



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
JUNE 18, 2026
10:00 AM**

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

AGENDA CHANGES

MOTION HEARINGS

1. Case No. 25-00761 - 4077 Lakewood Road - Samuel Sarabia
CE Officer Joey Sanders (**Property in Compliance**)
Violation of Village Code of Ordinances
Section 10-8: Driveways. Driveway observed to be in disrepair and in need of resurfacing.
Section 34-914: Vehicles/Parking. Remove all inoperative and/or unregistered vehicles and trailers from the property. Remove all vehicles and trailers parked on the grass.
Section 10-9: Exterior Property Maintenance. Remove all shutters covering the windows. Paint the mailbox post and display the house number "4077" on the left side of the mailbox.
Citation Fine: N/A
Admin Cost: \$257.35
Recommendation: \$100.00 per day, per violation
Compliance Date: July 1, 2026

2. Case 26-00588 - 3818 South Congress Avenue - Bismillah Enterprises Inc.
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 30-143: Public Nuisance (Trash & Debris). Repeat Violation.
Citation Fine: N/A
Admin Cost: \$237.35
Recommendation: \$500.00 per day (Repeat Violation)

Compliance Date: Daily Fines Running

3. Case - 26-00511 - 711 Lori Drive, 407 - Outsatnding Construcion Inc.
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Working without the required permits.

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

Citation Fine: N/A
Admin Cost: \$217.35
Recommendation: \$100.00 per day
Compliance Date: June 30, 2026

4. Case 26-00598 - 448 Kirk Road - Ida Gutierrez
CE Oficer Tom Gehrman

Violation of Village Code of Ordinances

Section 34-1327: Driveway not maintained, unapproved surface, and no progress made toward correction.

Section 34-913: Prohibited parking of a truck at a residential property.

Section 34-914: Parking on an unapproved surface and trailer located in front of the residence within the right-of-way.

Citation Fine: N/A
Admin Cost: \$217.35
Recommendation: \$100.00 per day, per violation
Compliance Date: June 30,2026

5. Case 25-00188 - 3328 Lake Worth Road - Barbara Dick TR & Barbara Dick Trust
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-221: Responsibility of owner. Maintain all landscaping on the property in good condition.

Section 30-132: Maintenance of abutting parkways. Replace missing grass and trees within the parkway area abutting the street.

Section 34-224: Replacement of vegetation. Replace missing shrubs and tree along the sidewalk.

Section 10-8: Exterior of Property. Repave the parking lot on the east side of the building and replace or remove the damaged fence. Remove broken parking stops, graffiti and repair curbs in the parking median.

Section 10-9: Street numbers. Post the property address range on the roadside marquee/sign with a minimum of 6-inch numerals in a contrasting color.

Section 34-1366: Building Design Requirements. Relocate dumpster(s) to the rear or side yard and provide the required screening from view of any street or adjoining property.

Citation Fine: N/A

Admin Cost: \$220.74
Recommendation: \$100.00 Per day, per violation
Compliance Date: August 17, 2026

6. Case 26-00965 - 3328 Lake Worth Road - Barbara Dick TR & Barbara Dick Trust
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Working without required permit for monument sign.

Section 10-31 (FBC 110.1): Failure to obtain required inspections.

Citation Fine: N/A
Admin Cost: \$110.34
Recommendation: \$100 per day, per violation.
Compliance Date: August 17, 2026

7. Case No. 26-03399 - 1829 Fairview Villas Dr, Apt 2 - Buechner Alison N
CE Officer Mitchell Sebastian

Violation of Village Code of Ordinances

Section 14-32: Residential rental permit required for residential rental unit.

Citation Fine: \$250.00
Admin Cost: \$265.77
Recommendation: N/A
Compliance Date: June 19, 2026

8. Case 25-01012 - PCN 70-43-44-19-260-010-000 - Pine Needle Park POA Inc.
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 34-225: Missing or broken fence.

Citation Fine: N/A
Admin Cost: \$99.60
Recommendation: \$200.00 per day
Compliance Date: July 1, 2026

9. Case 25-01230 - 3138 Lake Worth Road -Store 66 Inc
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-1332: Drainage; maintenance; restriction of use; pavement; additional application. Maintain off-street parking area in a neat, clean, orderly, and dust-free condition.

Section 34-1327: Off-Street Parking. Do not obstruct parking spaces or access aisles. Limit parking to no more than nineteen (19) trucks and six (6) trailers in accordance with the approved site plan.

Section 34-1329: Parking. Maintain six (6) parking spaces and one (1) handicap

space for customers and employees. Parking spaces shall not be occupied by U-Haul trucks or trailers.

Section 62-75: Commercial Development Storage Areas. Screen dumpster enclosure on three (3) sides with landscaping and an opaque gate. Relocate dumpster enclosure in accordance with the approved site plan and paint existing walls.

Section 10-8: Exterior Property Areas. Remove weeds, replace grass, and maintain property in a clean and safe condition. Complete all site improvements in accordance with the approved site plan, including paving and striping the parking lot, relocating the dumpster enclosure, and installing required landscaping.

Citation Fine: N/A

Admin Cost: \$179.20

Recommendation: \$200.00 Per day, per violation

Compliance Date: July 6, 2026

September 16, 2026 — Complete all work per approved Site Plan

AUTHORIZATION FOR FORECLOSURE Results

10. Case 2025-52 -4157 Lakewood Road - Caslmon Rebecca J

CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 10-9: Building. Exterior of structure not maintained in good repair.

Section 10-7: Property. General property maintenance violations observed.

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

Section 30-143: Nuisance. Rubbish, stagnant water, weeds, and/or overgrowth present on the property.

Section 34-225: Fencing. Missing and/or broken fence, wall, or gate.

Section 34-1381: Nuisance. Nuisance materials stored outside and visible from neighboring properties.

Citation Fine: \$105,600 and running

Admin Cost: \$279.10 from original hearing

Recommendation: Village authorization to foreclose

Compliance Date: TBD

11. Case 2025-50 -4167 Lakewood Road - Earl Smyth

CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 10-9: Building. Exterior of structure not maintained in good repair.

Section 10-7: Property. General property maintenance violations observed.

Citation Fine: \$52,000 and running

Admin Cost: \$279.10 from original hearing

Recommendation: Village authorization to foreclose

Compliance Date: TBD

12. Case 2025-51- 4165 Lakewood Road - Lakewood Villas Prop Assn
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Section 34-1381: Nuisance. Nuisance materials stored outside and visible from neighboring properties.
Section 34-225: Fencing. Missing and/or broken fence, wall, or gate.
Section 10-8: Property. Exterior property, accessory structures, pools, sidewalks, and driveways not properly maintained.
Citation Fine: \$124,000.00
Admin Cost: \$279.10 from original hearing
Recommendation: Village authorization to foreclose
Compliance Date: TBD
13. Case 2025-63 - 4159 Lakewood Road - Earl F Smyth
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Section 34-1381: Nuisance. Nuisance materials stored outside and visible from neighboring properties.
Section 34-225: Fencing. Missing and/or broken fence, wall, or gate.
Section 10-7: Property. General property maintenance violations observed.
Section 10-31 (FBC 105.1): Failure to obtain the required building permit.
Section 14-32: Rental. Required residential rental unit permit not obtained.
Citation Fine: \$8,000.00
Admin Cost: Paid
Recommendation: Authorization to foreclose
Compliance Date: TBD
14. Case 2025-65 - 4169 Lakewood Road - Earl F Smyth & Errol R Smyth
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 14-32: Rental. Required residential rental unit permit not obtained.
Section 34-225: Fencing. Missing and/or broken fence, wall, or gate.
Section 10-7: Property. General property maintenance violations observed.
Citation Fine: \$68,700.00
Admin Cost: Paid
Recommendation: Authorize to foreclose
Compliance Date: TBD
15. Case 2025-66 - 4173 Lakewood Road - Earl F. Smyth
CE Officer David Urrutia
Violation of Village Code of Ordinances

Section 30-141: Overgrowth. Excessive growth of weeds and vegetation throughout the property.

Section 34-1381: Nuisance. Nuisance materials stored outside and visible from neighboring properties.

Section 10-7: Property. General property maintenance violations observed throughout the property.

Section 14-32: Rental. Required residential rental unit permit not obtained.

Citation Fine: \$104,000 and running
Admin Cost: \$252.35 from original hearing
Recommendation: Village authorization to foreclose
Compliance Date: TBD

PETITION FOR REDUCTION OR ABATEMENT OF FINE

16. Case 2025-100 - 2935 Lake Worth Road - Kennedy Evans & Mary Nichols
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances

Section 34-878.8: Prohibited Use. Violation of Ordinance 2025-03.

Section 70-93: Prohibited Occupation and Business Classifications. Psychic readings conducted at the property.

Initial Violation: August 4, 2025
Order Finding Violation: November 19, 2025
Compliance Deadline: February 9, 2026
Compliance Date: April 26, 2026
Fine Amount: \$18,750.00
Citation Fine: N/A
Admin Cost: Paid
Recommendation: \$1,650.00
Compliance Date: August 17, 2026

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

17. Case 2026-04 - 3920 South Congress Avenue - Blackhall Inc
CE Officer Nanciann Cuenot (ADDENDUM)
Violation of Village Code of Ordinances

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

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

Initial Violation: October 21, 2025
Order Finding Violation: January 15, 2026
Compliance Deadline: March 13, 2026
Compliance Date: September 28, 2026
Fine Amount: \$250.00 per day

Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	3 month extension
Compliance Date:	September 28, 2026

STIPULATION AND AGREED ORDER

MOTIONS FOR CONTINUANCE

APPEAL

**Next Magistrate Hearing is
Thursday, July 16, 2026, at 10 AM**

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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

II. Persons with Disabilities:

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

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

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

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

III. Complaint Procedures:

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

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

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No: 25-00761



VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

VS.
SAMUEL SARABIA
4077 LAKEWOOD RD
PALM SPRINGS, FL 33461 3432
Respondent.

PCN: 70-42-44-24-12-000-0192

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

May 6th 2026
[Handwritten signature]

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on, the real property located at **4077 Lakewood RD, Palm Springs, FL 33461** and owned by **Samuel Sarabia** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

SECTION 10-8: Driveways-Driveway observed in disrepair and needs to be resurfaced.

SECTION 34-914: Vehicles/Parking-Remove all inoperative and/or unregistered vehicles and trailers off the property and remove all vehicles and trailers parked on the grass.

SECTION 10-9: Exterior Property Maintenance-Remove all shutters covering the windows, paint the mailbox post, and post "4077" house ID numbers on the left side of the mailbox.

This above violation(s) must be corrected on or before **June 11th, 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 **June 18th, 2026**, at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the Special Magistrate. The Special Magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance and a fine to be imposed if the violation(s) are not corrected within a timely manner. If a violation(s) is found, the Magistrate will impose administrative costs to be paid to the village for this case.

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8300 ext. 8520 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) prior to the requested inspection. If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$250.00** per day, per violation (and **\$500.00** per day, for a REPEAT violation when first observed), and for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **All fines and costs**

will become a lien(s) on your property and any other property you own.

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

Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Person(s) 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

Joey Sanders

May 6th, 2026

Date Issued



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

**VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner**

Case No. 25-00761

**SARABIA SAMUEL
4077 LAKEWOOD RD
PALM SPRINGS, FL 33461 3432
Respondent,**

PCN: 70-42-44-24-12-000-0192

AFFIDAVIT OF SERVICE

On May 9th, 2026, at 4:43 PM, I served the attached NOTICE OF VIOLATION/NOTICE OF HEARING on the within-named Samuel Sarabia, at 4077 Lakewood RD Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall located at 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.

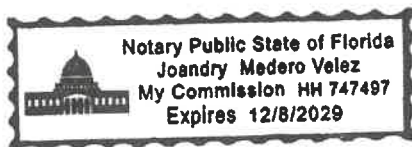
By: Joey Sanders 
Code Enforcement Officer

Date: 05/09/2026

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

The foregoing instrument was acknowledged before me this 29 day of May 2026, by Joey Sanders 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



Posted on 05/09/2026 at 4:43 PM

[Handwritten signature]

VILLAGE OF PALM SPRINGS, FLORIDA
2500 PALM SPRINGS AVENUE, SUITE 100
PALM SPRINGS, FL 33461
PHONE: 888.233.4444
FAX: 888.233.4444

NOTICE OF HEARING AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

NOTICE OF HEARING AND NOTICE OF HEARING

NOTICE OF HEARING AND NOTICE OF HEARING

VILLAGE OF PALM SPRINGS, FLORIDA
2500 PALM SPRINGS AVENUE, SUITE 100
PALM SPRINGS, FL 33461
PHONE: 888.233.4444
FAX: 888.233.4444

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Posted on 05/09/2026 at 4:43 PM
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VILLAGE OF PALM SPRINGS, FLORIDA

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

May 6th, 2026

**SAMUEL SARABIA
4077 LAKEWOOD RD
PALM SPRINGS, FL 33461 3432**

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement Unit of the Village of Palm Springs. This is regarding the property located at **4077 Lakewood RD, Palm Springs, FL 33461**
PCN: 70-42-44-24-12-000-0192.

Case No: 25-00761

SECTION 10-8: Driveways-Driveway observed in disrepair and needs to be resurfaced.

SECTION 34-914: Vehicles/Parking-Remove all inoperative and/or unregistered vehicles and trailers off the property and remove all vehicles and trailers parked on the grass.

SECTION 10-9: Exterior Property Maintenance-Remove all shutters covering the windows, paint the mailbox post, and post "4077" house ID numbers on the left side of the mailbox.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing on **June 18th, 2026**, at **10:00 AM**, that is noted on the NOV/NOH. This is part of your rights under the judicial system.

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

Please call the Code Enforcement Office at 561-584-8300 ext. 8520.

Respectfully,

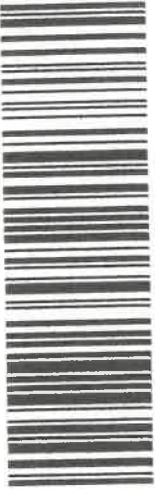
Joey Sanders
Village of Palm Springs
Code Enforcement Officer
jsanders@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence

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05/06/2026 ZIP 33480
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Label 890-QDT, March 2023



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CERTIFIED MAIL

UNITED STATES POSTAL SERVICE

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



SAMUEL SARABIA
4077 LAKEWOOD RD
PALM SPRINGS, FL 33461 3432

quadrant
FIRST-CLASS MAIL
IMI
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05/06/2026 ZIP 33480
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VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
226 CYPRESS LANE
PALM SPRINGS, FL 33461



SAMUEL SARABIA
4077 LAKEWOOD RD
PALM SPRINGS, FL 33461 3432

Sec. 10-8. Exterior property areas.

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

(Ord. No. 2006-47, § 2, 11-9-2006)

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

- (a) *General.* The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- (b) *Exterior painting.* All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.
- (c) *Street numbers.* One address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained or multi-unit buildings which utilize a roadside marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of four inches for residential and six inches for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. When the building utilizes multiple addresses, such as multiple occupant mercantile buildings, the address range shall be posted as indicated above. Signs shall be plainly visible from the street or right-of-way providing access to the lot and shall be installed and maintained pursuant to the county building security code. This requirement shall apply to all new and existing structures.
- (d) *Structural members.* All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- (e) *Foundation walls.* All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.
- (f) *Exterior walls.* All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- (g) *Roofs and drainage.* The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the

structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.

- (h) *Decorative features.* All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- (i) *Overhang extensions.* All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- (j) *Stairways, decks, porches and balconies.* Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- (k) *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.
- (l) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (m) *Window and doorframes.* Every window, door and frame shall be kept in sound condition, good repair and weather tight.
 - (1) *Glazing.* All glazing materials shall be maintained free from cracks and holes.
 - (2) *Openable window.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- (n) *Doors.* All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
- (o) Holiday lights and decorations, erected during the appropriate holiday season, shall comply with all applicable building and electrical codes. Holiday lights and decorations may be erected no earlier than 30 days prior to the subject holiday, with the exception of the Christmas/Hanukkah holidays. Christmas/Hanukkah lights and decorations may be erected no earlier than October 15. All Christmas/Hanukkah lights and decorations must be removed within 30 days following the holiday. All other holiday lights and decorations shall be removed within 14 days following the holiday.
- (p) Protection from windborne debris is encouraged for all structures certified for occupancy in the village. Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the building code in effect at the time such hurricane protection was permitted by the building department.
- (q) It is prohibited to maintain any device (including but not limited to wood, aluminum, or approved hurricane shutters) used for securing property, which impede egress, light, and/or ventilation in a closed/secured position on occupied buildings after a designated hurricane watch or warning has terminated. In addition, it is prohibited to maintain any hurricane protective devices, with the exception of those covering clerestory windows, in a closed/secured position for periods in excess of ten consecutive days unless:
 - (1) A hurricane occurs during the ten-day period, at which point the ten-day period begins anew the day after hurricane conditions have subsided; or
 - (2) Hurricane or tropical storm watch conditions are predicted to occur within 48 hours after the tenth day; or

-
- (3) The structure is used for residential purposes, but no person is in residence for a period in excess of ten consecutive days, except that (1) and (2), above, shall still apply during periods when a person is in residence.
 - (4) Clerestory windows exempted under this section, shall be removed ten days after the official conclusion of the hurricane season.
 - (r) The owner of an occupied structure shall promptly repair any broken door or window so that a temporary boarded up condition is limited. Any such repair, other than in the case of a natural disaster, shall be made within ten (10) consecutive days. Any means of securing property including crime prevention devices shall be subject to review by the building official for safety and compliance with the Florida Building Code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Real property may be secured via boarding up windows, doors, or other openings upon the requirement of the building official provided a permit is issued by the village prior to securing a property.
- (Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2007-07, § 2, 9-13-2007)

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

- (a) Parking or storage locations for cars, light trucks, motorcycles, and other vehicles not otherwise provided for in this subdivision, shall be permitted as provided below. Such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and permanent building(s), as follows:
 - (1) Within a garage, covered carport, or front driveway.
 - (2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,
 - (3) In the rear yard behind the setback line, at the height of or below the roofline of the house,
 - (4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.
- (b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.
- (c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster") within any zoning district in the village, is subject to the following regulations:
 - (1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.

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- (2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time must be in writing, and must include a written justification statement demonstrating "good cause" as to why the 30-day period should be extended for up to an additional 30 consecutive days. The decision to grant or deny the request for an extension, shall be within the sole discretion of the village. Not more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.
 - (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.
 - (4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.
- (d) Parking or storage locations for not more than the following:
- (1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:
 - a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
 - b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.
 - (2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.
- (e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.
- (f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.

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- (g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.
 - (h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.
 - (i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.
 - (j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

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

CASE PRESENTATION

CASE No. CASE 2025-00761

1. Good morning. My name is Joey Sanders and I'm a code enforcement officer for the Village of Palm Springs and I've been sworn in.

2. Case #2025-00761 is concerning the property located at 4077 Lakewood RD within the Village of Palm Springs.

3. According to the Palm Beach County Property Appraiser's records and the Palm Beach County Tax Collector's records, the current owner of the property is Samuel Sarabia.

4. Pursuant to observation there are violations of the following local ordinances:
SECTION 10-8: Driveways-Driveway observed in disrepair and needs to be resurfaced.
SECTION 34-914: Vehicles/Parking-Remove all inoperative and/or unregistered vehicles and trailers off the property and remove all vehicles and trailers parked on the grass.
SECTION 10-9: Exterior Property Maintenance-Remove all shutters covering the windows, paint the mailbox post and post "4077" house ID numbers on the left side of the mailbox.

Photos are included in the file.

5. On 07/18/2025, I inspected the property and observed multiple code violations to include the front driveway in disrepair and several inoperative and/or unregistered vehicles and trailers being stored in the rear of the property. I issued a code courtesy violation notice and posted it on the front door of the property. All of the other above noted violations were also discovered throughout the duration of this case. It should be noted that I mailed the property owner a total of two follow-up letters which included a "Final Notice Before Special Magistrate Hearing" warning notice dated 11/22/2025 with a compliance date of 12/06/2025.

The property owner and I remained in constant communication with one another over the past (11) months. This was accomplished through various means to include via telephone, text messages and site visits. On 05/09/2026, I conducted a final site visit with the property owner and we walked the property together. I pointed out all of the above listed violations and explained what steps needed to be taken in order to bring the property into compliance. I also stressed to the property owner the importance of having all of the violations cured by no later than 06/11/2026 in which he stated that he understood. As of this writing, the property owner has not provided me with any updates and has failed to make any additional efforts to communicate with me.

6. On May 6th, 2026, Notice of Violation/ Notice of Hearing 2025-00761 was issued for the violations. The NOV/NOH notice was sent certified and regular mail to the respondent's address of record and posted at the property and at Village Hall. The Green Card from the certified mailing was not signed and returned. Unfortunately, the property remains in non-compliance.

