRINGS Total SF: 1496 Acres .20  
 PL 6 LOT 25 BLK 72



**2025 Values**

Improvement Value \$224,760  
 Land Value \$140,760  
 Total Market Value \$365,520  
 Assessed Value \$364,141  
 Exemption Amount \$50,722  
 Taxable Value \$313,419

All values are as of January 1st each year.

**2025 Taxes**

Ad Valorem \$6,246  
 Non Ad Valorem \$527  
 Total Tax \$6,772

**2025 Qualified Exemptions**

HOMESTEAD  
 ADDITIONAL HOMESTEAD

**Applicants**

RODRIGUEZ YAINIER RICARDO

**Building Footprint (Building 1)**



**Subarea and Square Footage (Building 1)**

Description	Area Sq. Footage
BAS Base Area	884
SFB Semi Finished Base Area	300
FGR Finished Garage	312
Total Square Footage : 1496	
Total Area Under Air : 1184	

**Extra Features**

Description	Year Built	Unit
Patio	1958	150
Utility Building	1958	80
Patio Roof	1958	180
Patio	2006	564
Patio Roof	2006	228
Bbq	2006	1
Screen Enclosure	1958	216

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

**Structural Details (Building 1)**

Description	
1 Bldg Type	SFR
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1958
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	3
8 Full Baths	2
9 Half Baths	0
10 Exterior Wall 2	NONE
11 Roof Structure	GABLE/HIP
12 Roof Cover	ASPHALT/COMPOSITION
13 Interior Wall 1	PLASTER
14 Interior Wall 2	N/A

Owner : &nbsp;RODRIGUEZ YAINIER RICARDO PCN: 70434419020720250 1 of 1

15 Floor Type 1  
16 Floor Type 2  
17 Stories

CERAMIC/QUARRY TILE  
CARPETING  
1

Payment Info - Select to Expand Payment History for PIN

Account Information

<b>Property Control Number:</b> 70-43-44-19-02-072-0250 <b>Mailing Address:</b> 113 CAYMAN DR Palm Springs, FL 33461-2003 <b>Owner of Record:</b> RODRIGUEZ YAINIER RICARDO	<b>Property Type:</b> Real Property <b>Property Address:</b> 113 CAYMAN DR PALM SPRINGS, FL 33461 <b>Second Owner:</b>	<b>Status:</b> Active <b>Legal Description:</b> VILLAGE OF PALM SPRINGS PL 6 LOT 25 BLK 72
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Last updated: 5/06/2026 01:58:13 PM

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

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

Tax Bills

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

Total Payable: \$0.00

Recently Paid Bills

**INFORMATIONAL NOTICE: THE ORIGINAL TAX BILL WAS SENT TO YOUR ESCROW AGENT/LOAN SERVICER FOR PAYMENT**

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	☒ <b>\$6,501.14</b> Net Tax: \$6,772.02 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$270.88	11/26/25	-\$6,501.14	● Paid
3/31/25	☒ <b>\$6,314.49</b> Net Tax: \$6,577.60 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$263.11	11/27/24	-\$6,314.49	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	☒ <b>\$6,166.53</b> Net Tax: \$6,423.46 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$256.93	11/28/23	-\$6,166.53	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	<input type="checkbox"/> <b>\$1,576.68</b> Net Tax: \$1,642.37 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$65.69	11/29/22	-\$1,576.68	● Paid
3/31/22	<input type="checkbox"/> <b>\$1,510.66</b> Net Tax: \$1,573.61 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$62.95	11/19/21	-\$1,510.66	● Paid
3/31/21	<input type="checkbox"/> <b>\$1,490.51</b> Net Tax: \$1,552.61 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$62.10	11/16/20	-\$1,490.51	● Paid
3/31/20	<input type="checkbox"/> <b>\$1,463.17</b> Net Tax: \$1,524.13 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$60.96	11/25/19	-\$1,463.17	● Paid



**VILLAGE OF PALM SPRINGS  
CODE ENFORCEMENT**

**Case No: 26-00162**

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

**vs.**

**RODRIGUEZ YAINIER RICARDO  
Respondent(s)**

**ORDER FINDING VIOLATION**

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

**Section 10-31 (FBC 105.1): No building permit for rear multiple living structures, expansion of accessory structures, addition of a door on the rear north side, enclosed addition, and interior fence.**

**Section 10-31 (FBC 110.1): No required inspections.**

**Section 34-912: Boat trailers, vehicles, and/or RVs may not block the sidewalk.**

**Section 34-914: Vehicles, trailers, and/or RVs may not be parked on grass and must be parked on a hard surface.**

**Section 34-915: RVs may not be used as a rental or occupied while on the property and are permitted for storage only.**

**Section 14-32: No residential rental permit on file.**

Property Address: 113 Cayman Drive, Palm Springs, FL 33461

Legal Description: VILLAGE OF PALM SPRINGS PL 6 LOT 25 BLK 72

PCN: 70-43-44-19-02-072-0250

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 **May 14, 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): No building permit for rear multiple living structures, expansion of accessory structures, addition of a door on the rear north side, enclosed addition, and interior fence.**

**Section 10-31 (FBC 110.1): No required inspections.**

**Section 34-912: Boat trailers, vehicles, and/or RVs may not block the sidewalk.**

**Section 34-914: Vehicles, trailers, and/or RVs may not be parked on grass and must be parked on a hard surface.**

**Section 34-915: RVs may not be used as a rental or occupied while on the property and are permitted for storage only.**

**Section 14-32: No residential rental permit on file.**

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

**Section 10-31 (FBC 105.1): No building permit for rear multiple living structures, expansion of accessory structures, addition of a door on the rear north side, enclosed addition, and interior fence.**

**Section 10-31 (FBC 110.1): No required inspections.**

**Section 34-912: Boat trailers, vehicles, and/or RVs may not block the sidewalk.**

**Section 34-914: Vehicles, trailers, and/or RVs may not be parked on grass and must be parked on a hard surface.**

**Section 34-915: RVs may not be used as a rental or occupied while on the property and are permitted for storage only.**

**Section 14-32: No residential rental permit on file.**

**ORDER**

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **June 1, 2026**.

Administrative Cost of **\$265.77**

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

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

Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **June 1, 2026**. If Respondent fails to comply within the time given, a fine of **\$150.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **June 1, 2026**.

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

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Henry Stout at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s). Respondent may appeal an order of the Special Magistrate to the Circuit Court of Palm Beach County, Florida. Such appeal shall be limited to appellate review of the record created before the Special Magistrate. Such appeal, if filed, shall be considered timely if it is filed within 30 days of the execution of the order being appealed.

DONE AND ORDERED this May 14, 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:  
113 Cayman Drive,  
Palm Springs FL 33461 2003

VILLAGE OF PALM SPRINGS, FLORIDA  
CODE ENFORCEMENT  
SPECIAL MAGISTRATE



Case No: 26-00353

VILLAGE OF PALM SPRINGS, FLORIDA  
Petitioner,

vs.

ALICE AVENUE LLC  
1313 W BOYNTON BEACH BLVD STE 1B-377  
BOYNTON BEACH, FL 33426 3436  
Respondent.

PCN: 70434419130000580

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 **3273 ROSTAN Lane, Palm Springs, FL 33461** and owned by **ALICE AVENUE LLC** violates the following code sections of the Village of Palm Springs Code of Ordinances.

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

The above violation(s) must be corrected on or before MAY 7<sup>TH</sup>, 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 May 14, 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 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.



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Code Enforcement Officer

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Henry Stout

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April 20, 2026

Date Issued



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

**VILLAGE OF PALM SPRINGS, FLORIDA  
Petitioner**

**Case No. 26-00353**

**ALICE AVENUE LLC  
1313 W BOYNTON BEACH BLVD STE 1B-377,  
BOYNTON BEACH, FL 33426 3436  
PCN: 70434419130000580**

\_\_\_\_\_  
**Respondent,**

**AFFIDAVIT OF SERVICE**

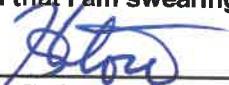
On \_\_\_\_\_ at \_\_\_\_\_, I served the attached NOTICE OF HEARING on the within-named ALICE AVENUE LLC, at \_\_\_\_\_ 3273 ROSTAN DR \_\_\_\_\_, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by:

\_\_\_\_\_ 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.

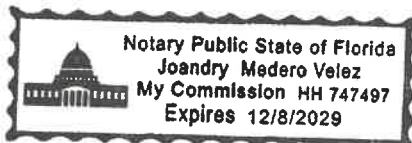
By:   
Code Enforcement Officer

Date: 4/20/26

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 20 day of April 2026, by Henry Stout Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



  
NOTARY PUBLIC, State of Florida



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



quadiant  
FIRST-CLASS MAIL  
IMI  
**\$000.74<sup>9</sup>**  
03/29/2026 ZIP 33480  
043M31255277

US POSTAGE

ALICE AVENUE LLC  
1313 W BOYNTON BEACH BLVD STE 1B-377,  
BOYNTON BEACH FL 33426 3436



**VILLAGE OF PALM SPRINGS, FLORIDA**  
228 Cypress Lake - Palm Springs, Florida 33461 / Phone 561-961-8200 ext. 2228 - www.vpsfl.org

March 29, 2028

ALICE AVENUE LLC  
1313 W BOYNTON BEACH BLVD STE 1B-377,  
BOYNTON BEACH, FL 33426-3436

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 3273 ROBTAN Ln. 1, Palm Springs, FL 33481.  
PCN: 70434419130000590

This property is in violation of local ordinances.

**SEC 14-33- NO RESIDENTIAL RENTAL PERMIT ON FILE.**

**Compliance Date: April 14, 2028**

Failure to comply can result in a Citation Fine, Court Costs, and a possible Lien on the property. Please call Code Enforcement at (561) 584-8200 ext. 8528 or the Code Officer listed below if you have any concerns or questions.

Respectfully,

Henry Stord,  
Village of Palm Springs  
Code Enforcement Officer

hstord@vpsfl.org  
561-901-8217-OFFICE CELL

Professionalism - Respect - Integrity - Duty - Excellence





# VILLAGE OF PALM SPRINGS, FLORIDA

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

April 20, 2026

**ALICE AVENUE LLC  
1313 W BOYNTON BEACH BLVD STE 1B-377  
BOYNTON BEACH, FL 33426 3436**

Dear Property Owner,

A **NOTICE OF VIOLATION AND HEARING** has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property at **3273 ROSTAN Ln, 1, Palm Springs, FL 33461**,  
**PCN: 70434419130000580.**

## **VIOLATION/HEARING 26-00353.**

The options available include coming into voluntary compliance or arguing your case at the Special Magistrate hearing, **MAY 14<sup>TH</sup>, 2026 at 10:00 AM**, as noted on your NOTICE OF HEARING. This is part of your right under the judicial system.

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

Please call the Code Enforcement Office at 561-584-8200 ext. 8523.

Respectfully,

Henry Stout  
Village of Palm Springs  
Code Enforcement Officer

[hstout@vpsfl.org](mailto:hstout@vpsfl.org)