7. I request that the respondent be ordered to come into compliance by correcting all the property violations by July 1st, 2026. If not in compliance by July 1st, 2026, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of \$257.35 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than July 1st, 2026.

CASE No. _____

9. Subject to any questions you might have, this concludes the Village's testimony.



The Village of Palm Springs
FLORIDA



Case Administrative / Court Costs

June 18, 2026, 4077 Lakewood RD Palm Springs, FL 33461		Case 2025-00761		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	4.00	20.00	80.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
			0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2025-00761				257.35



PALM SPRINGS POLICE DEPARTMENT

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

November 22nd, 2025

Samuel Sarabia
4077 Lakewood RD
Palm Springs, FL 33461

Final Notice Before Special Magistrate Hearing

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department’s Code Enforcement Division. This is regarding the property located at 4077 Lakewood RD Palm Springs, FL 33461

PCN: 70-42-44-24-12-000-0192

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

SECTION 105.1 & 110.1

Work W/o Permits: Pavers installed without a permit and inspection. Please call me so we can discuss this.

SECTION 34-914

Vehicles/Parking: Remove all inoperative and/or unregistered vehicles off the property. Also, all vehicles must be parked on an impervious surface (no grass).

SECTION 10-8

Driveway Maintenance: Front driveway observed in disrepair and needs to be resurfaced.

SECTION 30-143

Materials: Remove large rolled up bundle of chain-link fencing (right side).

SECTION 10-9

Exterior Property Maintenance/Shutters: Remove all metal shutters covering the windows (right side).

Compliance Date: December 6th, 2025

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

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

Respectfully,

Joey Sanders

Code Enforcement Officer ID #211

Palm Springs Police Department

Phone:561-584-8300 Ext: 8525

Email: jsanders@vpsfl.org



PALM SPRINGS POLICE DEPARTMENT

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

July 19th, 2025

Samuel Sarabia
4077 Lakewood RD
Palm Springs, FL 33461

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **4077 Lakewood RD Palm Springs, FL 33461**

PCN: 70-42-44-24-12-000-0192

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

SECTION 105.1 & 110.1

Work w/o Permits: Pavers installed without a permit and inspection. Contact the PZB Department at 561-584-8200 Ext: 8460 or permits@vpsfl.org for further assistance.

SECTION 34-912 & 34-914

Vehicles/Parking: Remove all inoperative and/or unregistered vehicles/trailers off the property. Also, all vehicles must be parked on the grass and no vehicles/trailers may not be parked within the right-of-way.

SECTION 30-141 & 10-8

Overgrowth/Weeds/Driveways:

- Trim all overgrown trees/bushes/hedges/vegetation located throughout the property. This includes all overgrown vegetation encroaching over the roadway.
- Remove all weeds attached to the chain-link fences.
- Front driveway observed in disrepair and needs to be resurfaced.

SECTION 30-143 & 34-1381

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

SECTION 10-9

Exterior Property Maintenance/Shutters: Remove all metal shutters covering the windows (right side).

Compliance Date: August 2nd, 2025

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

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

Respectfully,

Joey Sanders

Code Enforcement Officer ID #211

Palm Springs Police Department

Phone: 561-584-8300 Ext: 8525

Email: jsanders@vpsfl.org

Professionalism • Respect • Integrity • Duty • Excellence

Courtesy Code Violation Notice

Case# _____

Date: 07/18/2025 Time: _____

Location: 4077 Lakewood RD

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

Please address the listed code violations:

105-110-1 Pavement installed without a permit.

34-91-34-914-VEHICLES/Parking

30-111-10-8-Overgrowth/weeds/Driveways

30-143-Trash/debris/Materials

34-138-1-Open Storage

10-9-Exterior Property Maintenance/Structures

* Reference Attached Letter *

Compliance Date: 08/02/2025

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

Code officer J. Sanders #211

Name I.D. #

Palm Springs Police Department

(561) 584-8300, ext. 8520
Ext. 8525



Property Detail

Location Address : 4077 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-12-000-0192
Subdivision : MANILA PARK IN
Official Records Book/Page : 11618 / 1313
Sale Date : 02/14/2000
Legal Description : MANILA PARK SLY 151.25 FT OF LT 19

Owner Information

Owner(s)	Mailing Address
SARABIA SAMUEL	4077 LAKEWOOD RD LAKE WORTH BEACH FL 33461 3432

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/14/2000	\$89,900	11618 / 01313	WARRANTY DEED	SARABIA SAMUEL
06/21/1999	\$54,200	11278 / 00125	WARRANTY DEED	IXORA PROP MGMT INC
01/27/1999	\$100	10907 / 00618	WARRANTY DEED	USA SECT HOUSING & URBAN DEV
12/04/1998	\$100	10789 / 01284	CERT OF TITLE	MELLON MTG CO
12/01/1995	\$63,000	09055 / 01569	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
SARABIA SAMUEL	2026	HOMESTEAD
SARABIA SAMUEL	2026	ADDITIONAL HOMESTEAD

Property Information

Total Number of Units Per Parcel : 1
***Total Square Feet :** 1608
Acres : .31
Property Use Code : 0100—SINGLE FAMILY
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

	Structural Element for Building 1	Sketch for Building 1
Bldg Type	SFR	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1963	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	TERAZZO MONOLITHIC	



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



\$0.00
CHECK OUT

[Return](#) [New Search](#) [Print Page](#) [View Assessment Data](#)

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number:

70-42-44-24-12-000-0192

Mailing Address:

4077 LAKEWOOD RD

Lake Worth Beach, FL 33461-3432

Owner of Record:

SARABIA SAMUEL

Property Type:

Real Property

Property Address:

4077 LAKEWOOD RD

LAKE WORTH, FL 33461

Second Owner:

Status: Active

Legal Description:

MANILA PARK SLY 151.25 FT OF LT 19

Last updated: 5/16/2026 05:05:35 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](#)



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 25-00761

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

vs.

**SAMUEL SARABIA
Respondent(s)**

ORDER FINDING VIOLATION

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

Section 10-8: Driveways. Driveway observed to be in disrepair and in need of resurfacing.

Section 34-914: Vehicles/Parking. Remove all inoperative and/or unregistered vehicles and trailers from the property. Remove all vehicles and trailers parked on the grass.

Section 10-9: Exterior Property Maintenance. Remove all shutters covering the windows. Paint the mailbox post and display the house number "4077" on the left side of the mailbox.

Property Address: 4077 Lakewood Road Palm Springs, FL 33461 3432

Legal Description: MANILA PARK SLY 151.25 FT OF LT 19

PCN: 70-42-44-24-12-000-0192

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 **June 18th, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

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

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

CONCLUSIONS OF LAW

- Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- Section 10-8: Driveways. Driveway observed to be in disrepair and in need of resurfacing.**
 - Section 34-914: Vehicles/Parking. Remove all inoperative and/or unregistered vehicles and trailers from the property. Remove all vehicles and trailers parked on the grass.**
 - Section 10-9: Exterior Property Maintenance. Remove all shutters covering the windows. Paint the mailbox post and display the house number "4077" on the left side of the mailbox.**

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- Section 10-8: Driveways. Driveway observed to be in disrepair and in need of resurfacing.**
 - Section 34-914: Vehicles/Parking. Remove all inoperative and/or unregistered vehicles and trailers from the property. Remove all vehicles and trailers parked on the grass.**
 - Section 10-9: Exterior Property Maintenance. Remove all shutters covering the windows. Paint the mailbox post and display the house number "4077" on the left side of the mailbox.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **July 1st, 2026**:
- Administrative costs of **\$257.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**
- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **July 1st, 2026**. If Respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **July 1st, 2026**.
- Administrative costs of **\$257.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

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

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

DONE AND ORDERED this 18th day of June 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:

[6765 Escondida Drive](#)
[WEST PALM BCH FL, 33406 5214](#)

Notices

CERTIFIED 5/26/2026

9489 0178 9820 3048 6221 78

Regular 5/22/2026

Posting 6/1/2026

10:50 AM

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 26-00588

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

BISMIALLAH ENTERPRISES INC
PO BOX 211358
WEST PALM BEACH FL 33421 1358
Respondent.



PCN: 70434420011030030

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 **3818 S CONGRESS Ave, Palm Springs, FL 33461** and owned by **BISMIALLAH ENTERPRISES INC** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

30-143 Public Nuisance (Trash & Debris) REPEAT VIOLATION

This above violation(s) must be corrected on or before **JUNE 12, 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 **June 18, 2026**, at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. the special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

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

You have the right to obtain an attorney, at your own expense, to represent you before the Special

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

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


Code Enforcement Officer

Tom Gehrman
(cell) 561-814-3208

May 21, 2026
Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00588

BISMIALLAH ENTERPRISES INC
PO BOX 211358
WEST PALM BEACH FL 33421 1358

PCN: 70434420011030030

Respondent,

AFFIDAVIT OF SERVICE

On JUNE 11, 2026, at 10:50 AM, I served the attached NOTICE OF HEARING on the within-named BISMIALLAH ENTERPRISES INC, at 3818 S CONGRESS AVE, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by:

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

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

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

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

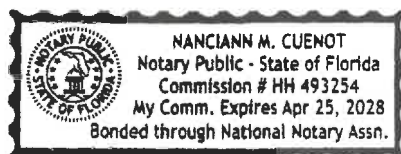
By: Tom Gehrman
Code Enforcement Officer

Date: JUNE 1, 2026

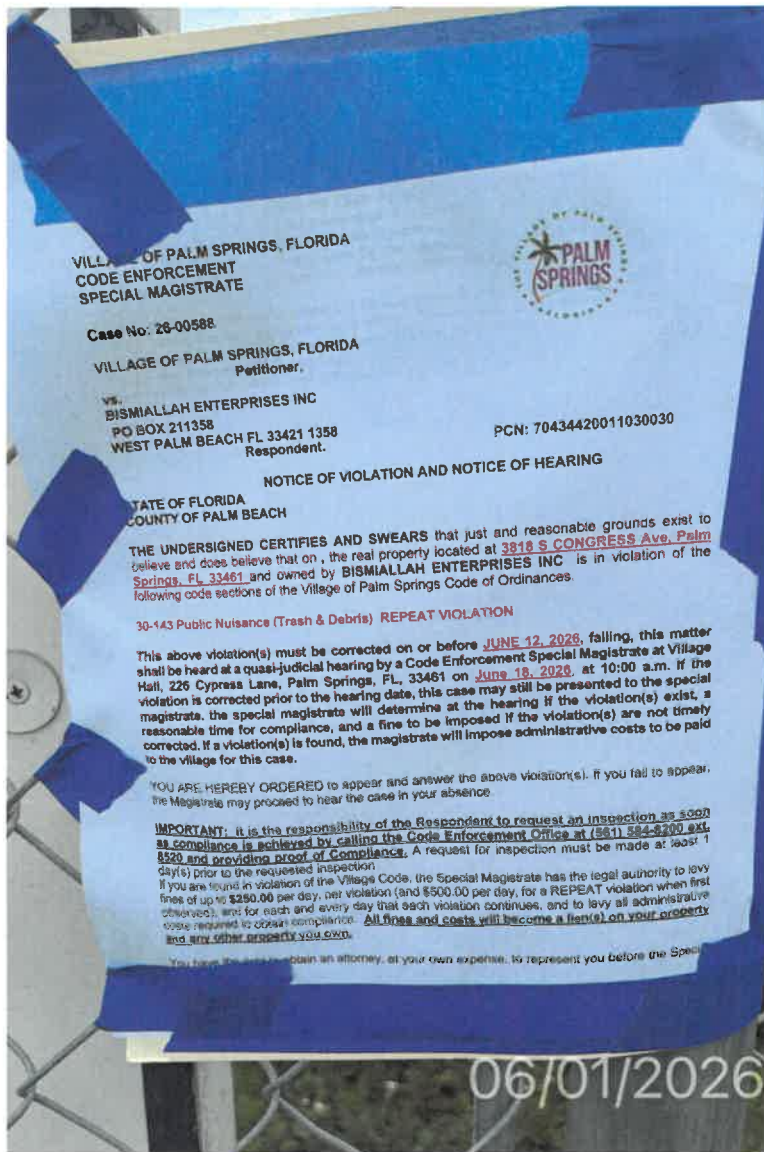
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 2nd day of June 2026, by Tom Gehrman Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00588

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
BISMIALLAH ENTERPRISES INC
PO BOX 211358
WEST PALM BEACH FL 33421 1358
Respondent.

PCN: 70434420011030030

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 3818 S CONGRESS Ave, Palm Springs, FL 33461 and owned by BISMIALLAH ENTERPRISES INC is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

30-143 Public Nuisance (Trash & Debris) REPEAT VIOLATION

This above violation(s) must be corrected on or before JUNE 12, 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 June 18, 2026 at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. the special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the Village for this case.

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

IMPORTANT: it is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (861) 584-8200 ext. 8520 and providing proof of compliance. A request for inspection must be made at least 1 (day) prior to the requested inspection.

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

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate.

06/01/2026

10:50 AM

Posting 3818 S. Congress
Case 26-00588



Posting 3818 S. Congress
Case 26-00588



10:50 AM

Posting 3818 S. Congress
Case 26-00588



3818 S. Congress Ave
26-00588



3818 S. Congress Ave
Case 26-00588





3818 S. Congress Ave
Case 26-00588



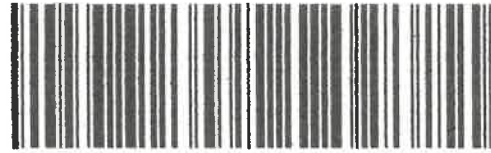
VILLAGE OF PALM S
CODE ENFORCEMEN
226 CYPRESS LANE
PALM SPRINGS, FL 3

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



UNITED STATES
POSTAL SERVICE

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Label 890-QDT, March 2023



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FIRST-CLASS MAIL

IMI

\$008.86⁰

05/26/2026 ZIP 33480
043M31255277

US POSTAGE

BISMIALLAH ENTERPRISES INC
PO BOX 211358
WEST PALM BEACH FL 33421 1358



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



quadiant

FIRST-CLASS MAIL

IMI

\$000.74⁰

05/22/2026 ZIP 33480
043M31255277

US POSTAGE

**BISMIALLAH ENTERPRISES INC
PO BOX 211358
WEST PALM BEACH FL 33421 1358**



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.74⁰

05/22/2026 ZIP 33480
043M31255277

US POSTAGE

OLIVIA MEDINA
Bismillah Enterprises Inc
1549 NE 123rd STREET
MIAMI, FL 33161



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.74⁰

05/22/2026 ZIP 33480
043M31255277

US POSTAGE

BISMIALLAH ENTERPRISES INC
10384 TRIANON PLACE
WELLINGTON, FL 33449



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-22

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

**BISMAILLAH ENTERPRISES INC.
1818 SOUTH CONGRESS AVENUE
LAKE WORTH BEACH, FL 33461**

**MAILING ADDRESS:
BISMAILLAH ENTERPRISES INC.
P.O. BOX 211358
WEST PALM BEACH, FL 33421 1358**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 30-143: Repeat violation – Nuisance - Trash & Debris.

Section 10-30: – Unimproved property registration and maintenance requirements.

- **Application for vacant property registration and \$200.00 fee required.**
- **Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds. Landscaping should not include gravel or broken concrete. Remove unapproved surface material – gravel and concrete.**
- **Install and maintain sod throughout the entire unimproved area of the property.**
- **Secure property with a temporary six (6) foot-tall chain-link perimeter fence; A permit is required.**
- **Landscape perimeter with a hedge three (3) feet high planted every 24 inches on center.**

**Address: 3818 SOUTH CONGRESS AVENUE, PALM SPRINGS,
FL**

**Legal Description: MODEL LAND CO S 175 FT OF W 1/2 OF W 1/2 OF TR
103 (LESS S 25 FT & RET CURVE AREA 2ND AVE N R/W
& W 35 FT SR 807 R/W)**

PCN: 70-43-44-20-01-103-0030

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 15th day of May 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 30-143: Repeat violation – Nuisance - Trash & Debris

Section 10-30: Unimproved property registration and maintenance requirements.

- Application for vacant property registration required.
- Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds. Landscaping should not include gravel or broken concrete. Remove unapproved surface material – gravel and concrete.
- Install and maintain sod throughout the entire unimproved area of the property.
- Secure property with a temporary six (6) foot-tall chain-link perimeter fence: A permit is required.
- Landscape perimeter with a hedge three (3) feet high planted every 24 inches on center.

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

Section 30-143: Repeat violation – Nuisance - Trash & Debris

Section 10-30: Unimproved property registration and maintenance requirements.

- Application for vacant property registration required.
- Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds. Landscaping should not include gravel or broken concrete. Remove unapproved surface material – gravel and concrete.
- Install and maintain sod throughout the entire unimproved area of the property.
- Secure property with a temporary six (6) foot-tall chain-link perimeter fence: A permit is required.
- Landscape perimeter with a hedge three (3) feet high planted every 24 inches on center.

ORDER

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

- Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before May 20, 2025:
- Administrative costs of \$192.98
 - 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 is found to be in repeat violation of Section 30-143 (Nuisance – Trash & Debris) and is assessed a fine of \$250.00 per day from May 10, 2025, through May 15, 2025, which will continue to accrue at \$250.00 per day until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance with this code section. Respondent must comply with the property registration and maintenance improvements by July 15, 2025. If the Respondent fails to comply within the time given, a fine of \$100.00 per day will continue to accrue until the Respondent contacts the Code Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by May 20, 2025.
- Administrative costs of \$192.98
 - Citation fine of \$ N/A
 - Re-Inspection fee of \$ N/A

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

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

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

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

DONE AND ORDERED this 15th day of May 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 2025-22 and the original is on file in the Clerk's Office.


Andrea Medero
Records Clerk

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

P.O. BOX 211358
West Palm Beach, FL 33421 1358





VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
CASE NO: 2025-22

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.
BISMIALLAH ENTERPRISES INC.
10384 TRIANON PLACE
WELLINGTON, FL 33449
Respondent

The property at 3818 S. Congress Avenue in Palm Springs in the Notice of Violation dated May 15, 2025, in the above-mentioned case, has been re-inspected and, I Nanciann Cuenot state that said property is NOT in compliance with Violation of Section 10-30 (h) Maintenance requirements for abandoned or unimproved Commercial property of the Ordinance Codes of the Village of Palm Springs on the Sixteenth (16th) day of May 2025.

ASSESSED REPEAT FINE OF \$250.00 PER DAY ACCRUED FOR SIX (6) DAYS, FOR A TOTAL OF \$1,500 HAVE NOT BEEN PAID
ADMINISTRATIVE COSTS OF \$192.98 HAVE NOT BEEN PAID

Nanciann M. Cuenot
Code Enforcement Officer

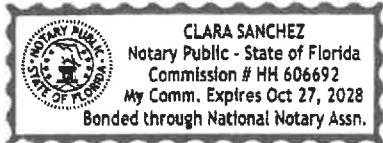
STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to, (or affirmed) and subscribed before me by means of physical presence or online notarization, this 7th day of August, 2025, by, Nanciann M. 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 600692





VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
CASE NO: 2025-22

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.
BISMIALLAH ENTERPRISES INC.
10384 TRIANON PLACE
WELLINGTON, FL 33449

Respondent

The property at 3818 S. Congress Avenue in Palm Springs in the Notice of Violation dated May 15, 2025, in the above-mentioned case, has been re-inspected and, I Nanciann Cuenot state that said property is **NOW** in compliance with **REPEAT VIOLATION Section 34-143 Nuisance – Trash & Debris** of the Ordinance Codes of the Village of Palm Springs on the **Fifteenth (15th) day of May 2025**.

ASSESSED FINE OF \$250.00 PER DAY ACCRUED FOR SIX (6) DAYS, FOR A TOTAL OF \$1,500 HAVE NOT BEEN PAID
ADMINISTRATIVE COSTS OF \$192.98 HAVE NOT 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 21ST day of MAY, 2025, by, NANCIANN CUENOT, who is personally known to me or who has produced _____ as identification.