Professionalism · Respect · Integrity · Duty · Excellence



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

POSTAL SERVICE CERTIFIED MAIL



9489 0178 9820 3046 8374 51

Label 890-0071 March 2023



quodient

FIRST-CLASS MAIL  
 IM1

\$008.86<sup>0</sup>

04/20/2026 ZIP 33480  
 043M31255277

US POSTAGE

ALICE AVENUE LLC  
 1313 W BOYNTON BEACH BLVD STE 1B-377,  
 BOYNTON BEACH FL 33426 3436

9489 0178 9820 3046 8374 51



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



quodient

FIRST-CLASS MAIL  
 IM1

\$000.74<sup>0</sup>

04/20/2026 ZIP 33480  
 043M31255277

US POSTAGE

ALICE AVENUE LLC  
 1313 W BOYNTON BEACH BLVD STE 1B-377,  
 BOYNTON BEACH FL 33426 3436

**CASE PRESENTATION**  
**CASE No. CASE 2026-00353**

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. 2026-00353. It concerns the property at 3273 ROSTAN 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 ALICE AVENUE LLC TRUST
5. Under observation, there are Violations of local ordinances
  6. SEC 14-32- NO RESIDENTIAL RENTAL PERMIT ON FILE.
  7. 3/26-CASE OPEN
  8. 3/29- CCV ISSUED-AND SENT-DUE DATE APRIL 14TH
  9. 4/1- NO PROGRESS
  10. 4/12- NO PROGRESS
  11. 4/20- RESIDENT GAVE ME A NON-WORKING NUMBER. - NO CONTACT BEEN MADE BY OWNERS.
  12. 4/29- NO PROGRESS
  13. 5/6/ no progress.
  14. On APRIL 20TH, 2026, a Notice of Violation/ Notice of Hearing 2026.00353 was issued for the Violations. The notice was mailed certified and regular to the respondent's address of record and posted at the property and Village Hall.
  15. The Village has also incurred costs of \$265.77 in conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than MAY 20<sup>TH</sup>, 2026
  16. Subject to any questions you might have, this concludes the Village Testimony.



**Property Detail**

Parcel Control Number: 70-43-44-19-13-000-0580      Location Address: 3273 ROSTAN LN 1  
 Owners: ALICE AVENUE LLC      Municipality: PALM SPRINGS  
 Mailing Address: 1313 W BOYNTON BEACH BLVD STE 1B-377, , BOYNTON BEACH FL 33426 3436  
 Last Sale: 01/25/2021      Book/Page#: 32184 / 01744      Price: \$595,000  
 Property Use Code: 0800 - MULTIFAMILY < 5 UNITS      Zoning: RM - RESIDENTIAL MULTI-FAMILY  
 Legal Description: LAKEWOOD GARDENS PL 3 LT 58      Total SF: 5468      Acres .46

Owner : &nbsp;  ALICE AVENUE LLC PCN: 70434419130000580



**2025 Values**

Improvement Value \$442,816  
 Land Value \$224,313  
 Total Market Value \$667,129  
 Assessed Value \$667,129  
 Exemption Amount \$0  
 Taxable Value \$667,129

**2025 Taxes**

Ad Valorem \$12,948  
 Non Ad Valorem \$1,687  
 Total Tax \$14,634

**2025 Qualified Exemptions**

**Applicants**

All values are as of January 1st each year.

**Building Footprint (Building 1)**



**Subarea and Square Footage (Building 1)**

Description	Area Sq. Footage
APT Apartment	264
BAS Base Area	754
BAS Base Area	754
FCP Finished Carport	570
FDG Finished Det. Garage	528
FOP Finished Open Porch	60
FOP Finished Open Porch	60
FST Finished Storage	45
FST Finished Storage	145
Total Square Footage : 5468	
Total Area Under Air : 3280	

**Extra Features**

Description	Year Built	Unit
No Extra Feature Available		

**Structural Details (Building 1)**

Description	
1 Bldg Type	DUPLEX
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1973
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	5
8 Full Baths	3
9 Half Baths	0
10 Exterior Wall 2	NONE
11 Roof Structure	GABLE/HIP
12 Roof Cover	BUILT-UP TAR/GRAVEL
13 Interior Wall 1	DRYWALL
14 Interior Wall 2	N/A
15 Floor Type 1	ASPHALT TILE
16 Floor Type 2	N/A

**Building Footprint (Building 2 )**



**Subarea and Square Footage (Building 2 )**

Description	Area Sq. Footage
BAS Base Area	754
FST Finished Storage	45
FCP Finished Carport	570
FST Finished Storage	45
FOP Finished Open Porch	60
FOP Finished Open Porch	60
BAS Base Area	754
Total Square Footage : 5468	
Total Area Under Air : 3280	

**Extra Features**

Description	Year Built	Unit
No Extra Feature Available		

**Structural Details (Building 2)**

Description	
1 Bldg Type	DUPLEX
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1973
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	4
8 Full Baths	2
9 Half Baths	0
10 Exterior Wall 2	NONE
11 Roof Structure	GABLE/HIP
12 Roof Cover	BUILT-UP TAR/GRAVEL
13 Interior Wall 1	DRYWALL
14 Interior Wall 2	N/A
15 Floor Type 1	ASPHALT TILE
16 Floor Type 2	N/A
17 Stories	1

Payment Info - Select to Expand Payment History for PIN

Account Information

<b>Property Control Number:</b> 70-43-44-19-13-000-0580 <b>Mailing Address:</b> 1313 W BOYNTON BEACH BLVD STE 1B-377 Boynton Beach, FL 33426-3436 <b>Owner of Record:</b> ALICE AVENUE LLC	<b>Property Type:</b> Real Property <b>Property Address:</b> 3273 ROSTAN LN 1 PALM SPRINGS, FL 33461 <b>Second Owner:</b>	<b>Status:</b> Active <b>Legal Description:</b> LAKEWOOD GARDENS PL 3 LT 58
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Last updated: 5/06/2026 01:25:44 PM

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

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

Tax Bills

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

Total Payable: \$0.00

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	<input type="checkbox"/> \$14,341.65 Net Tax: \$14,634.34 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$292.69	1/2/26	-\$14,341.65	Paid
3/31/25	<input type="checkbox"/> \$13,945.40 Net Tax: \$14,230.00 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$284.60	1/3/25	-\$13,945.40	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	<input type="checkbox"/> \$12,945.95 Net Tax: \$13,210.15 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$264.20	1/30/24	-\$12,945.95	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	<input type="checkbox"/> <b>\$11,992.07</b> Net Tax: \$12,236.81 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$244.74	1/9/23	-11,992.07	● Paid
3/31/22	<input type="checkbox"/> <b>\$7,307.24</b> Net Tax: \$7,533.23 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$225.99	12/30/21	-7,307.24	● Paid
3/31/21	<input type="checkbox"/> <b>\$7,402.86</b> Net Tax: \$7,631.82 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$228.96	12/11/20	-7,402.86	● Paid
3/31/20	<input type="checkbox"/> <b>\$6,811.91</b> Net Tax: \$7,095.75 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$283.84	11/21/19	-6,811.91	● Paid



**VILLAGE OF PALM SPRINGS  
CODE ENFORCEMENT**

**Case No: 26-00353**

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

**vs.**  
**ALICE AVENUE LLC**  
Respondent(s)

**ORDER FINDING VIOLATION**

Re: Violation of the following Village of Palm Springs Code of Ordinances:  
**Section 14-32: No residential rental permit on file.**

Property Address: 3273 Rostan Lane, 1, Palm Springs, FL 33461  
Legal Description: LAKEWOOD GARDENS PL 3 LT 58  
PCN: 70-43-44-19-13-000-0580

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 **May 14, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

**FINDINGS OF FACT**

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

**CONCLUSIONS OF LAW**

- Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
  - Section 14-32: No residential rental permit on file.**
  
- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
  - Section 14-32: No residential rental permit on file.**

**ORDER**

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **June 1, 2026**.
  - Administrative Cost of **\$265.77**
  - Citation fine of **\$ N/A**
  - Re-inspection fee of **\$ N/A**
  
- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **April 14, 2026**. If the Respondent fails to comply within the time given, a fine of **\$200 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 **June 1, 2026**.
  - Administrative Cost of **\$265.77**
  - Citation fine of **\$ N/A**
  - Re-inspection fee of **\$ N/A**

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

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Officer Henry Stout at (561) 584-8200 ext. 8523 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 May 14, 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: 1313 W BOYNTON BEACH BLVD STE 1B-377, BOYNTON BEACH FL 33426 3436](#)

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Cuenot

Date: May 14, 2026

Case No.: 2020-2442

Respondent(s): IS & RG LLC

Violation Address: 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 for Section30-143 has accrued for **1490 days** for a total fine of **\$74,500.00** as of the compliance date of **August 15, 2024**, the Citation amount and reinspection fee of \$330.00 and administrative costs of \$188.49 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 **\$37,250.00** within Thirty (30) days of the date of the Magistrate's Final Order on the Request or on or before **June 13, 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(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: Citation Case 2020-2442 Nuisance, trash and debris and Case No. 2022-43 Exterior property areas, Exterior of structure or building and Graffiti.

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 are severe and the Village has been citing this property and the Owner for over (7) Seven Years. Repeat violations of trash, debris, broken windows, rotted fascia, graffiti, dumping trash and garbage, constructions materials, mattresses and homeless living on the premises continue. Four (4) Liens were on this property with Authorization to Foreclose. Two years ago, Ms. Bashara applied for fine reductions. The Hearings were continued three times, because each time the property was still in violation the day of the Hearing. Last month we had these two cases on the Docket for Fine Reduction and had to withdraw the cases for non-compliance. The respondent has 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. The Village has documented this history of violations:

- 2019 -Citation for Public Nuisance and Graffiti.
- 2020. Case with Lien and Authorization to Foreclose - Public Nuisance, Trash and debris
- 2021 Case Lien with Authorization to Foreclose - Nuisance abatement for lot clearing services with
- 2022 - Case Lien with Authorization to Foreclose - violations of Exterior Property areas trash, debris, Exterior of Building fascia, broken windows, exposed septic tank and Graffiti.
- 2024 - Case Lien with authorization to foreclose. Repeat violations of Graffiti, broken windows, and landscape maintenance. The windows were boarded up rather than replaced.
- 2025 Case Lien with Authorization to foreclose. Repeat Graffiti.

Throughout these years Code has given additional time, continued cases and proposed a Stipulated Agreement if she would demo the building. I have called the property owner to advise her of violations looking for compliance.

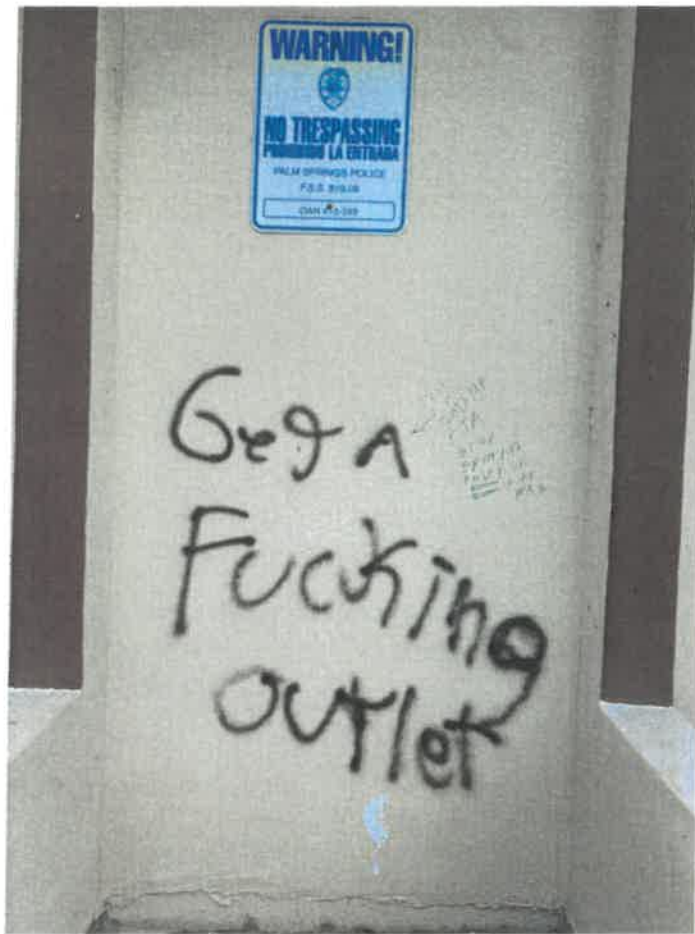
The gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent are evident.