My Commission expires: 3.13.2029

Christina Ruiz-Waddell
NOTARY SIGNATURE

Christina Ruiz-Waddell
PRINT NAME
Notary Public, State of Florida
Commission No.: HH635849



Property Detail

Location Address : 3818 S CONGRESS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-20-01-103-0030
Subdivision : MODEL LAND CO
Official Records Book/Page : 26760 / 1177
Sale Date : 04/17/2014
Legal Description : MODEL LAND CO S 175 FT OF W 1/2 OF W 1/2 OF TR 103 (LESS S 25 FT & RET CURVE AREA 2ND AVE N R/W & W 35 FT SR 807 R/W)

Owner Information

Owner(s)

BISMIALLAH ENTERPRISES INC

Mailing Address

PO BOX 211358
 WEST PALM BEACH FL 33421 1358

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/17/2014	\$10	26760 / 01177	QUIT CLAIM	BISMIALLAH ENTERPRISES INC
05/20/2005	\$410,000	18653 / 01310	WARRANTY DEED	PATEL ABUBKR
07/23/2001	\$10	12761 / 01428	REP DEED	HAIFA REALTY INC
03/06/2001	\$235,000	12356 / 01206	WARRANTY DEED	HAIFA REALTY INC
07/01/1999	\$185,000	11244 / 01332	WARRANTY DEED	BACCARI LOUIS
06/08/1998	\$100,000	10457 / 00726	QUIT CLAIM	MALONEY THOMAS J
08/01/1989	\$100	06169 / 00205	WARRANTY DEED	
01/01/1979	\$90,000	03016 / 00489		

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 0
***Total Square Feet :** 0
Acres : .46
Property Use Code : 1000—VACANT COMMERCIAL LAND
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



 **\$0.00**
CHECK OUT 

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 Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number:
70-43-44-20-01-103-0030

Property Type:
Real Property

Status: Active

Mailing Address:
PO BOX 211358

Property Address:
3818 S CONGRESS AVE

Legal Description:
MODEL LAND CO S 175 FT OF W 1/2 OF
W 1/2 OF TR 103 (LESS S 25 FT & RET
CURVE AREA 2ND AVE N R/W & W 35 FT
SR 807 R/W)

City Zip: West Palm Beach, FL 33421-1358

City Zip: PALM SPRINGS, FL 33461

Owner of Record:
BISMIALLAH ENTERPRISES INC

Second Owner:

Last updated: 6/03/2026 11:42:48 AM

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

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.

A minimum charge of 3% is collected on delinquent tax bills. Interest accrues at up to 1.5% per month (18% annually).

Tax Bills

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

Total Payable: **\$0.00** Total Due: **\$21,011.58**

2025 | Bill Type: Tax Certificate | Bill No: (05/31/2026) 2026:20205 | Annual |

Past Due \$10,975.56 NOT PAYABLE ?

[View Info](#)

Installment	Date	Total Tax	Paid	Amount Due if Paid By Date	Status
1	3/31/26	<input type="checkbox"/> \$10,975.56 Net Tax: \$10,446.96 Interest: \$522.35 Penalty: \$0.00 Fees: \$6.25 Discount: \$0.00	\$0.00	<input type="checkbox"/> \$10,975.56 ▶ 6/3/26 \$10,975.56 6/30/26 \$10,975.56 7/31/26 \$10,975.56 8/31/26 \$10,975.56	● Past Due

2024 | Bill Type: Tax Certificate | Bill No: (05/31/2025) 2025:20055 | Annual |

Past Due \$10,036.02 NOT PAYABLE ?

[View Info](#)

Installment	Date	Total Tax	Paid	Amount Due if Paid By Date	Status
1	3/31/25	<input type="checkbox"/> \$10,036.02 Net Tax: \$9,369.97 Interest: \$659.80 Penalty: \$0.00 Fees: \$6.25 Discount: \$0.00	\$0.00	<input type="checkbox"/> \$10,036.02 ▶ 6/3/26 \$10,036.02 6/30/26 \$10,036.02 7/31/26 \$10,086.78 8/31/26 \$10,137.53	● Past Due

[+](#) Recently Paid Bills



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

Detail by Entity Name

Florida Profit Corporation

BISMIALLAH ENTERPRISES INC

Filing Information

Document Number	P11000070944
FEI/EIN Number	45-2934309
Date Filed	08/08/2011
Effective Date	08/08/2011
State	FL
Status	ACTIVE
Last Event	REVOCATION OF VOLUNTARY DISSOLUT
Event Date Filed	06/04/2013
Event Effective Date	NONE

Principal Address

10384 TRIANON PLACE
WELLINGTON, FL 33449

Changed: 04/30/2026

Mailing Address

PO BOX 211358
ROYAL PALM BEACH, FL 33421

Changed: 06/05/2013

Registered Agent Name & Address

MEDINA, OLIVIA
1549 NE 123RD STREET
NORTH MIAMI, FL 33161

Name Changed: 03/07/2018

Address Changed: 03/30/2016

Officer/Director Detail

Name & Address

Title Director



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00588

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

**vs.
BISMIALLAH ENTERPRISES INC
Respondent(s)**

ORDER FINDING REPEAT VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
Section 30-143: Public Nuisance (Trash & Debris). Repeat Violation.

Property Address: 3818 South Congress Avenue, Palm Springs, FL 33461
Legal Description: MODEL LAND CO S 175 FT OF W 1/2 OF W 1/2 OF TR 103
(LESS S 25 FT & RET CURVE AREA 2ND AVE N R/W & W 35
FT SR 807 R/W)
PCN: 70-43-44-20-01-103-0030

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 **June 18, 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 referenced above. **The Order Finding Violation in Code Case No. 2025-22 establishes the prior violation of the same code section set forth 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 REPEAT violation** of the following sections of the Village of Palm Springs Code of Ordinances:

Section 30-143: Public Nuisance (Trash & Debris). Repeat Violation.
 Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:

Section 30-143: Public Nuisance (Trash & Debris). Repeat Violation.

ORDER

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

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

Administrative Cost **\$237.35**

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

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

Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **June 12, 2026**. If Respondent fails to comply within the time given, a fine of **\$500.00 per day (Repeat 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 .

Administrative Cost **\$237.35**

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

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

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

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

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

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

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

DONE AND ORDERED this June 18, 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:
PO BOX 211358
WEST PALM BEACH FL 33421 1358](#)

Notices

Completed 5/26/26

9489 0178 9820 3048 6221 61

Regular 5/26/26

Posting 5/27/26 2:00 PM

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 26-00511

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

OUTSTANDING CONSTRUCTION INC.
4630 NW 12TH DRIVE
POMPANO BEACH, FL 33064 1110
Respondent.



PCN: 70434418220034070

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on , the real property located at **711 LORI Dr, 407, Palm Springs, FL 33461 (Bldg 23)** and owned by **OUTSTANDING CONSTRUCTION INC.** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Sec 10-31 (FBC 105.1)working without required permits
Sec. 10-31 (FBC 110.1) no required inspections Interior renovation

This above violation(s) must be corrected on or before **JUNE 12, 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 **June 18, 2026**, at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. the special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

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

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

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



Code Enforcement Officer

Tom Gehrman

(cell) 561-814-3208

May 26, 2026

Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00511

OUTSTANDING CONSTRUCTION INC.
4630 NW 12TH DR,
POMPANO BEACH, FL 33064 1110

PCN: 70-43-44-18-22-003-4070

Respondent,

AFFIDAVIT OF SERVICE

On **May 27, 2026, at 2:00 PM**, I served the attached NOTICE OF HEARING on the within-named **OUTSTANDING CONSTRUCTION INC.**, at **711 LORI DR, 407 (Bldg. 23)**, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by:

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

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

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

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

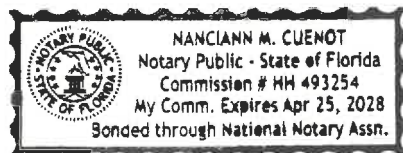
By: Tom Gehman
Code Enforcement Officer

Date: MAY 28, 2026

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

The foregoing instrument was acknowledged before me this 28th day of MAY 2026, by Tom Gehman Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00511

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

OUTSTANDING CONSTRUCTION INC.
4630 NW 12TH DRIVE
POMPANO BEACH, FL 33064 1110
Respondent.

PCN: 70434418220034070

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Sec. 10-31 (FBC 110.1) no required inspections Interior renovation

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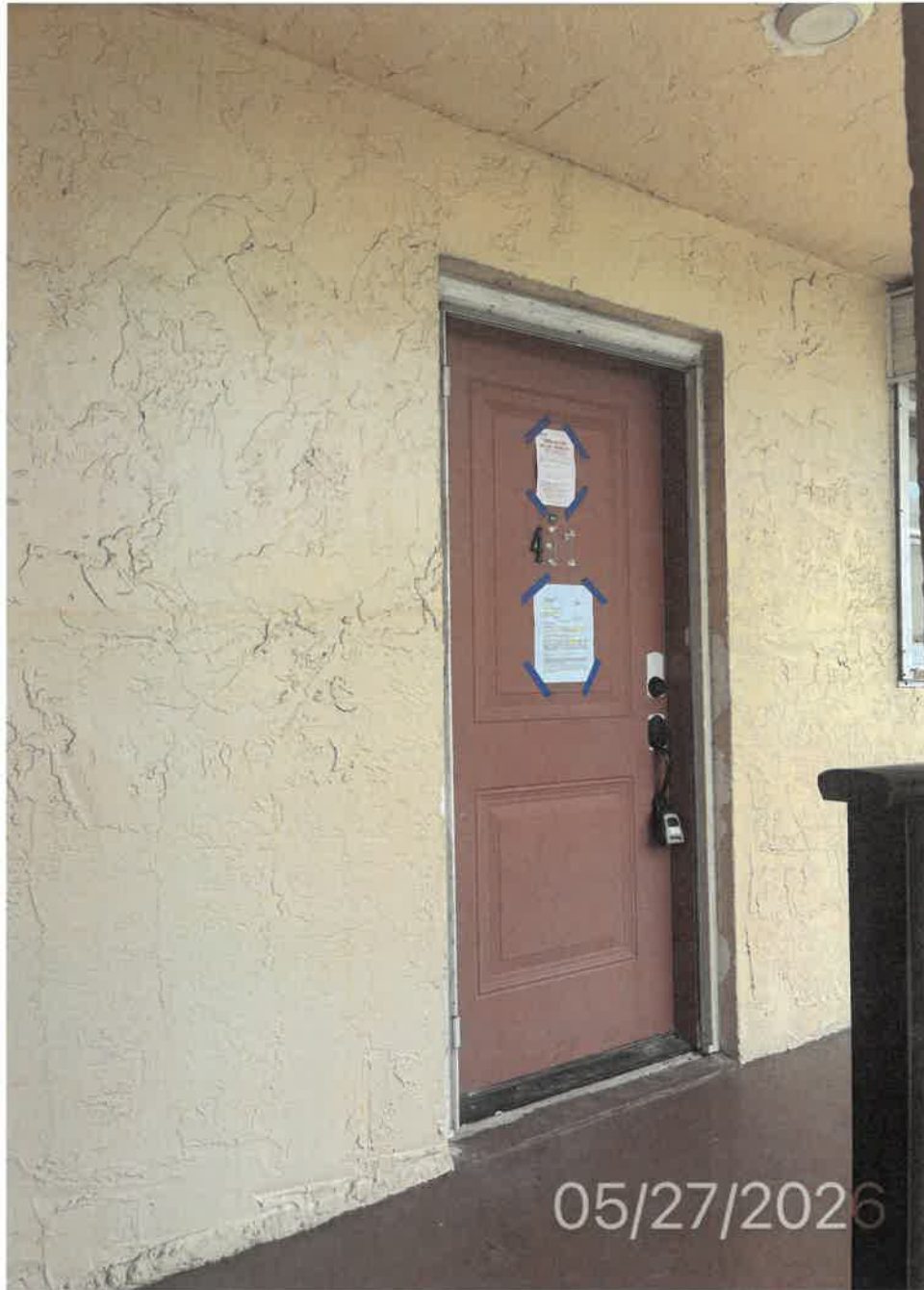
05/27/2026

Posting Case 26-00511
711 Lori Dr, # 407 (Bldg 23)



Posting Case 26-00511
711 Lori DR, #407 (Bldg 23)

2:00pm
TJA



Cose 26-00511

711 Lori DA #407



05/23/2026
FSS





05/23/2006
AJS



Case 26-00511

711 Lori Dr. #407



Case 26-00511

711 Lori Dr. #407

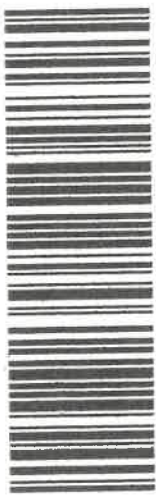


VILLAGE OF PALM S.
CODE ENFORCEMENT
226 CYPRESS LANE
PALM SPRINGS, FL 33

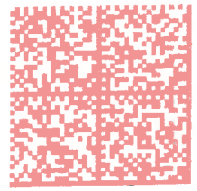


CERTIFIED MAIL®

Label 890-QDT, March 2023



9489 0178 9820 3048 6221 61



quadrant
FIRST-CLASS MAIL
IMI
\$008.86⁰
05/26/2026 ZIP 33480
043M31255277

US POSTAGE

OUTSTANDING CONSTRUCTION INC
4630 NW 12TH DRIVE
POMPANO BEACH, FL 33064 1110



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



quadrant
FIRST-CLASS MAIL
IMI
\$000.74⁰
05/26/2026 ZIP 33480
043M31255277

US POSTAGE

OUTSTANDING CONSTRUCTION INC
4630 NW 12TH DRIVE
POMPANO BEACH, FL 33064 1110

Florida Building Code (FBC) PERMITS

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

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

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

Sec. 10-4. - Responsibility of the owner.

- (a) For purposes of this article, the term *owner* shall mean any person, agent, operator, firm, trust, partnership, limited liability corporation, association, corporation, or other person or entity having a legal or equitable interest in the property; or who is shown to be a/the record title owner of the property in the official records of the state, village or municipality; or who has the care, custody and control of the property, including but not limited to a guardian, personal representative or executor, of the estate of any such person, or the receiver, trustee or administrator of the estate of such person if ordered to take possession of property by a court of competent jurisdiction.
- (b) The responsibilities of the owner are to:
 - (1) Let no dwelling to anyone for occupancy unless it meets minimum standards of the state building code and the county housing code, as amended, which are incorporated herein by reference.
 - (2) Have the dwelling in clean, sanitary, habitable condition; to free from infestation before renting; to provide suitable wall coverings and ceilings; and to clean, repair and exterminate if needed to meet forestated requirements before offering for rent.
 - (3) Provide screens to be hung.
 - (4) Exterminate in the following cases:
 - a. When infestation exists in two or more units of multiple-unit structures.
 - b. When infestation exists in shared or public areas of multiple-unit structures.
 - c. When infestation exists in a single unit of a multiple-unit structure or in a single-unit structure when infestation is due to failure of the owner to maintain the dwelling in a rat proof and reasonably insect proof condition.
 - (5) To allow code compliance and law enforcement officers of the village, reasonable access to the dwelling to inspect for violations of this section. The owner's refusal to allow code compliance and/or law enforcement officer's access to any dwelling, during reasonable hours, shall be construed as prima facie evidence that the owner is in violation of one or more parts of this article.
 - (6) No large amounts of hazardous or flammable materials or chemicals, as defined by the Florida Fire Prevention Code, may be stored on premises. Storage shall be orderly and maintained two feet or more below the ceiling in nonsprinklered buildings and 18 inches or more below sprinkler head deflectors in sprinklered buildings. No storage is allowed, at any time, in any exit, corridor, hallway, stairway, or other exitway leading to an exit.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2013-08, § 3, 3-14-2013)

CASE PRESENTATION
CASE No. CASE 26-00511

1. GOOD MORNING, MY NAME IS TOM GEHRMAN, and I have been sworn in.
2. I AM A CODE ENFORCEMENT OFFICER FOR THE VILLAGE OF PALM SPRINGS, FLORIDA.
3. THIS CASE CONCERNS the Property at 711 LORI DR # 407 (Bldg 23) in THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS and PB County Tax Collector, the CURRENT OWNER OF THE PROPERTY IS OUTSTANDING CONSTRUCTION INC.
5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
Section 10-31 (FBC 105.1 & 110.1) No required issued Permit for the interior renovation to be done and No required Inspections of the work being done. I observed work being done at the unit, including sheets of drywall stacked. I was not allowed in at that time. Spoke via phone to a person (Jose) identifying himself as the owner, I explained the permit contractor requirement. I posted a red tag violation. No permit applied for and neighbors reported work continuing, I then posted another red tag.
5. On MAY 26, 2026, I WROTE Notice of Violation/Notice of Hearing 25-00511 FOR THE Violations the NOTICE was Mailed Certified and Regular to the Property Owner Address of Record, also posted at the Property and Delivered to the Owner via and posted at Village Hall.
6. The Interior Renovation requires an issued Permit to continue Work on the Unit. A Stop Work order was posted. No further communication with owners or workers. The windows have been covered. Construction Dust and footprints on the outside indicate work and activity is continuing.
7. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY JUNE 30, 2026 by applying for a permit and following through with the Building Dept to have the Permit issued. Compliance is gained by the Village Building Official approving the permit status as compliant. Failure to GAIN COMPLIANCE within the time designated shall result in a \$100.00 per day FINE commencing on JUNE 30, 2026.
8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$217.35 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, JUNE 30, 2026.
9. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

PERMIT NO.

26-00511

VIOLATION DO NOT REMOVE

**CORRECTIONS MUST BE
MADE AS NOTED BELOW**

711 LOR. DR #407 (Bldg 23)

70-43-44-18-22-103-470 ADDRESS

BLDG. ELEC. MECH. PLBG. (?)

Interior Renovation

Work continues AT THE UNIT.

• No Permit Applied for or REVD

• CONTRACTOR REQUIRED

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

VIOLATION! CORRECT AS NOTED

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

CALL 561-584-8265 FOR REINSPECTIONS

Date: 5-19-2026

Inspector: Tom Gehrman (Line Sgt.)

(T) 561-814-3208

PERMIT NO.

Jose

VIOLATION DO NOT REMOVE

**CORRECTIONS MUST BE
MADE AS NOTED BELOW**

711 Lorain Dr #407 Bldg 231
ADDRESS

BLDG. ELEC. MECH. PLBG.

Repairs of Interior Pantry
IN THIS UNIT

Permits and Contractor Required

Contact Village Building Dept
TO GET ANY REQUIRED PERMITS

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

Date: *4-29-26*

Inspector: *Tom Gorman, Code Enforcement*

(7) 561-314-3208

Property Detail

Location Address : 711 LORI DR 407
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-22-003-4070
Subdivision : LAKESIDE VILLAGE COND NO 10
Official Records Book/Page : 36451 / 809
Sale Date : 04/15/2026
Legal Description : LAKESIDE VILLAGE COND NO 10 UNIT 407 BLDG 23 -

Owner Information

Owner(s)

OUTSTANDING CONSTRUCTION INC

Mailing Address

4630 NW 12TH DR
 POMPAÑO BEACH FL 33064 1110

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/15/2026	\$43,100	36451 / 00809	CERT OF TITLE	OUTSTANDING CONSTRUCTION INC
07/10/2017	\$58,500	29269 / 00770	WARRANTY DEED	INGRAM LINDA J
01/01/1974	\$25,900	02308 / 00105	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

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

Building Details

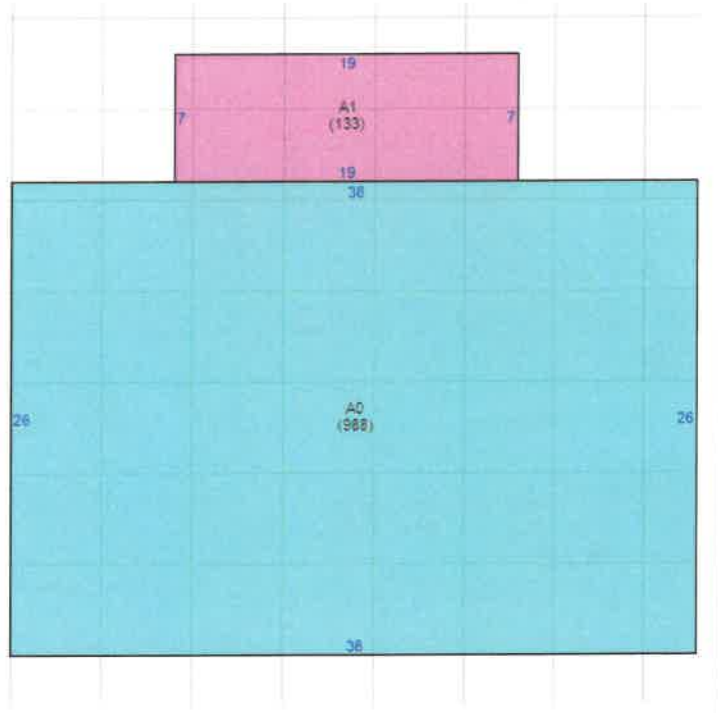
Structural Details

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

Subarea and Square Footage for Building 1

Code Description square Footage

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



Property Extra Feature

Description	Year Built	Units
Finished Encl. Porch	1977	113

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$99,505	\$105,446	\$104,453	\$78,560	\$61,467
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$99,505	\$105,446	\$104,453	\$78,560	\$61,467

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$99,505	\$105,446	\$65,210	\$63,311	\$61,467
Exemption Amount	\$0	\$0	\$40,210	\$38,311	\$36,467
Taxable Value	\$99,505	\$105,446	\$25,000	\$25,000	\$25,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$1,931	\$2,049	\$588	\$587	\$593
NON AD VALOREM	\$351	\$344	\$341	\$323	\$288
TOTAL TAX	\$2,282	\$2,392	\$929	\$910	\$881