The respondent now has a contract on the property. The assessed 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 no less than 50% in both cases. The Village requires payment of the reduced fine amount by June 11, 2026.

Dated: May 14, 2026,

By: Nanciann Cuenot  
Code Enforcement Officer

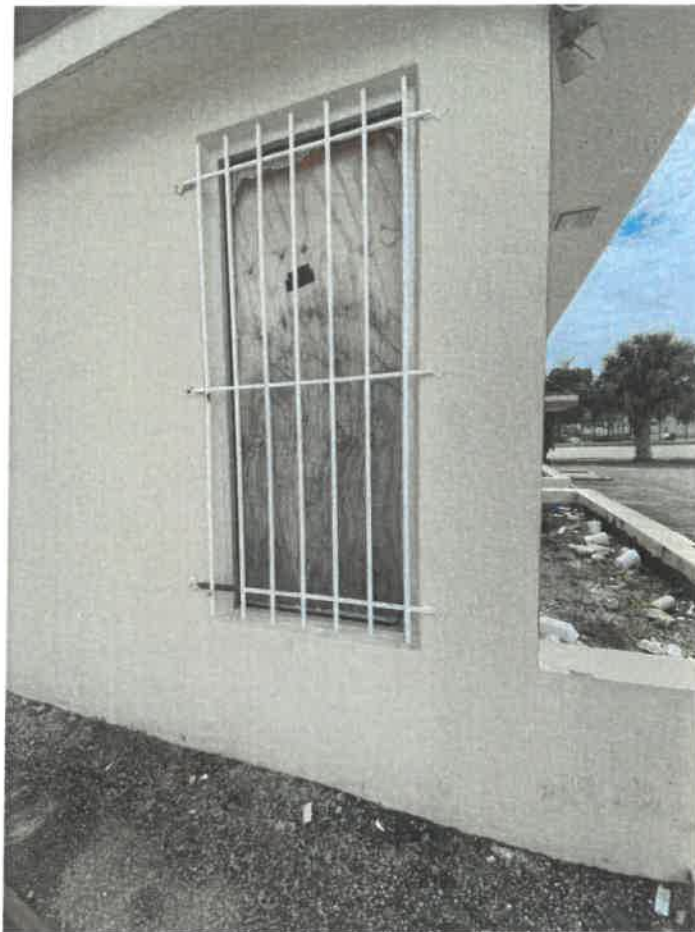
Sec. H6-3  
Graffiti



9/13/2022 10:37:16 AM



9/16/2022 1:32:22 PM



9/16/2022 1:36:35 PM



9/16/2022 1:36:38 PM

Sec. 10-8  
Exterior of  
Property  
Areas



9/16/2022 1:37:48 PM



9/16/2022 1:33:40 PM



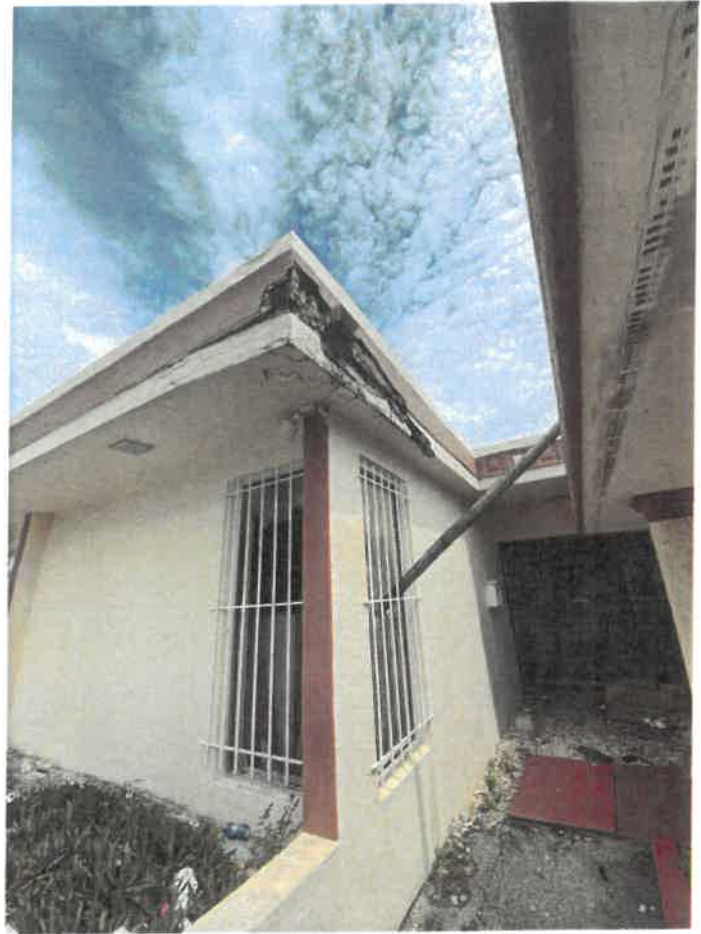
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9/16/2022 1:37:27 PM



9/16/2022 1:37:11 PM



9/16/2022 1:37:39 PM



9/16/2022 1:33:01 PM



9/13/2022 10:37:46 AM



9/16/2022 1:32:33 PM



9/16/2022 1:32:48 PM



9/13/2022 10:37:32 AM

**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: 70-43-44-20-01-186-0020

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 18<sup>th</sup> 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:

50.00 ✓ Respondent is not in compliance with the code violation Sec. 30-143- Trash & Debris, must bring all violations into compliance by **JULY 16, 2020**. If Respondent fails to comply within the time given, a fine of ~~\$100.00~~ **\$50.00 per day**, and will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection determines that the violations have been brought into compliance.

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

*Handwritten initials and date:*  
 [Signature]  
 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 18<sup>th</sup> day of June, 2020.**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 VILLAGE OF PALM SPRINGS

VILLAGE OF PALM SPRINGS  
 CODE ENFORCEMENT

BY:

*Handwritten signature of Special Magistrate*  
 Special Magistrate

I hereby certify that this is a true and correct copy of the CT Code Case 2020-2442 Finding Violation and the original 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

*Handwritten signature of Jane R. Worth*  
 Jane R. Worth, CMC  
 Deputy Village Clerk



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

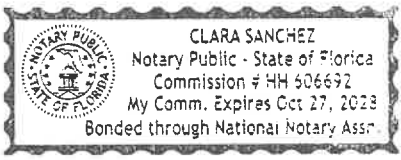
Sworn to, (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 9th day of APRIL 2026, by, NANCIANN CUENOT, who is personally known to me or who has produced \_\_\_\_\_ as identification.

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 **MAY 14, 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 **\$37,250.00** and costs in the amount **\$-0-** on or before **June 13, 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**

**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**

CFN 20240054013  
OR BK 34833 PG 1988  
Permit § 10-9 +  
\$46-3 on  
or before  
December 20

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

of § 10-8

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

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

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

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

DONE AND ORDERED this 20th day of October 2022.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
VILLAGE OF PALM SPRINGS

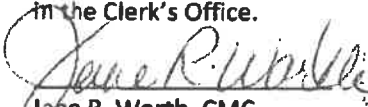
VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:

  
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

  
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, FLORIDA  
CODE ENFORCEMENT

CITATION NO: 2020-43

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 **October 20, 2022**, in the above mentioned case, has been re-inspected and, I **Nanciann Cuenot** state that said property is **NOW in compliance with Section 10-8 Exterior Property Areas; 10-9 Exterior of Structure or Building and Section 46-3 Graffiti** of the Ordinance Codes of the Village of Palm Springs on the **Fifteenth day of August, 2024**.  
Administration Costs of \$189.53 have been paid.

*Nanciann Cuenot*  
Code Enforcement Officer

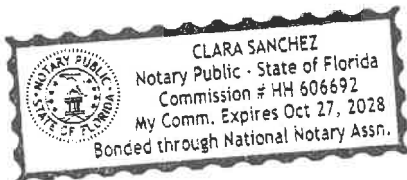
STATE OF FLORIDA  
COUNTY OF PALM BEACH

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, FLORIDA**

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

**Code Enforcement Officer:** Cuenot

**Date:** May 14, 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 per violation 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 \$91,900.00 within Sixty (60) days of the date of the Magistrate's Final Order on the Request or on or before June 13, 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: Citation Case 2020-2442 Nuisance, trash and debris and Case No. 2022-43 Exterior property areas, Exterior of structure or building and Graffiti.

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 are severe and the Village has been citing this property and the Owner for over (7) Seven Years. Repeat violations of trash, debris, broken windows, rotted fascia, graffiti, dumping trash and garbage, constructions materials, mattresses and homeless living on the premises continue. Four (4) Liens were on this property with Authorization to Foreclose. Two years ago, Ms. Bashara applied for fine reductions. The Hearings were continued three times, because each time the property was still in violation the day of the Hearing. Last month we had these two cases on the Docket for Fine Reduction and had to withdraw the cases for non-compliance. The respondent has 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. The Village has documented this history of violations:

- 2019 -Citation for Public Nuisance and Graffiti.
- 2020. Case with Lien and Authorization to Foreclose - Public Nuisance, Trash and debris
- 2021 Case Lien with Authorization to Foreclose - Nuisance abatement for lot clearing services with
- 2022 - Case Lien with Authorization to Foreclose - violations of Exterior Property areas trash, debris, Exterior of Building fascia, broken windows, exposed septic tank and Graffiti.
- 2024 - Case Lien with authorization to foreclose. Repeat violations of Graffiti, broken windows, and landscape maintenance. The windows were boarded up rather than replaced.
- 2025 Case Lien with Authorization to foreclose. Repeat Graffiti.

Throughout these years Code has given additional time, continued cases and proposed a Stipulated Agreement if she would demo the building. I have called the property owner to advise her of violations looking for compliance.

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 are evident.

The respondent now has a contract on the property. The assessed 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 no less than 50% in both cases. The Village requires payment of the reduced fine amount by June 11, 2026.