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

Property Detail

Location Address : 711 LORI DR 407
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-22-003-4070
Subdivision : LAKESIDE VILLAGE COND NO 10
Official Records Book/Page : 36451 / 809
Sale Date : 04/15/2026
Legal Description : LAKESIDE VILLAGE COND NO 10 UNIT 407 BLDG 23 -

Owner Information

Owner(s)

*Jose:
561-213-8100*

OUTSTANDING CONSTRUCTION INC

Mailing Address

4630 NW 12TH DR
 POMPANO BEACH FL 33064 1110

Sales Information

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01/01/1974	\$25,900	02308 / 00105	WARRANTY DEED	

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Acres :
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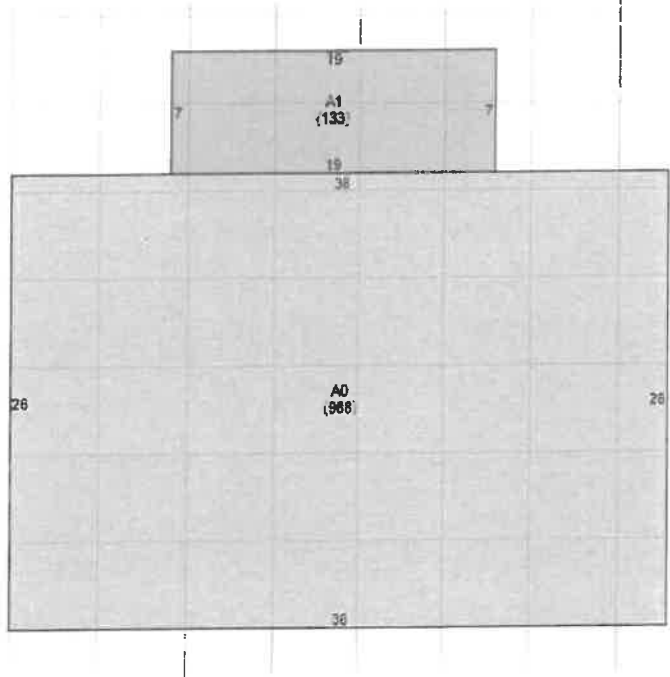
Building Details

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No of Half Bath(s)		
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Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Roof Structure	PRESTRESSED CONCRETE	
Roof Cover	ROLLED COMPOSITION	
Interior Wall 1	DRYWALL	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	
Stories	1	

Subarea and Square Footage for Building 1	
Code Description	square Footage

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



Property Extra Feature

Description	Year Built	Units
Finished Encl. Porch	1977	113

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Land Line #	Description	Zoning	Acres
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Taxable Value	\$99,505	\$105,446	\$25,000	\$25,000	\$25,000

Taxes

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NON AD VALOREM	\$351	\$344	\$341	\$323	\$288
TOTAL TAX	\$2,282	\$2,392	\$929	\$910	\$881

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpar.com



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

Detail by Entity Name

Florida Profit Corporation
OUTSTANDING CONSTRUCTION INC

Filing Information

Document Number	P15000092263
FEI/EIN Number	47-5582955
Date Filed	11/10/2015
Effective Date	11/10/2015
State	FL
Status	ACTIVE

Principal Address

4630 NW 12th DR
DEERFIELD BEACH, FL 33064

Changed: 03/12/2019

Mailing Address

4630 NW 12th DR
DEERFIELD BEACH, FL 33064

Changed: 03/12/2019

Registered Agent Name & Address

DE LIMA, RENATO J
4630 NW 12th DR
DEERFIELD BEACH, FL 33064

Address Changed: 03/12/2019

Officer/Director Detail

Name & Address

Title P

DE LIMA, RENATO J
4630 NW 12th DR
DEERFIELD BEACH, FL 33064

Annual Reports

Report Year	Filed Date
--------------------	-------------------

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number:
 70-43-44-18-22-003-4070
Mailing Address:
 711 LORI DR APT 407
 Palm Springs, FL 33461-1211
Owner of Record:
 INGRAM LINDA J EST

Property Type:
 Real Property
Property Address:
 711 LORI DR 407
 PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
 LAKESIDE VILLAGE COND NO 10 UNIT 407
 BLDG 23 -

Last updated: 5/29/2026 11:21:55 AM

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

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

Tax Bills

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

Total Payable: **\$0.00** Total Due: **\$6,751.00**

2024 | BILL TYPE: TAX DEED APP | BILL NO: 2024:19028 | |

NOT PAYABLE

There is a Tax Deed Application on this property. An additional \$6.25 fee is due on this bill. [View Info](#)

Installment	Date	Total Tax	Paid	Amount Due If Paid By Date	Status
1		☒ \$6,751.00 Net Tax: \$6,190.63 Interest: \$99.77 Penalty: \$0.00 Fees: \$460.60 Discount: \$0.00	\$0.00	☒ \$6,751.00 ▶ 5/29/26 \$6,751.00 5/29/26 \$6,751.00	● Not Defined

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	☒ \$2,371.67 Net Tax: \$2,281.72 Interest: \$68.45 Penalty: \$0.00 Fees: \$21.50 Discount: \$0.00	4/23/26	-\$2,371.67	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
1/31/25	☐ \$2,615.01 Net Tax: \$2,392.29 Interest: \$71.77 Penalty: \$0.00 Fees: \$150.95 Discount: \$0.00	4/23/26	-\$2,615.01	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$910.38 Net Tax: \$910.38 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/14/23	-\$910.38	● Paid
3/31/22	☐ \$881.49 Net Tax: \$881.49 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/5/22	-\$881.49	● Paid
3/31/21	☐ \$1,401.37 Net Tax: \$1,459.77 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$58.40	11/18/20	-\$1,401.37	● Paid
4/15/20	☐ \$1,432.89 Net Tax: \$1,383.39 Interest: \$41.50 Penalty: \$0.00 Fees: \$8.00 Discount: \$0.00	4/28/20	-\$1,432.89	● Paid



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00511

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

vs.

**OUTSTANDING CONSTRUCTION INC.
Respondent(s)**

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1): Working without the required permits.

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

Property Address: 711 LORI Dr, 407, Palm Springs, FL 33461
Legal Description: LAKESIDE VILLAGE COND NO 10 UNIT 407 BLDG 23 -
PCN: 70-43-44-18-22-003-4070

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 **June 18, 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): Working without the required permits.**
 - Section 10-31 (FBC 110.1): Required inspections not obtained.**

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 10-31 (FBC 105.1): Working without the required permits.**
 - Section 10-31 (FBC 110.1): Required inspections not obtained.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before .
 - Administrative Cost **\$217.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **June 30, 2026**. If Respondent fails to comply within the time given, a fine of **\$100.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by .
 - Administrative Cost **\$217.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this June 18, 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:
4630 NW 12TH DRIVE
POMPANO BEACH, FL 33064 1110

Notices

CERTIFIED 5/22/2026

9489-0178-9820-3048-6221-23

REGULAR 5/22/2026

ASTRING 5/28/2026 11:00 AM

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 26-00598



VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

IDA GUTIERREZ

448 KIRK RD

PALM SPRINGS FL 33461 1402

Respondent.

PCN: 70434418080240020

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 448 KIRK Rd, Palm Springs, FL 33461 and owned by IDA GUTIERREZ is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

34-913 parking prohibited truck (flat bed) in residential,
34-914 parking on not approved surface, trailer parked in front of house on the Rt of Way.
34-1327 Driveway not maintained, unapproved surface no progress.

This above violation(s) must be corrected on or before **JUNE 8, 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 **THURSDAY, JUNE 18, 2026 , at 10:00 a.m.** If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. the special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.


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

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

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

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

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



Code Enforcement Officer

Tom Gehrman
(Cell) 561-814-3208

May 22, 2026
Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00598

GUTIERREZ IDA
448 KIRK RD
PALM SPRINGS FL 33461 1402 **PCN: 70-43-44-18-08-024-0020**

Respondent,

AFFIDAVIT OF SERVICE

On MAY 28, 2026 at 11:00AM, I served the attached NOTICE OF HEARING on the within-named IDA GUTIERREZ, at 448 KIRK ROAD, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by:

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

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

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

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

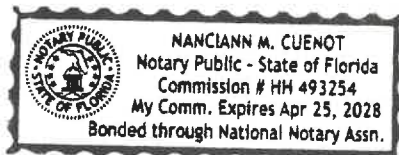
By: Tom Gehrman
Code Enforcement Officer

Date: MAY 28, 2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 28th day of MAY 2026, by Tom Gehrman Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00598

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
IDA GUTIERREZ
448 KIRK RD
PALM SPRINGS FL 33461 1402
Respondent.

PCN: 70434418080240020

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

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34-914 parking on not approved surface, trailer parked in front of house on the Rt of Way,
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YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case in your absence.

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05/28/2026

Posting Case 25-00598
448 KIRK ROAD



Posting Case 25-00598
448 Kirk Rd.



Case 26-00598
448 Kirk Rd



Case 26-00598
448 Kirk Rd.



05/21/2026



05/21/2026





PHOTO TAKEN
JUNE 26, 2025
10:42 AM
TSH

448 KIRK Rd
Case 26-00598



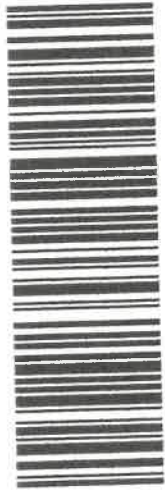
448 Kirk Rd.
Case 26-00598

DIRT DRIVEWAY



VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT
226 CYPRESS LANE
PALM SPRINGS, FL 3

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



Label 890-QDT, March 2023

9489 0178 9820 3048 6221 23

GUTIERREZ IDA
448 KIRK RD
PALM SPRINGS FL 33461 1402



quadrant
FIRST-CLASS MAIL
IMI
\$008.86
05/22/2026 ZIP 33480
043M31255277

US POSTAGE



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



quadrant
FIRST-CLASS MAIL
IMI
\$000.74
06/22/2026 ZIP 33480
043M31255277

US POSTAGE

GUTIERREZ IDA
448 KIRK RD
PALM SPRINGS FL 33461 1402

Sec. 34-1327. Off-street parking.

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

Sec. 34-914. - Parking in single-family residential land use districts; use of portable storage containers and roll-off dumpsters in all zoning districts. ** See Sections (2 + 1) (3rd Page)*

- (a) Parking or storage locations for cars, light trucks, motorcycles, and other vehicles not otherwise provided for in this subdivision, shall be permitted as provided below. Such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and permanent building(s), as follows:
- (1) Within a garage, covered carport, or front driveway.
 - (2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,
 - (3) In the rear yard behind the setback line, at the height of or below the roofline of the house,
 - (4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.
- (b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.
- (c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster") within any zoning district in the village, is subject to the following regulations:
- (1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.
 - (2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the

event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time must be in writing, and must include a written justification statement demonstrating "good cause" as to why the 30-day period should be extended for up to an additional 30 consecutive days. The decision to grant or deny the request for an extension, shall be within the sole discretion of the village. Not more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.

- (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.
 - (4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.
- (d) Parking or storage locations for not more than the following:
- (1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:
 - a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
 - b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.
 - (2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.

- * (e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.
- (f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.
- (g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.
- (h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.
- * (i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.
- (j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

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

Sec. 34-913. Parking in all residential land use districts; certain parking prohibited.

- (a) All vehicles permitted to be parked on any residential premises, as provided in this section, must be primarily operated by a resident of the premises or a guest, or business invitee of the said resident.
- (b) The following vehicles shall not be parked in any residential land use district except for the purpose of loading or unloading materials or persons engaged in providing a commercial service at the premises or for the purpose of the driver to make a temporary convenience stop at the residence (a temporary convenience stop shall be limited to no more than one hour in any 24-hour period and shall not be between the hours of 11:00 p.m. and 7:00 a.m.):
 - (1) Tractor trailers, and semi-trailer trucks;
 - (2) Tow trucks, wreckers or flat bed vehicle carriers;
 - (3) Commercial buses, school buses, or vans accommodating more than 16 passengers;
 - (4) Dump trucks;
 - (5) Construction equipment and vehicles, whether self-propelled or towed, including farm tractors, backhoes, front-end loaders, cranes, cement mixers, pitch buckets or similar items;
 - (6) Step vans and panel trucks, and any vehicle used for the commercial sale of food or beverages;
 - (7) More than three, in total, of any taxi, car service vehicle, limousine, or stretch limousine provided the allowable vehicles are able to be parked on a paved surface and not obstructing any sidewalk or extending into any swale or public right-of-way areas;
 - (8) Boom or bucket trucks;
 - (9) Swamp buggies and half-tracks;
 - (10) Any vehicle that exceeds the roof height of the principal building on the lot.
- (c) No mobile unit shall be parked or stored on private property within the village, unless provided for in a properly approved site plan.

(Ord. No. 2005-25, § 2(30-627), 10-13-2005; Ord. No. 2017-19, § 2, 9-28-2017)

CASE PRESENTATION
CASE No. CASE 26-00598

1. GOOD MORNING, MY NAME IS TOM GEHRMAN, and I have been sworn in.
2. I AM A CODE ENFORCEMENT OFFICER FOR THE VILLAGE OF PALM SPRINGS, FLORIDA.
3. THIS CASE CONCERNS the Property at 448 KIRK ROAD in THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS and PB County Tax Collector, the CURRENT OWNER OF THE PROPERTY IS IDA GUTIERREZ.
5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
Section 34-1327 Driveway not installed with an approved surface, no progress to comply
Section 34-913 parking prohibited trucks on this residential property
Section 34-914 parking unapproved surface with vehicles including work trailers in front of the house and on Right of Way.
5. On MAY 22, 2026, I WROTE Notice of Violation/Notice of Hearing 25-00598 FOR THE Violations the NOTICE was Mailed Certified and Regular to the Property Owner Address of Record, also posted at the Property and at Village Hall.
6. Parking Issues remain a problem and the Driveway surface is not Approved. Warnings have been given since June of 2025 with no progress to make changes. Permit 202600306 was applied for on March 9th of this year with follow up review comments from Village Building. On March 13th.
7. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY JUNE 30, 2026 by responding to Permit Application Comments in a timely manner and following through with the Building Dept to have the Permit issued. Compliance is gained by the Village Building Official approving the permit status as compliant. Compliance with Residential Parking ordinances is required, 448 Kirk Rd is not a construction storage location. Failure to GAIN COMPLIANCE within the time designated shall result in a \$100.00 per day, per violation FINE commencing on JUNE 30, 2026.
8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$217.35 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, JUNE 30, 2026.
9. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



Case Administrative / Court Costs

June 18, 2026,448 KIRK ROAD		Case 26-00598		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 26-00598				217.35

Courtesy Code Violation Notice

Case# _____
Date: 6-26-25 Time: _____
Location: 448 ~~RD~~ Rd
KIRIK

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

Please address the listed code violations:

- DRUMPT LOCK PARKING
- DRIVEWAY GRAVEL
- House Number

Compliance Date: 7-1-25

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions. → 561 814 3208

Tom Getman 105
Name I.D. #

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



Courtesy Notice
448 Kirik Rd



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

October 08, 2025

GUTIERREZ IDA
448 KIRK RD
PALM SPRINGS, FL 33461

Dear Property Owner,

You have been Issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 448 KIRK Rd, Palm Springs, FL 33461.
PCN: 70434418080240020

This property is in violation of local ordinances.

Section 34-916. Parking - Parking, Commercial Vehicles, the commercial dump truck is not allowed within the Village of Palm Springs please remove from property.

Section 34-1327. Driveways - Driveways and parking, Failure to Maintain. The gravel that was spread out to cover driveway is not permitted.

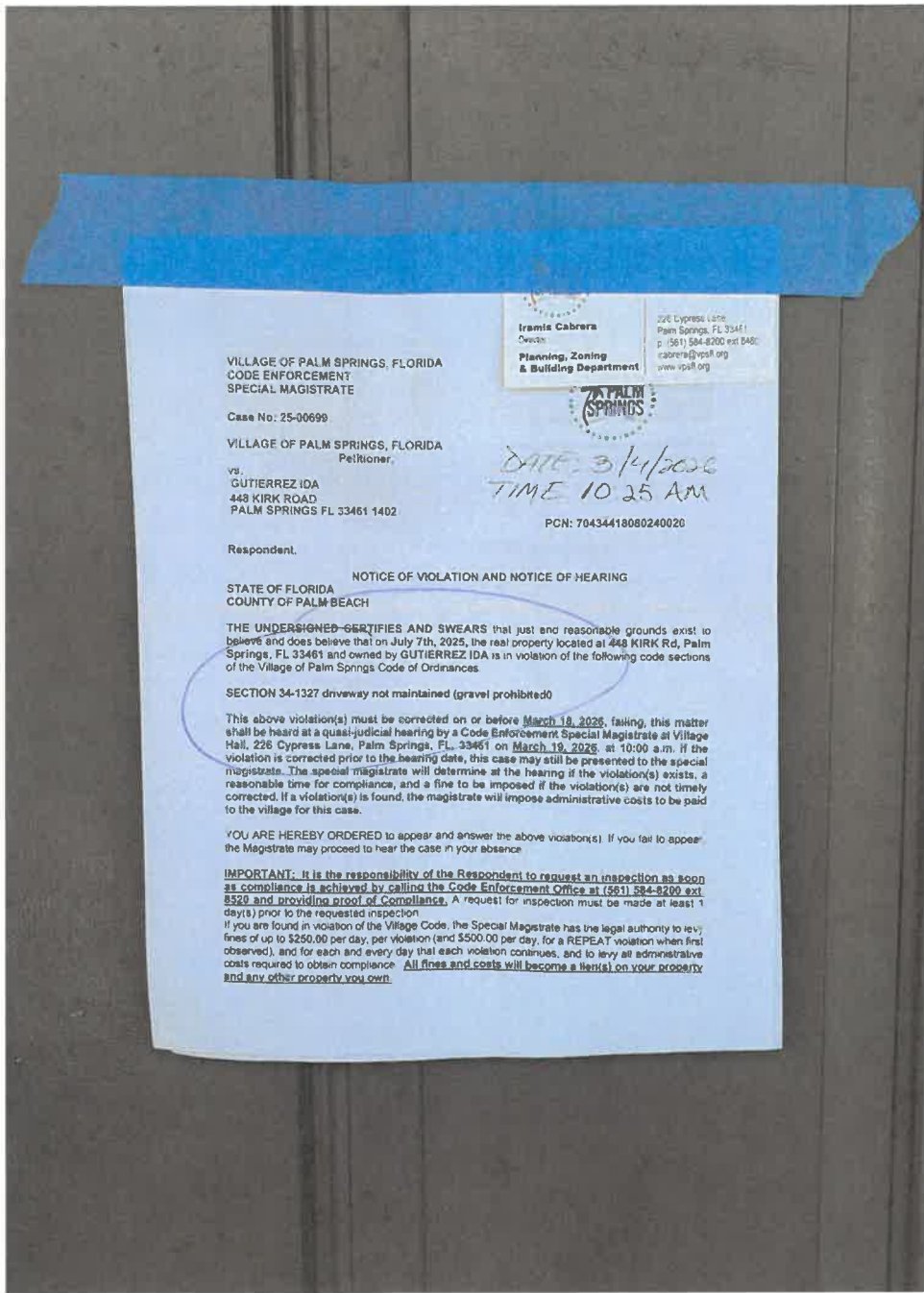
Compliance Date: October 31, 2025

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

Respectfully,
561 801 9162
581 584 8200 ext.8521
durutia@vpsfl.org
David Urrutia
Palm Springs Police Department
Code Enforcement Officer

[Handwritten Signature] 10/8/25

Courtesy Letter 10/08/2025
448 KIRK ROAD



Hearing Notice From MARCH of 2025 (25-00699)

- 34-1327 DRIVEWAY ISSUES.
- Closed with permit APPLICATION for New Driveway

Record: 202600306 Permit

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

Permit # Status

Permit Type Primary Contact

Type Address

Scope of Work Parent Record

Assigned to Parcel

Estimated Cost

Subdivision Flood Zone Zoning Code

Description 1

Status Memo

CRA CRA memo

Homestead

Use Code

Intake

Applied

Issued

Expires

Days to

Closed

CO

TCO

TCO Expires

COC

Fees effective

Actual start

Actual end

Finished SF

- Planned Inspections (3)

Inspection Type	Inspections	Commands
1.1. COMPACTION/IN PROGRESS	TK26-8858	
1.2. FORM BOARD	TK26-8859	
1.3. DRIVEWAY	TK26-8860	

[Add Plan Item](#)

Legend



Plan Review Critique

Date: 13 March 2026

To: GUTIERREZ IDA

Description: Repair Driveway (Aphale)

Application No.: 202600306

Site Address: 448 KIRK Rd, Palm Springs, FL 33461

COMMENTS LIST

- (?)
- A. This application for plan check expires 1 year from the date of application.
 - B. Resubmit a complete (not partial) set of updated plans with changes clouded. Include a response letter indicating how each comment was resolved.



Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461
Phone (561) 584-8200 Ext.8460
permits@vpsfl.org

Owner-Builder Affidavit & Disclosure Statement Form

Permit No.: _____ Permit Address: 448 Kirk Road

The provisions of Florida Statutes Chapter 489 require construction to be done by licensed contractors. You have applied for a permit under an exemption of that law that allows, as the owner of your property, to act as your contractor even though you do not have a license. When building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy or use of such owners and not offered for sale or lease, or building or improving commercial buildings, at a cost not to exceed \$75,000, on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part, proof of the sale or lease, or offering for sale or lease, of any such structure by the owner-builder within 1 year after completion of same creates a presumption that the construction was undertaken for purposes of sale or lease. The construction must be performed according to Building Codes and Zoning Regulations. It is your responsibility to make sure that people employed by you have licenses, workers' compensation, and insurance required by State law and by County licensing ordinances. You must perform, or supervise the construction yourself, and possess technical knowledge to personally supervise all permitted work, if not performed by a licensed contractor.

DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

OWNER/BUILDER AFFIDAVIT & DISCLOSURE STATEMENT FORM

I, the owner of property located at:

Street Address: 448 Kirk Road

do hereby certify, that I have read the foregoing, and am aware of my responsibilities and liabilities for construction work on the above described property. I do hereby covenant and agree to abide by each of the aforesaid stipulations. I further understand that any falsification of the above statements constitutes fraud and may result in revocation of this permit. OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this building permit application and the representations made in the required disclosure statement are true and correct.

[Signature]
Owner (signature)

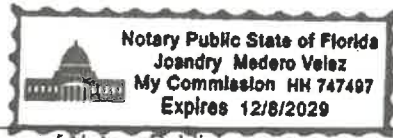
Ida S. Gutierrez
Owner (print)

State of Florida
County of Palm Beach

Sworn to (or affirmed) and subscribed before me on this 9 day of March, 20, 26, by

Ida Sonia Gutierrez
(Name of Person Acknowledging)

[Signature]
(Signature of Notary Public – State of Florida)



(Seal/Stamp of Notary Public)

Physical Presence OR Online Notarization

Personally Known OR Produced Identification

FLDL 6362-417-42-633-0

Type of Identification Produced

Property Detail

Location Address : 448 KIRK RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-08-024-0020
Subdivision : PALM SPRINGS VILLAGE PL 4 IN PB 25 PGS 78 & 79
Official Records Book/Page : 33933 / 116
Sale Date : 10/25/2022
Legal Description : VILLAGE OF PALM SPRINGS PL 4 LT 2 BLK 24

Owner Information

Owner(s)	Mailing Address
GUTIERREZ IDA	448 KIRK RD PALM SPRINGS FL 33461 1402

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/25/2022	\$395,000	33933 / 00116	WARRANTY DEED	GUTIERREZ IDA
01/11/2005	\$10	18060 / 01956	QUIT CLAIM	MORELAND ASHLEY R &
05/05/2004	\$195,000	16917 / 01814	WARRANTY DEED	MORELAND DAVID H &
09/01/1993	\$75,000	07878 / 00002	WARRANTY DEED	HEBERT JOHN M
03/01/1993	\$1,000	07626 / 00019	CERT OF TITLE	
08/01/1985	\$65,000	04634 / 01158	WARRANTY DEED	
09/01/1981	\$62,500	03603 / 01902	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
GUTIERREZ IDA	2026	HOMESTEAD
GUTIERREZ IDA	2026	ADDITIONAL HOMESTEAD

Property Information

Total Number of Units Per Parcel : 1
***Total Square Feet :** 1942
Acres : .19
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

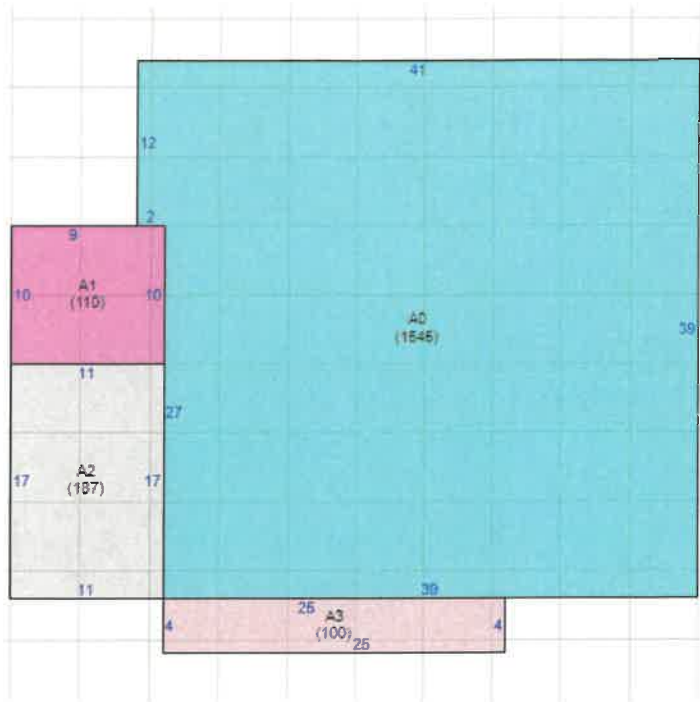
Building Details**Structural Details**

Structural Element for Building 1		Sketch for Building 1
Bldg Type	SFR	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1969	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	4	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	MANSARD	
Roof Cover	BUILT-UP TAR/GRAVEL	
Interior Wall 1	DRYWALL	

Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	N/A
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
UST Unfinished Storage	110
FOP Finished Open Porch	100
FGR Finished Garage	187
BAS Base Area	1545
Total Square Footage	1942
Area Under Air	1545



Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	1969	1
Spa	1969	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RS	0.1918

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$227,661	\$207,960	\$171,020	\$135,772	\$127,120
Land Value	\$155,760	\$162,250	\$178,090	\$161,893	\$108,900
Total Market Value	\$383,421	\$370,210	\$349,110	\$297,665	\$236,020

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$257,826	\$250,560	\$243,262	\$114,368	\$111,037
Exemption Amount	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$207,104	\$200,560	\$193,262	\$64,368	\$61,037

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$4,182	\$4,055	\$3,948	\$1,452	\$1,428
NON AD VALOREM	\$527	\$516	\$511	\$483	\$427
TOTAL TAX	\$4,709	\$4,570	\$4,458	\$1,934	\$1,855

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



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



 **\$0.00**
CHECK OUT 

[Return](#) [New Search](#) [Print Page](#) [View Assessment Data](#)

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

Account Information

Property Control Number:
70-43-44-18-08-024-0020

Property Type:
Real Property

Status: Active

Mailing Address:
448 KIRK RD

Property Address:
448 KIRK RD

Legal Description:
VILLAGE OF PALM SPRINGS PL 4 LT 2
BLK 24

City Zip: Palm Springs, FL 33461-1402

City Zip: PALM SPRINGS, FL 33461

Owner of Record:
GUTIERREZ IDA

Second Owner:

Last updated: 6/03/2026 12:23:37 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](#)



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00598

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

IDA GUTIERREZ
Respondent(s)

ORDER FINDING VIOLATION

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

Section 34-1327: Driveway not maintained, unapproved surface, and no progress made toward correction.

Section 34-913: Prohibited parking of a truck at a residential property.

Section 34-914: Parking on an unapproved surface and trailer located in front of the residence within the right-of-way.

Property Address: 448 Kirk Road, Palm Springs, FL 33461
Legal Description: VILLAGE OF PALM SPRINGS PL 4 LT 2 BLK 24
PCN: 70-43-44-18-08-024-0020

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

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 34-1327: Driveway not maintained, unapproved surface, and no progress made toward correction.**
 - Section 34-913: Prohibited parking of a truck at a residential property.**
 - Section 34-914: Parking on an unapproved surface and trailer located in front of the residence within the right-of-way.**

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 34-1327: Driveway not maintained, unapproved surface, and no progress made toward correction.**
 - Section 34-913: Prohibited parking of a truck at a residential property.**
 - Section 34-914: Parking on an unapproved surface and trailer located in front of the residence within the right-of-way.**

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.
 - Administrative Cost **\$217.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **June 30, 2026**. If Respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by .
 - Administrative Cost **\$217.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this .

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

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

448 Kirk Road,
Palm Springs, FL 33461 1402



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 25-00188

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

BARBARA DICK TR & BARBARA DICK TRUST
177 LUCINA DRIVE
LAKE WORTH, FL 33462

Respondent(s).

PCN: 70-43-44-30-01-006-0011

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on March 7, 2025, the Respondent(s), BARBARA DICK TR & BARBARA DICK TRUST owner(s) of the property at 3328 LAKE WORTH ROAD, LAKE WORTH BEACH, FL, 33461 is in violation of local ordinances.

- Section 34-221 Responsibility of owner - responsible for maintaining all landscaping in good condition.
- Section 30-132 Maintenance of abutting parkways - replace grass and Palm Tree in the area abutting any street.
- Section 34-224 Replacement of vegetation - missing shrubs and tree along the sidewalk
- Section 10-8 - Exterior of Property – East side of building repave parking lot, replace or remove fence.
- Section 10-9 - Street numbers posting address range on roadside marquee/signboard minimum 6" numerals in contrasting color.
- Section 34-1366 Building Design Requirements. Dumpsters shall be located in the rear or side yard. All such service equipment and service areas shall be screened from view from any street or adjoining property by means of a wall, landscaping, or other methods approved by the city council.

These violations must be corrected on or before **JUNE 16, 2026**. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, at 10:00 A.M., THURSDAY JUNE 18, 2026. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence. **IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584 - 8300 Ext. 8524.** A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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


Code Enforcement Officer 561-584-8300 x 8524

Date Issued: JUNE 1, 2026

Nanciann Cuenot
Printed Name of Officer



PALM SPRINGS POLICE DEPARTMENT

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

June 3, 2026

**BARBARA DICK TR & BARBARA DICK TRUST
177 LUCINA DRIVE
LAKE WORTH, FL 33462**

Dear Property Owners,

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

3328 Lake Worth Road in Palm Springs, FL. PCN: 70-43-44-30-01-006-0011

VIOLATION / HEARING CASE 25-00188

Section 34-221 Responsibility of owner - responsible for maintaining all landscaping in good condition.

Section 30-132 Maintenance of abutting parkways - replace grass in the area abutting any street. Replace Palm Tree.

Section 34-224 Replacement of vegetation - missing shrubs and tree along the sidewalk.

Section 10-8 - Exterior of Property. Repave parking lot on East side, replace or remove fence.

Section 10-9 - Street numbers posting address range on roadside marquee/signboard minimum 6" numerals in contrasting color.

Section 34-1366 Building Design Requirements. Dumpsters shall be located in the rear or side yard. All such service equipment and service areas shall be screened from view from any street or adjoining property by means of a wall, landscaping, or other methods approved by the city council.

The options available include coming into voluntary compliance on or before **JUNE 16, 2026**, OR arguing your case at the Special Magistrate Hearing on **Thursday, JUNE 18, 2026, at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your rights under the judicial system.

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

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

Respectfully,

Nanciann Cuenot

Code Enforcement Officer

Phone: 561-584-8300 Ext. 8524

Email: ncuenot@vpsfl.org

3328

CCCP

CCCP

Document posted on the door, secured with blue tape. The document contains several paragraphs of text, likely a notice or legal document, with some sections highlighted in yellow.

Compre sus Boletos Aquí

2-5658 213-880 722-6760
SAT 09:00 07:00
SUN 09:00 06:00

Lotof DE VENTA

BRONCO
Envía Dinero Aquí

EL TORITO NIGHT CLUB
AGARRON DE BANDA
SABADO 06 JUNIO 2026
BOLETOS EN EL INTERNET www.kxtoproductions.com
PREVENTA \$40 2X1 LIMITADO
1499 SOUTH CONGRESS AVE. LAKE WORTH FL 33461 561-584-1458 561-722-6760

26

QUERO



#wildwestboots



ria Money Transfer



intermax ENVIOS DE DINERO



BUY
SELL
INVESTMENT

CUADRA

REALTOR®
Cell: 561-672-9553
petdomesreal1@gmail.com

3328



33

06/04/2026

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

BARBARA DICK TR & BARBARA DICK TRUST
33328 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461
Respondent(s)

Case 25-00188

PCN: 70-43-44-30-01-006-0011

AFFIDAVIT OF SERVICE

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

On the 4th Day of JUNE 2026 at 10:50 AM, I served the attached Notice of Violation / Notice of Hearing on the within-named Respondent(s), Barbara Dick TR & Barbara Dick TRUST at 3328 LAKE WORTH ROAD Palm Springs, FL 33461 by:

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

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

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

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

By: Nanciann Cuenot
Code Enforcement Officer

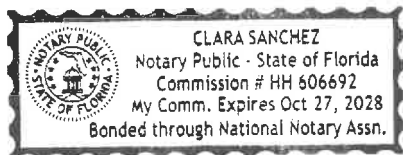
Date: June 4th, 2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 8th day of June, 2026 by NANCIANN CUENOT, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

Clara Sanchez
NOTARY PUBLIC, State of Florida

(SEAL)





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



quadiant
 FIRST-CLASS MAIL
 IMI
\$000.74⁰
 06/04/2026 ZIP 33480
 043M31255277

US POSTAGE

**BARBARA DICK TR & BARBARA DICK TRUST
 177 LUCINA DRIVE
 LAKE WORTH, FL 33462**

9489 0178 9820 3048 6222 22



UNITED STATES
 POSTAL SERVICE

CERTIFIED MAIL[®]



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



9489 0178 9820 3048 6222 22

Label 860-QDT, March 2023



quadiant
 FIRST-CLASS MAIL
 IMI
\$008.86⁰
 06/04/2026 ZIP 33480
 043M31255277

US POSTAGE

**BARBARA DICK TR & BARBARA DICK TRUST
 177 LUCINA DRIVE
 LAKE WORTH, FL 33462**

NOTICE OF VIOLATION 25-00188 26-00965



05/26/2026

CUT DOWN STUMP + Replace Palm Tree



05/26/2026

Replace Hedges



05/26/2026

Replace Grass



05/26/2026

Replace Curass



Replace Vegetation - Hedge



Maintain all landscape

Responsibility of owner



Replace vegetation



05/26/2026

Replace Grass



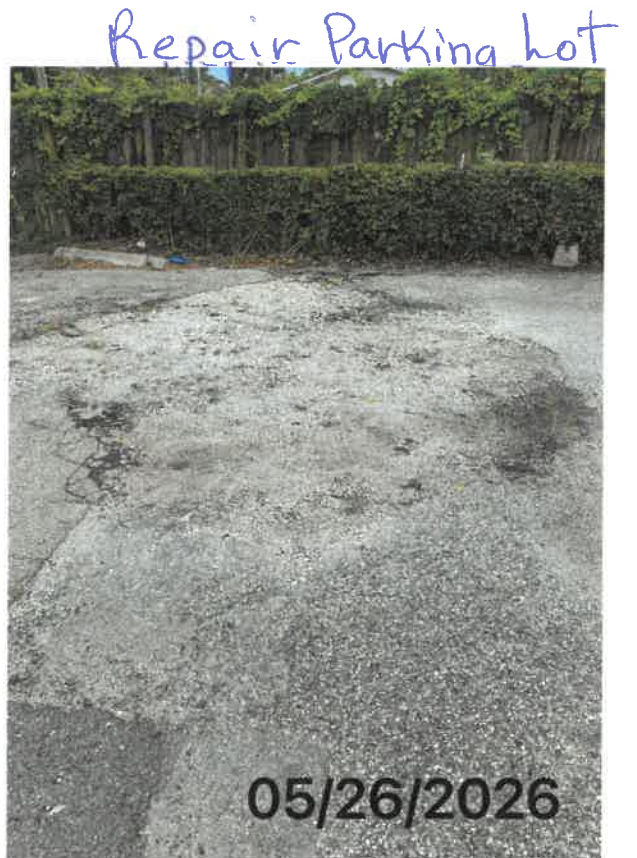
06/04/2026

Repair Asphalt



Replace Grass

05/26/2026



Repair Parking lot

05/26/2026

Remove old Parking Stops



Remove Graffiti

Maintain overgrowth



Remove old parking stops



Repair Concrete Curb



trash + debris



CASE PRESENTATION
CASE No. 25-00188

1. Good morning, my name is **Nanciann Cuenot**, and I have been sworn in.
2. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.
3. This Case **No. 25-00188** concerns the property at **3328 LAKE WORTH ROAD** in the Village of Palm Springs, Florida.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records the current owner of the property is **Barbara Dick TR and Barbara Dick Trust**.
5. Pursuant to my own observation, there are violations of local ordinances.

SECTION 34-221 Responsibility of owner – The owner is responsible for maintaining all landscaping in good condition. Remove dead limbs and weeds in north hedges. Replace all vegetation and grass that has died. Remove overgrowth along rear of building.

SECTION 30-132 Maintenance of abutting parkways - replace grass and Trees in the area abutting any street.

SECTION 34-224 Replacement of vegetation - missing shrubs and tree along the sidewalk

SECTION 10-8 - Exterior of Property – East side of building repave damaged areas in parking lot. Remove broken parking stops and graffiti. Repair curb on parking lot median.

SECTION 10-9 - Post address range on roadside marquee/signboard minimum 8" numerals in contrasting color.

SECTION 34-1366 Building Design Requirements. Dumpsters shall be located in the rear or side yard. All such service equipment and service areas shall be screened from view from any street or adjoining property by means of a wall, landscaping, or other methods approved by the city council.

6. Courtesy Notices were mailed and email correspondence sent to the property owner.
7. On **JUNE 01, 2026**, Notice of Violation/ Notice of Hearing **25-00188** 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 at Village Hall. The property owner was notified by their tenant where I posted. The property owner has made contact with code enforcement and is making attempts to come into compliance.

8. I request that the Respondent be Ordered to come into compliance by **AUGUST 17, 2026**. If not in compliance by the stated date, a \$100.00 per day per violation fine shall commence.

9. The Village has also incurred costs in the amount of **\$220.74** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **AUGUST 17, 2026**.

10. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

June 18, 2026, 3328 Lake Worth Road, Barbara Dick TR & Barbara Dick Trust 26-00188

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	4.00	35.00	140.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	4.00	20.00	80.00
6	Additional certified copies for hearing	0.00	8.86	0.00
7	Additional clerk time - 1 hour	0.00	28.00	0.00
8	Additional Attorney Time - per hour	0.00	195.00	0.00
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.74	0.74
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 26-00188				220.74



PALM SPRINGS POLICE DEPARTMENT

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

March 07, 2025

**BARBARA DICK TRUST
BARBARA DICK TR
177 LUCINA DR
LAKE WORTH, FL 33462 6017**

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 3328 LAKE WORTH RD, Palm Springs, FL 33462.

PCN: 70434430010060011

This property is in violation of local ordinances.

Section 34-265 Responsibility of Maintenance; Unsafe signs; abandoned signs.

Section 34-221 Responsibility of owner - responsible for maintaining all landscaping in good condition, neat & orderly.

Section 30-132 Maintenance of abutting parkways - replace grass in the area abutting any street.

Section 34-224 Replacement of vegetation - missing shrubs in the parking lot and along the sidewalk

Section 10-8 - Exterior of Property - parking lot, parking spaces, fences, plant growth.

Section 34-1332: All off-street parking shall be drained and maintained.

Section 10-9 - Exterior of structure or building maintained in good repair, structurally sound and sanitary - exterior painting, exterior walls /holes, breaks/loose/rotting materials/maintained weatherproof and properly surface coated; street numbers posting address range on roadside marquee/signboard minimum 6" numerals in contrasting color.

Compliance Date: April 11, 2025

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

Respectfully,

Nanciann Cuenot

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

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

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

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

Sec. 34-224. Replacement of vegetation.

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

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

Sec. 10-8. Exterior property areas.

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

(Ord. No. 2006-47, § 2, 11-9-2006)

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

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

Sec. 34-1366. Building design guidelines.

These guidelines are intended to help secure a high quality of environment, regarding livability, visual interest, identity and sense of place in Palm Springs' commercial and multifamily districts by providing guidance for the design of new buildings. These guidelines are intended to focus on the characteristics of architectural compatibility and leave individual property owners and developers the maximum flexibility to build to meet their own needs and objectives.