Dated: May 14, 2026,

By: Nanciann Cuenot  
Code Enforcement Officer

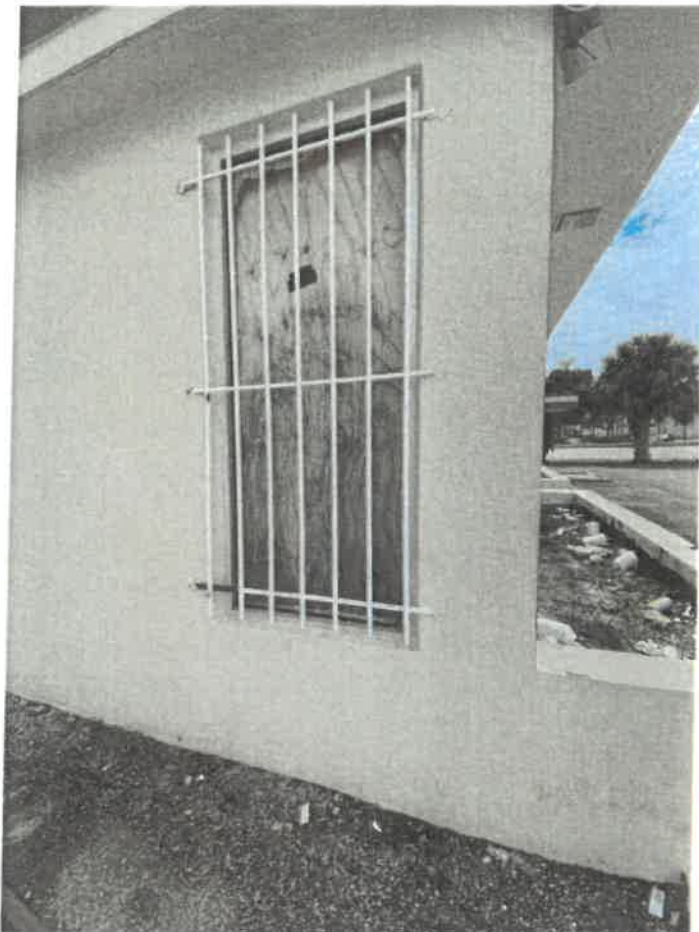
Sec. H6-3  
Graffiti



9/13/2022 10:37:16 AM



9/16/2022 1:32:22 PM



9/16/2022 1:36:35 PM

Sec. 10-8  
Exterior of  
Property  
Areas



9/16/2022 1:36:38 PM



9/16/2022 1:37:48 PM



9/16/2022 1:33:40 PM



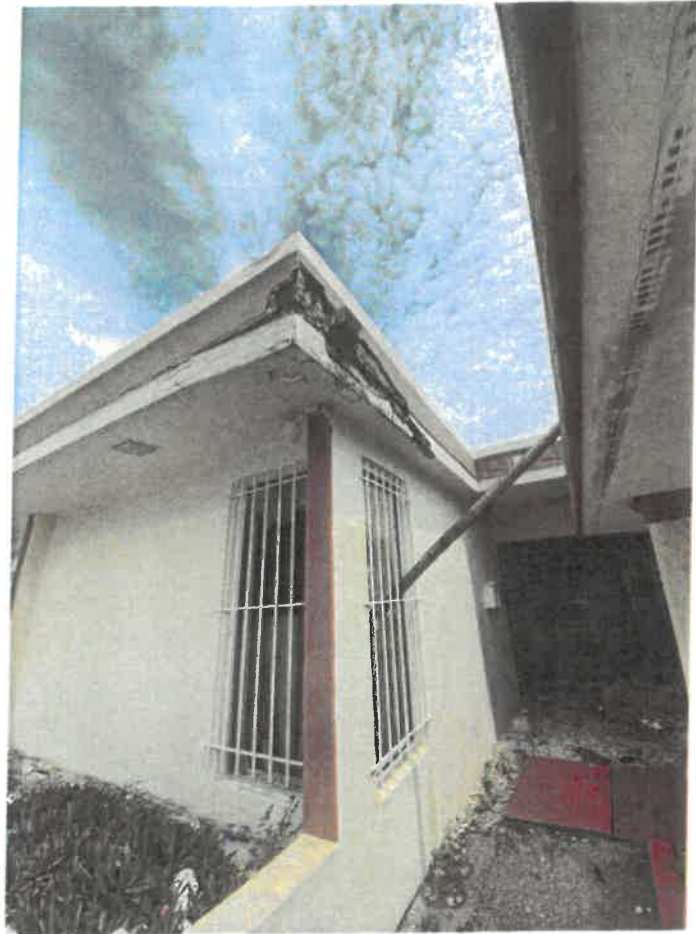
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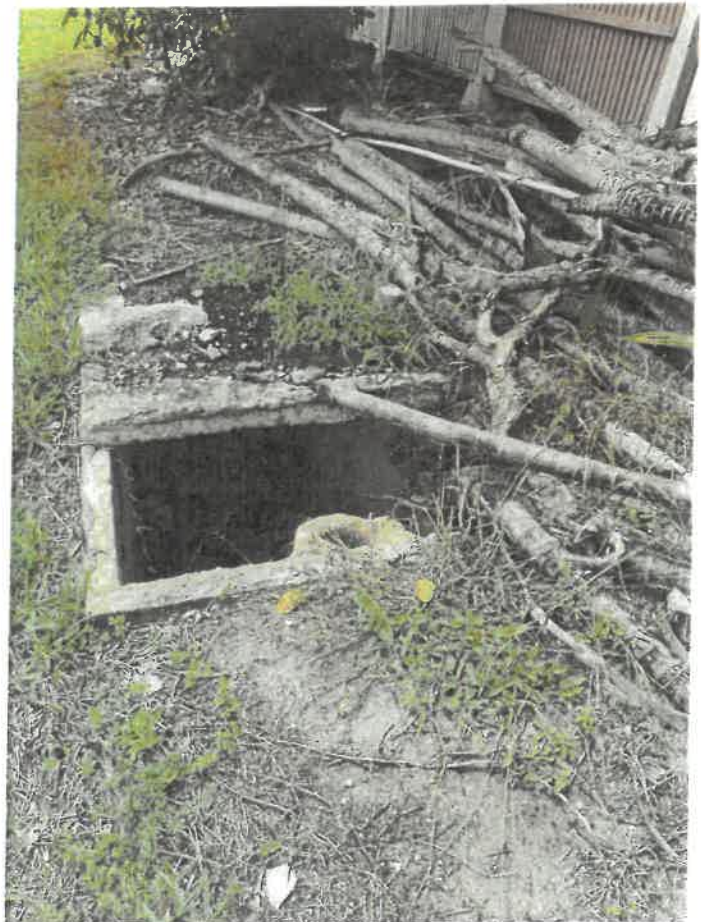
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9/16/2022 1:33:01 PM