- (1) *General design.*
 - a. *General design.* Buildings shall be designed to be compatible with the surrounding environment, both manmade and natural. A building shall provide a positive impact on the surrounding environment.
 - b. *Visible façades.* All building facades visible from public rights-of-way and adjacent properties shall be designed to create a harmonious effect with its surroundings. This should not be construed as creating look-alike buildings. Harmony shall be achieved through the proper use of scale, proportions, form, materials, texture, and color.
 - c. *Unity of character and design.* Buildings or structures which are part of an existing or future complex shall have a unity of character and design.
 - d. *Design character.* The design character of buildings shall be such that it is aesthetically pleasing and without cluttered forms having no apparent system of organization.
 - e. *Building materials and color.* Building materials and color selection shall achieve visual order through the consistent use of compatible color palettes.
 - f. *Building elevations.* All building elevations shall be treated equally as if all sides were the front of the building. This requirement includes but is not limited to architectural elements, facade treatment, and landscaping.
- (2) *Building forms and colors.* Buildings and structures which use symbolic forms and colors, with the exception of those features protected by F.S. § 553.79(20)(a)1, and which have a negative impact on the visual environment of the area, as determined by the land development director, land development board, or village council, shall not be permitted.
- (3) *Architectural detail.* Architectural design shall prohibit large expanses of blank walls with limited or no windows or architectural embellishments. Building massing should be varied to break up long unadorned expanses of façade and to create visual interest through shade and shadow. Exterior facades should incorporate vertical treatments and elements to break up the horizontal wall, visually reduce the massive bulk and the uniform appearance.
- (4) *Building scale and height.* In general, building should relate in scale and proportion to other buildings in the area. Buildings of different sizes can be made architecturally compatible through skillful design that might include transitional massing element, cornice lines and other treatments to coordinate the line of the lower building to the taller one.
- (5) *Roof treatments.*
 - a. Roof design treatments and features should be incorporated to provide interest and an appropriate sense of scale and mass. Rooflines should include changes in roof edge treatment and/or parapet treatment. Sufficient variation should be provided to provide noticeable change in apparent roof height from the dominant roof height.

-
- b. Gabled, hipped and shed roof types most frequently used in residential settings, should be accompanied with dormers, deep eaves, overhangs, and changes in pitch orientation to reduce building bulk.
- (6) *Roof overhangs.* Unless specifically designed otherwise, roof overhangs including mansard roof overhangs shall wrap around the building so that there is visual continuity around the entire building.
- (7) *Roof penetrations.* All penetrations, except for chimneys, but including plumbing vents, exhaust ventre, pipes and flues, must be located on the least visible side and painted to match the sloped roof.
- (8) *Mechanical equipment screening.* The highest portion of mechanical equipment, such as backflow preventers, meters and valves for public utilities operations, satellite antennas, heating and ventilating, air-conditioning, or other utility hardware on roofs, ground, or buildings shall be installed at or below the lowest elevation or level of screening materials. Materials used for screening purposes shall be compatible with the architectural style, color, and materials of the principal building. This equipment shall be located so as not to be visible from any street or adjoining property. Landscape screening must include a dense planting or earth berming or both.
- (9) *Gutters and down spouts.* Gutters and down spouts shall be painted to match the surface to which they are attached. Gutters and down spouts may, however, be painted in such a way so as to become a design element if the color is consistent with the color scheme of the building.
- (10) *Service yards, storage yards, and loading docks.* All refuse and waste containers, recycling or compacting containers, dumpsters, oil tanks, bottled gas tanks, service yards, storage yards, and loading docks shall be located in the rear or side yard. All such service equipment and service areas shall be screened from view from any street or adjoining property by means of a wall, landscaping, or other methods approved by the city council.
- (11) *Mailboxes.* Mailboxes, including special drop boxes, may be clustered within buildings, grouped under a kiosk, or individually freestanding. In all cases, the design and installation of mailboxes shall comply with the standards listed below.
- a. *Approval.* Mail boxes shall be approved by the land development director, land development board or village council and the U.S. Postal Service as to size, type, and location.
- b. *Design and landscaping.* Mail boxes shall be landscaped consistent with and architecturally compatible to the development.
- (12) *Applicability.* These building design guidelines shall apply to all new construction projects for nonresidential uses in excess of 3,000 square feet of the gross floor area of the structure and to multi-family residential projects comprised of more than six dwelling units. Renovation construction projects are encouraged to comply with these standards.

(Ord. No. 2017-13, § 2(34-1365), 6-8-2017)

Ord. No. 2017-13 , adopted June 8, 2017, added provisions to be designated as § 34-1365. Inasmuch as there already exists a § 34-1365, said new provisions have been redesignated as § 34-1366 by the editor.

Property Detail

Location Address : 3328 LAKE WORTH RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-30-01-006-0011
Subdivision : PALM BEACH FARMS CO PL 7 IN
Official Records Book/Page : 33689 / 1958
Sale Date : 04/27/2022
Legal Description : PALM BEACH FARMS CO PL NO 7 W 277.23 FT OF LT A (LESS N 35 FT RD R/W) & N 85 FT OF W 277.23 FT OF LT B BLK 6

Owner Information**Owner(s)**

DICK BARBARA TRUST
DICK BARBARA TR

Mailing Address

177 LUCINA DR
LAKE WORTH FL 33462 6017

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/27/2022	\$10	33689 / 01958	QUIT CLAIM	DICK BARBARA TRUST
04/27/2022	\$10	33653 / 01498	QUIT CLAIM	DICK HERBERT W TRUST &
05/30/1997	\$100	10219 / 00803	WARRANTY DEED	DICK HERBERT W TR
01/01/1974	\$69,000	02278 / 00258		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$1,036,349	\$1,055,219	\$1,006,119	\$845,662	\$859,992
Land Value	\$552,415	\$552,415	\$525,872	\$450,747	\$450,747
Total Market Value	\$1,588,764	\$1,607,634	\$1,531,991	\$1,296,409	\$1,310,739

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$1,588,764	\$1,568,655	\$1,426,050	\$1,296,409	\$1,310,739
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,588,764	\$1,568,655	\$1,426,050	\$1,296,409	\$1,310,739

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$30,869	\$30,984	\$29,246	\$26,688	\$27,219
NON AD VALOREM	\$4,813	\$4,664	\$4,450	\$4,236	\$4,153
TOTAL TAX	\$35,682	\$35,648	\$33,696	\$30,924	\$31,372



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



Return

New Search

Print Page

View Assessment Data

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number:
70-43-44-30-01-006-0011

Mailing Address:
177 LUCINA DR

City Zip: Lake Worth, FL 33462-8017

Owner of Record:
DICK BARBARA TRUST

Property Type:
Real Property

Property Address:
3328 LAKE WORTH RD

City Zip: PALM SPRINGS, FL 33461

Second Owner:
DICK BARBARA TR

Status: Active

Legal Description:
PALM BEACH FARMS CO PL NO 7 W
277.23 FT OF LT A (LESS N 35 FT RD
R/W) & N 85 FT OF W 277.23 FT OF LT B
BLK 6

Last updated: 6/03/2026 03:11:04 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



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 25-00188

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

vs.

**DICK BARBARA TRUST DICK BARBARA TR
Respondent(s)**

ORDER FINDING VIOLATION

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

Section 34-221: Responsibility of owner. Maintain all landscaping in good condition. Remove dead limbs and weeds in north hedges. Replace dead vegetation and grass. Remove overgrowth along the rear of the building.

Section 30-132: Maintenance of abutting parkways. Replace grass and trees in the area abutting the street. Replace palm tree.

Section 34-224: Replacement of vegetation. Replace missing shrubs and damaged tree along S. Congress Avenue.

Section 10-8: Exterior of Property. Repave parking lot on east side. Replace or remove fence. Remove broken parking stops and graffiti. Repair curb in parking median.

Section 10-9: Street numbers. Post address range on roadside marquee/sign with minimum 8-inch numerals in contrasting color.

Section 34-1366: Building Design Requirements. Relocate dumpster(s) to rear or side yard and provide required screening from view of any street or adjoining property.

Property Address: 3328 LAKE WORTH RD, Palm Springs, FL 33462
Legal Description: PALM BEACH FARMS CO PL NO 7 W 277.23 FT OF LT
A (LESS N 35 FT RD R/W) & N 85 FT OF W 277.23 FT
OF LT B BLK 6
PCN: 70-43-44-30-01-006-0011

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **June 18, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

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

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

CONCLUSIONS OF LAW

- Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- Section 34-221: Responsibility of owner. Maintain all landscaping in good condition. Remove dead limbs and weeds in north hedges. Replace dead vegetation and grass. Remove overgrowth along the rear of the building.**
 - Section 30-132: Maintenance of abutting parkways. Replace grass and trees in the area abutting the street. Replace palm tree.**
 - Section 34-224: Replacement of vegetation. Replace missing shrubs and damaged tree along S. Congress Avenue.**
 - Section 10-8: Exterior of Property. Repave parking lot on east side. Replace or remove fence. Remove broken parking stops and graffiti. Repair curb in parking median.**
 - Section 10-9: Street numbers. Post address range on roadside marquee/sign with minimum 8-inch numerals in contrasting color.**
 - Section 34-1366: Building Design Requirements. Relocate dumpster(s) to rear or side yard and provide required screening from view of any street or adjoining property.**
- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- Section 34-221: Responsibility of owner. Maintain all landscaping in good condition. Remove dead limbs and weeds in north hedges. Replace dead vegetation and grass. Remove overgrowth along the rear of the building.**
 - Section 30-132: Maintenance of abutting parkways. Replace grass and trees in the area abutting the street. Replace palm tree.**
 - Section 34-224: Replacement of vegetation. Replace missing shrubs and damaged tree along S. Congress Avenue.**
 - Section 10-8: Exterior of Property. Repave parking lot on east side. Replace or remove fence. Remove broken parking stops and graffiti. Repair curb in parking median.**

Section 10-9: Street numbers. Post address range on roadside marquee/sign with minimum 8-inch numerals in contrasting color.

Section 34-1366: Building Design Requirements. Relocate dumpster(s) to rear or side yard and provide required screening from view of any street or adjoining property.

ORDER

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

Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **August 17, 2026**.

Administrative costs of **\$220.74**

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 **August 17, 2026**. If Respondent fails to comply within the time given, a fine of **\$100 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **August 17, 2026**.

Administrative costs of **\$220.74**

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

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

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

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

recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred-dollars (\$500.00) per day may be imposed beginning on the date the violation is first observed by the Village.

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

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

DONE AND ORDERED this June 18, 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:
177 LUCINA DRIVE,
LAKE WORTH FL 33462 6017](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 26-00965

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

BARBARA DICK TR & BARBARA DICK TRUST
177 LUCINA DRIVE
LAKE WORTH, FL 33462

Respondent(s).

PCN: 70-43-44-30-01-006-0011

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on **September 8, 2025**, the Respondent(s), **BARBARA DICK TR & BARBARA DICK TRUST** owner(s) of the property at **3328 LAKE WORTH ROAD, LAKE WORTH BEACH, FL, 33461** is in violation of local ordinances.

SECTION 10-31 FBC (Florida Building Code) 105.1 Working without Permits – Monument sign.

SECTION 10-31 FBC (Florida Building Code) 110.1 No required Inspections.

These violations must be corrected on or before **JUNE 16, 2026**. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, **at 10:00 A.M., THURSDAY JUNE 18, 2026**. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584 - 8300 Ext. 8524. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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

Code Enforcement Officer 561-584-8300 x 8524

Date Issued: JUNE 1, 2026

Nanciann Cuenot
Printed Name of Officer



PALM SPRINGS POLICE DEPARTMENT

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

9489 0178 9820 3048 6222 22

June 3, 2026

**BARBARA DICK TR & BARBARA DICK TRUST
177 LUCINA DRIVE
LAKE WORTH, FL 33462**

Dear Property Owners,

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

3328 Lake Worth Road in Palm Springs, FL. PCN: 70-43-44-30-01-006-0011

VIOLATION / HEARING CASE 26-00965

***SECTION 10-31 (FBC) 105.1 Work done without permit – Monument sign**

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

The options available include coming into voluntary compliance on or before **JUNE 16, 2026, OR** arguing your case at the Special Magistrate Hearing on **Thursday, JUNE 18, 2026, at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your rights under the judicial system.

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

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

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

3328

Document with blue tape corners, partially legible text.

Compre sus Boletos **Aquí**

2-6658 | 213-680-... | 722-6780
SAT 09:00 07:00
SUN 09:00 06:00

Letos DE VENTA

BRONCO
Envía Dinero Aquí

ET TORITO NIGHT CLUB
AGARRON DE PANDA
BOLETOS EN EL INTERNET
PREVENTA \$40 2X1 LIMITADO
4469 SOUTH CONGRESS AVE. LAKE WORTH FL
722 6760

0104/2026

QUERO

WILD WEST BOOTS
#wildwestboots

ria Money Transfer

inCormerX
ENVIOS DE DINERO

BUY
SELL
INVESTMENT

VERONICA PERDOMO
REALTOR

Cell: 561-672-9553
perdomov@11@gmail.com

CUADRA

OPEN

3328

AMERICAN...
...
...

06/04/2026

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

BARBARA DICK TR & BARBARA DICK TRUST
3328 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461
Respondent(s)

Case 26-00965

PCN: 70-43-44-30-01-006-0011

AFFIDAVIT OF SERVICE

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

On the 4th Day of JUNE 2025 at 10:50 AM, I served the attached Notice of Violation / Notice of Hearing on the within-named Respondent(s), Barbara Dick TR & Barbara Dick TRUST at 3328 LAKE WORTH ROAD Palm Springs, FL 33461 by:

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

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

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

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

By: NanCIann Cuenot
Code Enforcement Officer

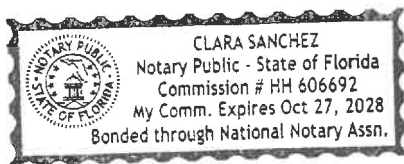
Date: June 4, 2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 8th day of June, 2026 by NANCIANN CUENOT, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

Clara Sanchez
NOTARY PUBLIC, State of Florida





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



quadiant
 FIRST-CLASS MAIL
 IMI
\$000.74⁰
 06/04/2026 ZIP 33480
 043M31255277

US POSTAGE

**BARBARA DICK TR & BARBARA DICK TRUST
 177 LUCINA DRIVE
 LAKE WORTH, FL 33462**



**PALM SPRINGS POLICE D
 CODE ENFORCEMENT DI
 230 CYPRESS LANE
 PALM SPRINGS, FL 33461
 ATTN: NANJIANN CUENOT**



UNITED STATES
 POSTAL SERVICE

CERTIFIED MAIL[®]



9489 0178 9820 3048 6222 22

Label 890-QDT, March 2023



quadiant
 FIRST-CLASS MAIL
 IMI
\$008.86⁰
 06/04/2026 ZIP 33480
 043M31255277

US POSTAGE

**BARBARA DICK TR & BARBARA DICK TRUST
 177 LUCINA DRIVE
 LAKE WORTH, FL 33462**

NOTICE OF VIOLATION 25-00188 26-00965

Tracking Number:

Remove X

9489017898203048622222

[Copy](#)

[Schedule a Redelivery](#)

Latest Update

We attempted to deliver your item at 4:44 pm on June 6, 2026 in LAKE WORTH, FL 33462 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning June 7, 2026. If this item is unclaimed by June 21, 2026 then it will be returned to sender.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

Delivery Attempt: Action Needed

Notice Left (No Authorized Recipient Available)

LAKE WORTH, FL 33462

June 6, 2026 4:44 PM

Arrived at USPS Facility

WEST PALM BEACH FL DISTRIBUTION CENTER

June 5, 2026 8:05 AM

[What Do USPS Tracking Statuses Mean?](#)

[Text & Email Updates](#)



[Schedule Redelivery](#)



[USPS Tracking Plus®](#)



Feedback

3328 Lake Worth Rd.



D



561-642-4133





9/8/2025 12:10

3328 Lake Worth Rd - Code Enforcement Violations

From Nanciann M. Cuenot <ncuenot@vpsfl.org>

Date Wed 4/16/2025 10:08 AM

To herbandbarb@msn.com <herbandbarb@msn.com>

 2 attachments (8 MB)

IMG_6969.JPG; IMG_6967.JPG;

Hi Herb,

Following up on our discussion yesterday, the sign can be refaced; however, it cannot be reconstructed. This means that the top section, which resembles a roof, must be eliminated. Again, the sign requires a permit, as well as illustrations and specifications. Building numerals with a minimum height of 6 inches must be installed on the sign. For more information, you may call Planning, Zoning & Building at 561 584-8200 Ext. 8460.

The stucco wall must be repaired and repainted to match the rest of the building.

I am looking for voluntary compliance. Failure can result in a Notice of Violation.

Best Regards,

Sec. 34-265. Responsibility of maintenance; unsafe signs; abandoned signs.

- (a) All signs shall be properly maintained. Exposed surfaces shall be cleaned and painted, if paint is required. Defective or damaged parts shall be replaced.
- (b) If any sign regulated in this article is found by the building official to be unsafe, insecure, a menace to the public or constructed, erected or maintained in violation of the provisions of this article, written notice by the building official shall be given to the owner of the sign and of the property the sign is located on. If the owner or person in possession fails to remove or alter the structure so as to comply with the provisions of this article within ten days after the notice is delivered, the village manager shall approve the removal or alteration of the sign to comply, at the expense of the owner of the property upon which it is located. The land development department may cause any sign which is an immediate peril to persons or property to be removed summarily and without notice.
- (c) If any sign regulated in this article is found to be abandoned or the business advertised shall move from the property where the sign is located, the owner, agent or responsible person shall be responsible to remove the sign, cover the sign with a plain fabric cover or place a blank copy panel in the sign frame within 30 days of the abandonment or relocation of the business.
- (d) Upon the failure, neglect or refusal of any owner, agent or responsible person to remove or repair any sign in violation of this article, after notification by the building official, the village manager is hereby authorized and empowered to effect the removal of the sign which is in violation.

(Code 1994, § 30-180; Ord. No. 2015-13, § 2, 5-14-2015)

Sec. 34-266. Responsibility for cost of repair or removal; lien right.

When the village has effected the repair or removal of a sign or has paid for the repair or removal thereof, the actual cost thereof, plus accrued interest at the rate of ten percent per annum, shall be charged to the owner of the property on the next regular tax bill forwarded to the owner. The charge shall be due and payable to the village within 30 days following written notice, given to the property owner, of the amount due. If the amount shall not be paid by the property owner, then such amount due to the village shall become a lien upon the property of the owner, and the village manager may cause the filing of such lien in the public records of this county or any other county in which the property owner owns real property.

(Code 1994, § 30-181; Ord. No. 2015-13, § 2, 5-14-2015)



Outlook

Re: comments for application no. 202501369

From Christian Melendez Berrios <cmelendezberrios@vpsfl.org>

Date Wed 10/29/2025 9:06 AM

To Donnie Bennett <donnaie@bennettlighting.com>; Lori Bennet <lori@bennettlighting.com>

Cc Nanciann M. Cuenot <ncuenot@vpsfl.org>; Iramis Cabrera <icabrera@vpsfl.org>

Sorry the email was sent in error....

Here is the link for the nonconforming signs.

(b)

Nonconforming signs and sign structures shall not be enlarged, replaced, redesigned or structurally altered unless the sign or structure is brought into conformity, except as required by the building official in cases where it has been determined that there exists eminent danger to the public safety.

(c)

Should any sign be removed from its location and reinstalled for any reason, other than maintenance or name change of the occupant, then the sign shall conform to all requirements of this article. However, nothing in this subsection shall be construed to prohibit only a change in the copy or face of an existing nonconforming sign.

https://library.municode.com/fl/palm_springs/codes/code_of_ordinances?nodeld=PTIICOOR_CH34LADE_ARTIVSI_DIV1GE_S34-263NOSILASICHCOSI

And the link for the Monument Sign:

https://library.municode.com/fl/palm_springs/codes/code_of_ordinances?nodeld=PTIICOOR_CH34LADE_ARTIVSI_DIV3SP_S34-327POPUSI

Please let us know if you have any further questions.

Thank you,



Christian Melendez Berrios

Planner

Village of Palm Springs

Phone: (561) 584-8200, 8462

From: Christian Melendez Berrios <cmelendezberrios@vpsfl.org>
Sent: Wednesday, October 29, 2025 9:02 AM
To: Iramis Cabrera <icabrera@vpsfl.org>; Donnie Bennett <donnie@bennettlighting.com>
Cc: Lori Bennet <lori@bennettlighting.com>
Subject: Re: comments for application no. 202501369

Good morning, Donnie,

Based on our phone conversation, here is Section 34-263 for the Nonconforming signs.

From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Tuesday, October 28, 2025 12:24 PM
To: Donnie Bennett <donnie@bennettlighting.com>
Cc: Lori Bennet <lori@bennettlighting.com>; Christian Melendez Berrios <cmelendezberrios@vpsfl.org>
Subject: Re: comments for application no. 202501369

Good afternoon,

You can contact Christian Melendez, the village's planner, who is copied herein.