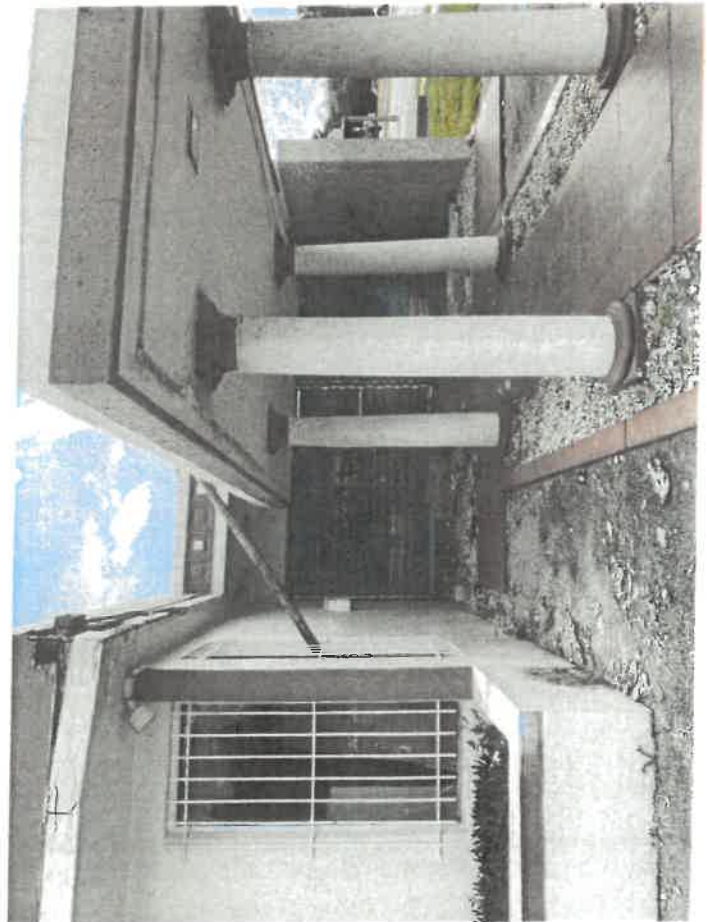
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**Village of Palm Springs  
Code Enforcement Magistrate Hearing**

**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 **MAY 14, 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 respondents 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 **\$91,900.00** and costs in the amount **\$-0-** on or before **June 13, 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, FLORIDA

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

Code Enforcement Officer: STOUT

Date: MAY 14<sup>TH</sup>, 2026

Case No.: 25-01296

Respondent(s): CONGRESS POINTE INC

Violation Address (Subject Property): 4455 SOUTH CONGRESS AVE, Palm Springs, FL

**BACKGROUND**

On **March 19, 2026**, the above-referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as a violation of Code Section 10-31 (FBC 105.1): Work exceeded the scope authorized by the permits. Requests for revisions were not provided. Information on the fire alarm and fire sprinkler systems has not been submitted to the Palm Beach County Fire Department. The Respondent was given until April 30, 2026, to come into compliance, pay the fees, obtain permits, and turn in reports and have the fire evaluation.

**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., the Special Magistrate **approves** the Respondent's Request for an Extension of time.
- B.  That, based upon the criteria of Section 162.06(2), Fla. Stat., the Special Magistrate **denies** the Respondent's Request for an Extension of time. This recommendation is based on the fact that the Respondent has been given 5 months and several EMAIL COMMUNICATIONS WITH BUILDING OFFICIALS ON HOW TO RESOLVE THE ISSUES, and we stand by the Order Finding Violation, giving them until April 30, 2026, to comply. Once in compliance, the Respondent may come in for a Lien Reduction Hearing.

Dated: MAY 14<sup>TH</sup>, 2026

By: HENRY STOUT,  
Code Enforcement Officer

## STAFF JUSTIFICATION FOR RECOMMENDATION

1 **\*\*Insufficient Progress: \*\*** Despite multiple notifications since December of 2025 and communications and inspections by the village building official, Peter Ringle, and Palm Beach County Fire Inspector Dennis Rudolph regarding the importance of submitting the fire report, no documentation has been received as of this date. This lack of action raises concerns about adherence to safety regulations and the welfare of occupants. Given the severity of the situation and the potential risks associated with delayed reporting, the request for an extension is denied. The required documentation items are life safety-related pending (fire rescue).

Fire alarm engineer evaluation of the SHELL and nightclub. This is to determine if the nightclub will require a voice activation system, a new FACP, and additional fire protection.

Life Safety Plan (exits, panic hardware, path of travel, etc.).

Fire Wall inspection (Fire - New Construction). It's my understanding that Mr. Peter has inspected the building from the outside, per Rocha.

Additional plans for nightclub fire protection. This is additional to the radio dialer and fire protection that is being moved from the outer SHELL to the interior suite.

All fire protection-related items for the SHELL and nightclub will be determined by the fire alarm engineer's evaluation. All items will go through our plan review section at 561-233-0050.

Dated: MAY 14<sup>TH</sup>, 2026

By: HENRY STOUT  
Code Enforcement Officer  
Printed Name and Position

Village of Palm Springs  
Code Enforcement Magistrate Hearing



CODE CASE: 2025-01296

VILLAGE OF PALM SPRINGS, FLORIDA  
Petitioner,

v.  
CONGRESS POINTE, INC  
4455 SOUTH CONGRESS AVE  
LAKE WORTH, FL 33461  
MAILING ADDRESS:  
106 N MILITARY TRL  
WEST PALM BEACH FL 33415 2144

Respondent(s).

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

ORDER GRANTING /DENYING EXTENSION OF TIME

THIS MATTER, having come before the Village of Palm Springs Code Enforcement Special Magistrate on MAY 14<sup>th</sup>, 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: CONGRESS POINT PLAZA PAR A
2. On MARCH 19<sup>TH</sup>, 2026, the Village of Palm Springs Code Enforcement Special Magistrate entered an Order finding the Respondents in violation of Section 10-31 (FBC 105.1): Work exceeded the scope authorized by the permits. Requests for revisions were not provided. Information on the fire alarm and fire sprinkler systems has not been submitted to the Palm Beach County Fire Department.
3. The Respondent was given until APRIL 30<sup>TH</sup>, 2026, within which to comply with the code; failing to do so, a fine of \$500.00 per day, per violation was assessed against the Respondent(s).

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 of 90 days to comply with the Notice of Violation issued in this matter, requiring compliance on or before JUNE 14<sup>th</sup>, 2026.
- B. If the Respondent shall not bring the alleged violations into compliance on or before the extended compliance date of JUNE 14<sup>TH</sup>, 2026, the fine of \$500.00 per day, per violation shall commence from the original date of compliance of APRIL 30<sup>TH</sup>, 2026, and continue for each day of non-compliance.

DONE AND ORDERED this 14th day of MAY 2026.

By: \_\_\_\_\_  
Special Magistrate

Copies Furnished to the Parties by U. S. MAIL \_\_\_\_\_