Regards,



Iramis Cabrera

Planning, Zoning, and Building Director
Village of Palm Springs
Phone: (561) 584-8200, 8461

From: Donnie Bennett <donnie@bennettlighting.com>
Sent: Tuesday, October 28, 2025 10:43 AM
To: Iramis Cabrera <icabrera@vpsfl.org>
Cc: Lori Bennet <lori@bennettlighting.com>
Subject: FW: comments for application no. 202501369

You don't often get email from donnie@bennettlighting.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

From: Donnie Bennett <donnie@bennettlighting.com>
Sent: Tuesday, October 28, 2025 10:32 AM
To: 'icabrera@vps.org' <icabrera@vps.org>
Cc: 'Lori Bennet' <lori@bennettlighting.com>
Subject: comments for application no. 202501369

Good morning,
I see your comments about this non-conforming sign.
Please give me a quick call whenever you have a chance.
We are trying to propose whatever it takes to get this sign approved, and cleaned up.
Thank you,

Donnie Bennett
Donnie Bennett Lighting Maintenance
1209 N Haverhill Road
West Palm Beach, FL 33417

Record: 202501369 Permit 

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

<u>Activity #</u>	<u>Status</u>	<u>Type</u>	<u>Rvw</u>	<u>Role</u>	<u>Rvwr</u>	<u>Received Date</u>	<u>Due Date</u>	<u>Completed Date</u>	<u>Done By</u>	<u>Inspection Result</u>	<u>Comment</u>	<u>Result Comment</u>
TK25-45406	Open	Submit Corrections			Kauffs	10/15/2025					The information submitted on your application needs corrections or additional information. Click the "Submit Corrections" button to submit the changed documents and complete this task.	
TK25-45405	Completed	Review Completed		Service Techs	icabrera	10/15/2025	10/15/2025	10/15/2025	icabrera	Corrections Required		
TK25-45104	Completed	Zoning Review		Zoning Reviewer	icabrera	10/14/2025	10/15/2025	10/15/2025	icabrera	Corrections Required		The sign is considered a non-conforming sign. Only a change in the copy or face of an existing non-conforming sign is permitted.
TK25-45103	Completed	Building Review		Building Reviewer	pringle	10/14/2025	10/15/2025	10/15/2025	pringle	Approved		



Plan Review Critique

Date: 15 October 2025

To: Kauffs Signs and Lighting

Description: Face Replacement

Application No.: 202501369

Site Address: 3328 LAKE WORTH Rd, Palm Springs, FL 33461

COMMENTS LIST

- A. This application for plan check expires 1 year from the date of application.
- B. Resubmit a complete (not partial) set of updated plans with changes clouded. Include a response letter indicating how each comment was resolved.

File: 2025-09-30 Lakeshire Plaza (Lake Worth Bch), Pylon Face 2.pdf

Building Review department

General

Comment 003, Page 1 - there is no electric included with the permit

Task Number Task Result
Task Type
Added Status
Scheduled Deadline
Closed

Role
User

Staff Comments / Internal

External Comments

Checklists

+ Comments (0)

Codes

Code Source	Code Number	Subject	Language	Is Resolved	Fee
-------------	-------------	---------	----------	-------------	-----



VILLAGE OF PALM SPRINGS
BUILDING PERMIT APPLICATION FORM
 226 CYPRESS LN PALM SPRINGS, FL 33461
 561-584-8200 EXT. 8460
 PERMITS@VPSFL.ORG

FOR OFFICE USE ONLY

FBC Version: _____ Permit Type: _____
 Accepted By: _____ Date: _____
 Application #: _____

1 KIND of PERMIT (CHECK ONE):
 PRIMARY PERMIT
 SUB-PERMIT - If Fee & Value of a Sub-Permit are covered under a Primary Permit, complete boxes 1, 3, 4, 5, 6 & 8 only to apply. If not covered under a Primary Permit, complete the entire application to apply.
 PRIVATE PROVIDER: PLAN REVIEW INSPECTIONS

2 PROPERTY OWNER: Dick Barbara Trust
TENANT: Lakeshire Plaza
ADDRESS: 177 Lucina Drive **UNIT:** _____
CITY: Lake Worth **STATE:** FL **ZIP:** 33462
PHONE: _____ **FAX:** _____
EMAIL: _____

3 TRADE (CHECK ONE):
 STRUCTURAL ROOFING ELECTRICAL
 MECHANICAL PLUMBING FIRE GAS
 OTHER: _____
PRIMARY PERMIT #: _____

4 PROJECT NAME: Lakeshire Plaza
PCN: 20 43 44 30 01 006 00 11
LEGAL DESCRIPTION: _____
PROJECT ADDRESS: 3328. 3344 Lake Worth Road
CITY: _____

5 FURTHER WORK DESCRIPTION: Face replacement
 Type of Work: New Addition Alteration Repair Demo Temporary Other
 VALUE: 6500.00 PERMIT FEE: _____
(SEE FEE SCHEDULE) (AS APPLIES)

OWNER BUILDER PER FL. ST. 489 (AS NAMED ABOVE, FOR CONTACT INFORMATION SEE BOX 2)
 CONTRACTOR (CERT. HOLDER): Donnie Bennett License #: ES1200659
 DBA (COMPANY NAME): Kaufers Signs & Light Contact Person: Lori
 ADDRESS: 5587 Hawthorne Rd STATE: FL ZIP: 33410
 PHONE: 561-329-7510 FAX: _____ EMAIL: lori@kaufers.com

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Donnie Bennett
(Signature of Owner or Agent)
Print Name: Donnie Bennett
 NOTARY REQUIRED NOTARY REQUIRED FOR ALL OWNER/BUILDERS, CONTRACTORS REGARDLESS OF \$ VALUE STATE OF FLORIDA COUNTY OF Palm Beach
 Sworn to (or affirmed) and subscribed before me this 30 day of Sept, 2025, by Donnie Bennett

Donnie Bennett
(Signature of Contractor)
Print Name: Donnie Bennett
 NOTARY REQUIRED FOR ALL OWNER/BUILDERS, CONTRACTORS REGARDLESS OF \$ VALUE STATE OF FLORIDA COUNTY OF Palm Beach
 Sworn to (or affirmed) and subscribed before me this 30 day of Sept, 2025, by Donnie Bennett

Brianna Goncalves
(Signature of person making statement)
 (Signature of Notary Public - State of Florida)
 Notary Public - State of Florida
 Commission # HH 66464
 (Print, Type, or Stamp Commission Expires Aug 14, 2029)
 Physical Presence OR Online Notarization
 Personally Known OR Produced Identification
 Type of Identification Produced _____

Brianna Goncalves
(Signature of person making statement)
 (Signature of Notary Public - State of Florida)
 Notary Public - State of Florida
 Commission # HH 66464
 (Print, Type, or Stamp Commission Expires Aug 14, 2029)
 Physical Presence OR Online Notarization
 Personally Known OR Produced Identification
 Type of Identification Produced _____

Record: 202501369 Permit

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

NOTICE WITH PORTAL HOLD ALERT: Address Violation x
ADDRESS: 3328 LAKE WORTH RD, PALM SPRINGS, FL 33461

Permit #	202501369	Status	Corrections Required	Intake	
Permit Type	Permit	Primary Contact	Kauffs Signs and Lighting	Applied	10/8/2025
Type	Building - Commercial	Address	3328 LAKE WORTH Rd, Palm Springs, FL 33461	Issued	
Scope of Work	Sign	Parent Record	<input checked="" type="checkbox"/>	Expires	
Assigned to		Parcel	70434430010060011	Days to	
Estimated Cost	6,500.00	Subdivision		Closed	
		Flood Zone		CO	
		Zoning Code	CR	TCO	
Description 1	Face Replacement			TCO Expires	
Status Memo				COC	
CRA	Lake Worth Rd CRA	CRA memo		Fees effective	
Homestead	No			Actual start	
Use Code	VILLAGE COMMERCIAL RENEWAL			Actual end	
	<input type="checkbox"/> HOA				
Finished SF	1				

- Planned Inspections (2)

Inspection Type	Inspections	Commands
1.2. SIGN STR	TK25-44222	

CASE PRESENTATION
CASE No. 26-00965

1. Good morning, my name is Nanciann Cuenot, and I have been sworn in.
2. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.
3. This Case No. 26-00965 concerns the property at 3328 LAKE WORTH ROAD in the Village of Palm Springs, Florida.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records the current owner of the property is Barbara Dick TR and Barbara Dick Trust.
5. Pursuant to my own observation, there are violations of local ordinances.

SECTION 10-31 (FBC 105.1): Work without Permits. Nonconforming Monument Sign replaced with a new sign.

SECTION 10-31 (FBC 110.1): No required Inspections.

6. Courtesy Notices were mailed and email correspondence sent to the property owner.
7. The property owner and company who installed the sign applied for a permit eight (8) months ago on October 8, 2025; however, the application needs corrections or additional information as noted by the building inspector and Zoning review. No attempts were made to successfully comply with the Village's Plan Review Critique.
8. On JUNE 01, 2026, Notice of Violation/ Notice of Hearing 26-00965 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 at Village Hall. The property owner was notified by the tenant where I posted. The property owner has made contact with code enforcement and is making attempts to come into compliance.
9. I request that the Respondent be Ordered to come into compliance by obtaining permits and passing inspections by AUGUST 17, 2026. If not in compliance with the stated date, a \$100.00 per day violation fine shall commence.
10. The Village has also incurred costs in the amount of \$110.34 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than AUGUST 17, 2026.
11. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

June 18, 2026, 3328 Lake Worth Road, Store 66 Inc		26-00965		
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	6.00	5.00	30.00
5	Additional photos re-inspections - 5 for 20.00	0.00	20.00	0.00
6	Additional certified copies for hearing	1.00	8.86	8.86
7	Additional clerk time - 1 hour	0.00	28.00	0.00
8	Additional Attorney Time - per hour	0.00	195.00	0.00
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	2.00	0.74	1.48
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 26-00965				110.34



PALM SPRINGS POLICE DEPARTMENT

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

September 08, 2025

**BARBARA DICK TRUST
BARBARA DICK TR
177 LUCINA DR
LAKE WORTH, FL 33462 6017**

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 3328 LAKE WORTH Rd, Palm Springs, FL 33461.
PCN: 70434430010060011

**This property is in violation of local ordinances.
Sec. 10-31 (FBC) 105.1 Work without permit - Monument Sign
Sec. 10-31 (FBC) 110.1 Inspections required**

Compliance Date: September 18, 2025

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

Respectfully,

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

APPLIED FOR Permit 10-8-25 202501369



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



quadiant

FIRST-CLASS MAIL
!M!

\$000.74⁰

09/08/2025 ZIP 33480
043M31255277

US POSTAGE

**BARBARA DICK TRUST
BARBARA DICK TR
177 LUCINA DR
LAKE WORTH FL 33462 6017**

Property Detail

Location Address : 3328 LAKE WORTH RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-30-01-006-0011
Subdivision : PALM BEACH FARMS CO PL 7 IN
Official Records Book/Page : 33689 / 1958
Sale Date : 04/27/2022
Legal Description : PALM BEACH FARMS CO PL NO 7 W 277.23 FT OF LT A (LESS N 35 FT RD R/W) & N 85 FT OF W 277.23 FT OF LT B BLK 6

Owner Information**Owner(s)**

DICK BARBARA TRUST
DICK BARBARA TR

Mailing Address

177 LUCINA DR
LAKE WORTH FL 33462 6017

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/27/2022	\$10	33689 / 01958	QUIT CLAIM	DICK BARBARA TRUST
04/27/2022	\$10	33653 / 01498	QUIT CLAIM	DICK HERBERT W TRUST &
05/30/1997	\$100	10219 / 00803	WARRANTY DEED	DICK HERBERT W TR
01/01/1974	\$69,000	02278 / 00258		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$1,307,219	\$1,036,349	\$1,055,219	\$1,006,119	\$845,662
Land Value	\$580,036	\$552,415	\$552,415	\$525,872	\$450,747
Total Market Value	\$1,887,255	\$1,588,764	\$1,607,634	\$1,531,991	\$1,296,409

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$1,747,640	\$1,588,764	\$1,568,655	\$1,426,050	\$1,296,409
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,747,640	\$1,588,764	\$1,568,655	\$1,426,050	\$1,296,409

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$34,801	\$30,869	\$30,984	\$29,246	\$26,688
NON AD VALOREM	\$5,205	\$4,813	\$4,664	\$4,450	\$4,236
TOTAL TAX	\$40,006	\$35,682	\$35,648	\$33,696	\$30,924

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



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



[Return](#) [New Search](#) [Print Page](#) [View Assessment Data](#)

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number:
70-43-44-30-01-006-0011

Mailing Address:
177 LUCINA DR

City Zip: Lake Worth, FL 33462-6017

Owner of Record:
DICK BARBARA TRUST

Property Type:
Real Property

Property Address:
3328 LAKE WORTH RD

City Zip: PALM SPRINGS, FL 33461

Second Owner:
DICK BARBARA TR

Status: Active

Legal Description:
PALM BEACH FARMS CO PL NO 7 W
277.23 FT OF LT A (LESS N 35 FT RD
R/W) & N 85 FT OF W 277.23 FT OF LT B
BLK 6

Last updated: 6/03/2026 03:11:04 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



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 25-00965

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

**vs.
DICK BARBARA TRUST DICK BARBARA TR
Respondent(s)**

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
Section 10-31 (FBC 105.1 & FBC 110.1): Work without required permit for monument sign. Required inspections.

Property Address: 3328 Lake Worth Road, Palm Springs, FL 33461
Legal Description: PALM BEACH FARMS CO PL NO 7 W 277.23 FT OF LT
A (LESS N 35 FT RD R/W) & N 85 FT OF W 277.23 FT
OF LT B BLK 6
PCN: 70-43-44-30-01-006-0011

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **June 18, 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 & FBC 110.1): Work without required permit for monument sign. Required inspections.**

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 10-31 (FBC 105.1 & FBC 110.1): Work without required permit for monument sign. Required inspections.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **August 17, 2026.**
 - Administrative costs of **\$110.34**
 - 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 **August 17, 2026.** If Respondent fails to comply within the time given, a fine of **\$100.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **August 17, 2026.**
 - Administrative costs of **\$110.34**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this June 18, 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:
177 Lucina Drive,
Lake Worth FL 33462 6017](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00399

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

BUECHNER ALISON N
1829 FAIRVIEW VILLAS DR APT 2,
WEST PALM BEACH FL 33406 6659
Respondent.

PCN: 70434407180040030

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 **1829 FAIRVIEW VILLAS Dr, 2, Palm Springs, FL 33406** and owned by **BUECHNER ALISON N** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

SECTION 14-32 NO RESIDENTIAL RENTAL PERMIT

This above violation(s) must be corrected on or before **June 12, 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, June 18, 2026, at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

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

You have the right to obtain an attorney, at your own expense, to represent you before the Special

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

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



Code Enforcement Officer

Mitchell Sebastian

May 24, 2026

Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00399

BUECHNER ALISON N
1829 FAIRVIEW VILLAS DR APT 2, , WEST PALM BEACH FL 33406 6659 PCN:
70434407180040030

Respondent,

AFFIDAVIT OF SERVICE

On May 26, 2026, at approximately 2:00 PM, I served the attached NOTICE OF HEARING on the within-named BUECHNER ALISON N, at 1829 FAIRVIEW VILLAS Dr, 2, Palm Springs, FL 33406, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by:

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

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

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

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

By: MS
Code Enforcement Officer

Date: 5-26-26

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 26 day of May 2026, by Mitchell Sebastian Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



J. Medero
NOTARY PUBLIC, State of Florida



Renter Report

Association Code equals FRV

Address Type contains Renter

Date 04/09/2

Time 12:27:4
PM

Page 1

Property Address	E-Mail Address	Lease Start Date (mm/dd/yyyy)	Tenant Name
1829 Fairview Villas Dr #1 West Palm Beach, FL 33406	gugino91@gmail.com	5/1/2021	Perez
1829 Fairview Villas Dr #2 West Palm Beach, FL 33406			CONSUEGRA
1829 Fairview Villas Dr #4 West Palm Beach, FL 33406			
1829 Fairview Villas Dr #4 West Palm Beach, FL 33406	carlosdiazsalguero@hotmail.com, vjumenez@zenglobalsolutions.com		
1831 Fairview Villas Dr #1 West Palm Beach, FL 33406			
1831 Fairview Villas Dr #2 West Palm Beach, FL 33406		11/1/2018	Esvieta Serpa
1831 Fairview Villas Dr #3 West Palm Beach, FL 33406			Torres



VILLAGE OF PALM SPRINGS, FLORIDA

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

May 24, 2026

**BUECHNER ALISON N
1829 FAIRVIEW VILLAS DR APT 2,
WEST PALM BEACH FL 33406 6659**

Dear Property Owner,

A **Notice of Violation with Hearing** has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property a **1829 FAIRVIEW VILLAS Dr, 2, Palm Springs, FL 33406**,
PCN: 70434407180040030.

VIOLATION/HEARING 26-00399.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **June 18, 2026 at 10:00 AM** that is noted on your Notice of Violation with 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 Code Enforcement Office at 561-584-8200 ext. 8526.

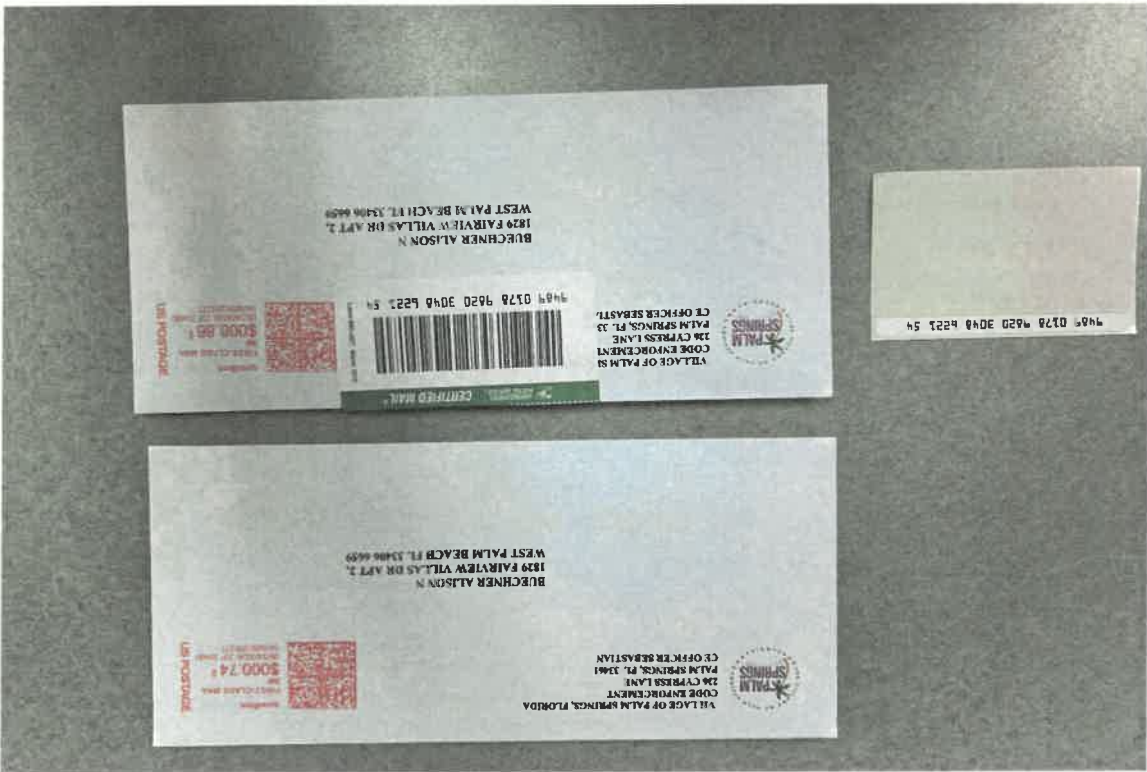
Respectfully,

Mitchell Sebastian
Village of Palm Springs
Code Enforcement Officer

msebastian@vpsfl.org

Work Phone 561-389-1065

Professionalism · Respect · Integrity · Duty · Excellence



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)

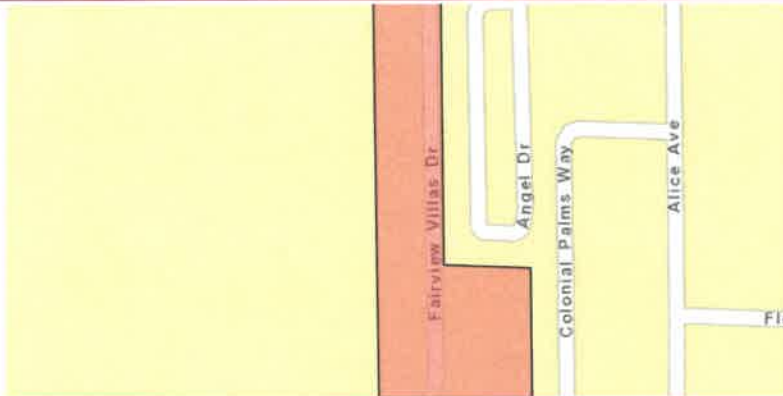
State Law reference— Regulatory fees authorized, F.S. § 166.221.

CASE PRESENTATION
CASE No. CASE 26-00399

1. Good morning, my name is Mitchell Sebastian, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, Code Enforcement Officer.
3. This is Case No. 26-00399. It concerns the property at 1829 Fairview Villas Dr, Unit 2 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 BUECHNER ALISON N
- 5.
5. Under observation, there are Violations of local ordinances
6. SECTION 14-32 NO RESIDENTIAL RENTAL PERMIT
- 7.
8. **I opened this case on April 13, 2026, with an initial due date to be in compliance on or before April 30, 2026. At approximately 4:30 pm on April 13, 2026, the property owner called me regarding the violation. I explained the violation and how to come into compliance. The property owner stated that I was a scammer and that her family lives at this property. The property owner continued to refer to me as a scammer and no progress was made. I attempted to call the property owner again on April 27, 2026. Upon answering the property owner advised she would return my call. No contact has been made since. I issued a final notice on May 3rd, 2026, with a final due date to be in compliance on or before May 22nd, 2026. No progress was made. The property manager for Fairview Villas emailed me a list of all renters and this property is listed as one. I attached the email and document that was sent to me for your viewing.**
- 9.
10. On May 24th, 2026, a Notice of Violation/ Notice of Hearing 26-00399 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.
11. 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 July 10TH, 2026
12. Subject to any questions you might have, this concludes the Village Testimony.

Property Detail

Parcel Control Number: 70-43-44-07-18-004-0030 Location Address: 1829 FAIRVIEW VILLAS DR 2
 Owners: BUECHNER ALISON N Municipality: PALM SPRINGS
 Mailing Address: 1829 FAIRVIEW VILLAS DR APT 2, WEST PALM BEACH FL 33406 6659
 Last Sale: 07/07/2022 Book/Page#: 33707 / 00164 Price: \$53,319
 Property Use Code: 0400 - CONDOMINIUM Zoning: RM - RESIDENTIAL MULTI-FAMILY
 Legal Description: FAIRVIEW VILLAS COND UNIT 3 BLDG D Total SF: 880 Acres



Owner : BUECHNER ALISON N PCN : 70434407180040030

1 of 1

2025 Values

Improvement Value \$150,465
 Land Value \$0
 Total Market Value \$150,465
 Assessed Value \$144,499
 Exemption Amount \$50,722
 Taxable Value \$93,777

All values are as of January 1st each year.

2025 Taxes

Ad Valorem \$1,983
 Non Ad Valorem \$351
 Total Tax \$2,333

2025 Qualified Exemptions

HOMESTEAD
 ADDITIONAL HOMESTEAD

Applicants

BUECHNER ALISON N

Building Footprint (Building 1)

No Image Found

Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
-------------	------	-------------

Extra Features

Description	Year Built	Unit
Screen Enclosure	1988	78

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

Structural Details (Building 1)

Description	
1 Name	FAIRVIEW VILLAS A THRU J CONDO
2 Area	880
3 Year Built	1977
4 No of Bedroom(s)	2
5 No of Bath(s)	1
6 No of Half Bath(s)	1
7 Exterior Wall 1	WSF: WOOD SIDING
8 Air Condition DESC	HTG & AC
9 Heat Type	FORCED AIR DUCT
10 Exterior Wall 2	MSY: CB STUCCO
11 Roof Structure	WOOD TRUSS
12 Roof Cover	MIN. ROOFING (CORR/SH.M)
13 Interior Wall 1	DRYWALL
14 Floor Type 1	CARPETING
15 Floor Type 2	CERAMIC/QUARRY TILE
16 Stories	1

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number:

70-43-44-07-18-004-0030

Mailing Address:

1829 FAIRVIEW VILLAS DR APT 2
West Palm Beach, FL 33408-6659

Owner of Record:

BUECHNER ALISON N

Property Type:

Real Property

Property Address:

1829 FAIRVIEW VILLAS DR 2
PALM SPRINGS, FL 33406

Second Owner:

Status: Active

Legal Description:

FAIRVIEW VILLAS COND UNIT 3 BLDG D

Last updated: 5/26/2026 10:11:16 AM

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

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

Tax Bills

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

Total Payable: \$0.00

Recently Paid Bills

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

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	<input type="checkbox"/> \$2,239.81 Net Tax: \$2,333.14 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$93.33	11/26/25	-\$2,239.81	● Paid
3/31/25	<input type="checkbox"/> \$2,167.98 Net Tax: \$2,258.31 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$90.33	11/27/24	-\$2,167.98	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	<input type="checkbox"/> \$2,126.16 Net Tax: \$2,214.75 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$88.59	11/28/23	-\$2,126.16	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	<input type="checkbox"/> \$2,070.34 Net Tax: \$2,156.61 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$86.27	11/29/22	-\$2,070.34	● Paid
3/31/22	<input type="checkbox"/> \$1,892.09 Net Tax: \$1,950.61 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$58.52	12/21/21	-\$1,892.09	● Paid
3/31/21	<input type="checkbox"/> \$1,801.40 Net Tax: \$1,838.15 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$36.75	1/11/21	-\$1,801.40	● Paid
3/31/20	<input type="checkbox"/> \$1,674.24 Net Tax: \$1,726.03 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$51.79	12/23/19	-\$1,674.24	● Paid



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00399

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

**vs.
BUECHNER ALISON N**

Respondent(s)

ORDER FINDING VIOLATION

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

SECTION 14-32 NO RESIDENTIAL RENTAL PERMIT

Property Address: 1829 FAIRVIEW VILLAS Dr, 2, Palm Springs, FL 33406
Legal Description: FAIRVIEW VILLAS COND UNIT 3 BLDG D
PCN: 70434407180040030

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

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - SECTION 14-32 NO RESIDENTIAL RENTAL PERMIT**

- Respondent **is not in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - SECTION 14-32 NO RESIDENTIAL RENTAL PERMIT**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **July 10th, 2026**.
 - Admin Fee **\$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 18th, 2026**. If Respondent fails to comply within the time given, a fine of **\$100.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **July 10th, 2026**.
 - Admin Fee **\$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 Mitchell Sebastian at (561) 584-8200 ext. 8520 to request a reinspection of the property and/or violation(s).

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

DONE AND ORDERED this .

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:
1829 FAIRVIEW VILLAS DR APT 2, , WEST PALM BEACH FL 33406 6659



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00399

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

**vs.
BUECHNER ALISON N
Respondent(s)**

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
Section 14-32: Residential rental permit required for residential rental unit.

Property Address: 1829 FAIRVIEW VILLAS Dr, 2, Palm Springs, FL 33406
Legal Description: FAIRVIEW VILLAS COND UNIT 3 BLDG D
PCN: 70-43-44-07-18-004-0030

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 **June 18, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 14-32: Residential rental permit required for residential rental unit.**

- Respondent **is not in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 14-32: Residential rental permit required for residential rental unit.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **July 10th, 2026**.
 - Admin Fee **\$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 18th, 2026**. If Respondent fails to comply within the time given, a fine of **\$100.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **July 10th, 2026**.
 - Admin Fee **\$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 Mitchell Sebastian 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 June 18, 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:
1829 FAIRVIEW VILLAS DR APT 2,
WEST PALM BEACH FL 33406 6659](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 25-01012

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

PINE NEEDLE PARK POA INC SOUTHERN SHORES MGMT INC C/O
6801 LAKE WORTH RD BLDG 111 North
GREENACRES FL 33467 2965

PCN: 70434419260010000

Respondent.

9489 0178 9820 3048 6221 92

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 **September 17th, 2025**, the real property located at **70434419260010000** and owned by **PINE NEEDLE PARK POA INC SOUTHERN SHORES MGMT INC C/O** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section 34-225 Dealing with broken fence

This above violation(s) must be corrected on or before June 17th, 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 **June 18th, 2026, at 10:00 a.m.** If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exists, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

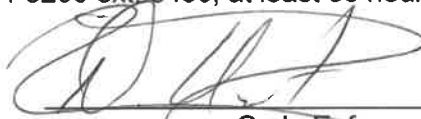
YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case in your absence.

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

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

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

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



Code Enforcement Officer

David Urrutia

June 02, 2026

Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 25-01012



VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
PINE NEEDLE PARK POA INC SOUTHERN SHORES MGMT INC C/O
6801 LAKE WORTH RD BLDG 111 North
GREENACRES FL 33467 2965

DATE: 8-3-26

TIME: 9:40 AM

PCN: 70434419260010000

Respondent,

9489 0178 9820 3048 6221 92

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 **September 17th, 2025**, the real property located at **70434419260010000** and owned by **PINE NEEDLE PARK POA INC SOUTHERN SHORES MGMT INC C/O** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section 34-225 Dealing with broken fence

This above violation(s) must be corrected on or before June 17th, 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 **June 18th, 2026, at 10:00 a.m.** If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exists, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

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

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

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


Code Enforcement Officer

David Urrutia

June 3, 2026 9:42 AM



Blue sign with illegible text, secured with blue tape.

1	9	1	9
2	10	2	10
3	11	3	11
4	12	4	12
5		5	
6		6	13
7		7	14
8	15	8	15
			16
A		C	
1P		1P	

Labels A, B, and C are positioned below the mailbox columns. The mailboxes are mounted on concrete pillars with numbers 3 and 5.

June 3, 2026 9:43 AM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner
Pine Needle Park POA INC
Southern shores mgmt. INC C/O
6801 Lake Worth Road bldg. 111 N
Greenacres Fl 33467-2965

Case No. 25-01012

PCN 70434419260010000

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 3rd Day of June 2026 at 9:40 AM, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), **Pine Needle Park POA INC Southern shores mgmt. INC C/O** at _____ mailbox delivery station at property _____, Palm Springs, FL 33461 by:

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

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

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

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

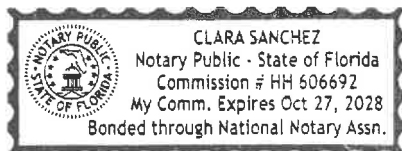
By: [Signature]
Code Enforcement Officer

Date: 6/15/26

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

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

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida

PLAT OF PINE NEEDLE PARK

IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

A REPLAT OF A PORTION OF LAKE ECHO, PLAT BOOK 21,
PAGE 41 AND TRACT 54 TOGETHER WITH A PORTION OF TRACT 58, THE
SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH,
RANGE 43 EAST, PLAT BOOK 6, PAGE 66

IN 2 SHEETS SHEET NO. 1

MOCK, ROOS & ASSOCIATES, INC.
CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA

JANUARY 1981

MORTGAGEE'S CONSENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT HE, AS TRUSTEE AND INDIVIDUALLY, IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK , PAGES THROUGH , OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, WILLIAM R. BOOSE III, AS TRUSTEE AND INDIVIDUALLY, HERETOBY SET MY HAND AND SEAL THIS 26th DAY OF August, 1981.

WITNESSES:

Laurie Nelson
Margaret D. Spaulnik
WILLIAM R. BOOSE, III
TRUSTEE

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED WILLIAM R. BOOSE, III, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE AND INDIVIDUAL, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS TRUSTEE AND INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF August, 1981.

Laurie J. Nelson
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-9-85

DESCRIPTION

A CERTAIN PARCEL OF LAND IN SECTION 19, TOWNSHIP 44 SOUTH RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, A REPLAT OF A PORTION OF LAKE ECHO, PLAT BOOK 21, PAGE 41 AND TRACT 54 TOGETHER WITH A PORTION OF TRACT 58, THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PLAT BOOK 6, PAGE 66, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE PLAT OF WATERVIEW ESTATES AS RECORDED IN PLAT BOOK 16, PAGES 158 THROUGH 162 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE SOUTH 3°-13'-24" WEST ALONG THE WESTERLY LINE OF LAKE ECHO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 268.04 FEET TO THE NORTHWESTERLY CORNER OF LOT 78 ACCORDING TO SAID PLAT OF LAKE ECHO; THENCE SOUTH 87°-28'-36" EAST, A DISTANCE OF 150.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 78; THENCE SOUTH 3°-13'-24" WEST, A DISTANCE OF 372.54 FEET TO THE SOUTHEASTERLY CORNER OF LOT 6 ACCORDING TO SAID PLAT OF LAKE ECHO; THENCE NORTH 87°-47'-21" WEST, A DISTANCE OF 295.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 ACCORDING TO SAID PLAT OF LAKE ECHO; THENCE SOUTH 3°-13'-24" WEST, A DISTANCE OF 8.00 FEET TO THE SOUTHEASTERLY CORNER OF TRACT 54, ACCORDING TO THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 87°-47'-21" WEST, A DISTANCE OF 330.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT 54; THENCE NORTH 2°-22'-11" EAST, A DISTANCE OF 649.66 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 54, SAID NORTHWESTERLY CORNER BEING THE SOUTHERLY LINE OF THE SAID PLAT OF WATERVIEW ESTATES; THENCE SOUTH 87°-44'-49" EAST, A DISTANCE OF 484.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.4157 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CONTINENTAL DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PINE NEEDLE PARK AND BEING MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) PARCEL "A" AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 2) THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 3) PARCEL "B" (THE RECREATION TRACT) AND THE RIGHT OF WAY OF THE ENTRANCE ROAD AS SHOWN IS HEREBY DEDICATED TO THE PINE NEEDLE PARK PROPERTY OWNER'S ASSOCIATION FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 4) THE ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PINE NEEDLE PARK PROPERTY OWNER'S ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 5) THE LANDSCAPE AND FENCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PINE NEEDLE PARK PROPERTY OWNER'S ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF August, 1981.

CONTINENTAL DEVELOPMENT CORP., A
CORPORATION OF THE STATE OF FLORIDA

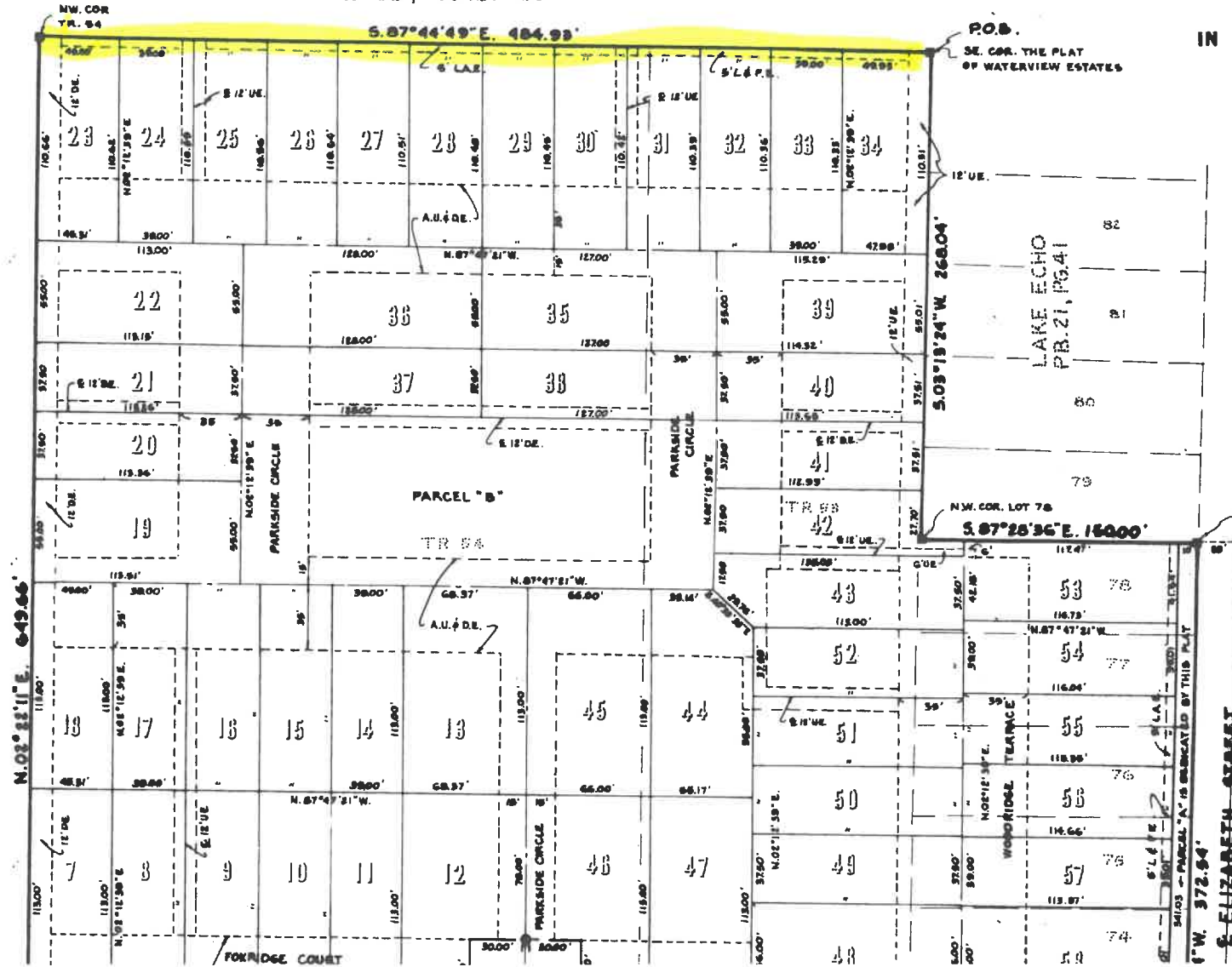
BY: *Laurie Nelson*

PLAT OF PINE NEEDLE PA

IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE
PALM BEACH COUNTY, FLORIDA
A REPLAT OF A PORTION OF LAKE ECHO, PLA
PAGE 41 AND TRACT 54 TOGETHER WITH A PORTION (I
SUBDIVISION OF SECTION 19, TOWNSHIP 44
RANGE 43 EAST, PLAT BOOK 6, PAGE 6

WATERVIEW ESTATES
P.B. 36, PGS. 158-162

S/D OF SECTION 19
P.B. 6, PGS. 66











Sec. 34-225. Fences, walls and other structures.

Fences, walls, and other structures included within buffer areas or landscaped areas shall be installed according to requirements of applicable building codes and other codes, if any, and shall be maintained in a proper manner so as to remain in compliance with such codes or shall be replaced.

(Code 1994, § 30-150)

CASE PRESENTATION
CASE No. CASE 25-01012

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 Pine Needle Park POA INC in the village of palm springs with **PCN 70434419260010000**
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 Pine Needle Park POA INC, the violation is located on common area, responsibility of POA.
5. pursuant to complaints and personal observation there are violations of ordinances
6. Sec. **34-225. - Fences**, walls and other structures.

Fences, walls, and other structures included **within buffer areas** or landscaped areas shall be installed according to requirements of applicable building codes and other codes, if any, and shall be maintained in a proper manner to remain in compliance with such codes or shall be replaced.

Good morning, this violation came into our awareness by way of complaint from neighboring community (Waterview estates) which also shares the same fence line on their southern boundary line, with respondents. The complaint was followed by code enforcement sending a courtesy notice of violation to respondents on **September 17th, 2025**, to the address of record found on Palm Beach Property Appraisers website. I received a call back within a couple days of notice and respondents were advising me that the fence line in question was not their responsibility to maintain. With that statement I began a deeper investigation into locating responsible parties as both communities were neglecting ownership at that moment. With the aid of my Planning Building and Zoning department we were able to locate the **Plat book** for community and in there (**Plat book 43 page 70**) it clearly states that Pine Needle is indeed responsible for maintaining that fenceline in question. Attachments are included in presentation.

7. After gaining sufficient evidence to pursue the case a notice to appear was formally written and posted accordingly.

8. **On June 3rd, 2026, a hearing** notice was mailed regularly to the respondent's address of record and certified. Also, a posting was executed on the same day with a posting time of **9:40 Am**, location for posting was at mailbox delivery point as there is no office located at property. Attachments included.

9. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by **July 1st, 2026**. If not in compliance by **July 1st, 2026, a \$200** per day fine shall commence.

CASE No. _____

10. The village has also incurred costs in the amount of **\$99.60** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than **July 1st, 2026.**

11. Thank you, I am now SUBJECT TO ANY QUESTIONS, `YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

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



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



UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL



9489 0178 9820 3048 6221 85

Label 860-007, March 2023



quodient
FIRST-CLASS MAIL
IMI
\$008.86^g
06/03/2026 ZIP 33480
043M31255277

US POSTAGE

Southern Shores MGMT INC
C/O Pine Needle
6801 Lake Worth Rd BLDG 111N
Greenacres, Florida, 33467-2965



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



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FIRST-CLASS MAIL
IMI
\$000.74^g
06/03/2026 ZIP 33480
043M31255277

US POSTAGE

Southern Shores MGMT INC
C/O Pine Needle
6801 Lake Worth Rd BLDG 111N
Greenacres, Florida, 33467-2965

June 3, 2026 8:56 AM

LM SPRINGS POLICE DEPARTMENT
ODE ENFORCEMENT
O CYPRESS LANE
LM SPRINGS, FL 33461



quadiant
FIRST-CLASS
IM!
\$000.74
09/17/2025 ZIP
043M31255277

SOUTHERN SHORES MGMT INC C/O PINE NEDDLE
6801 LAKE WORTH RD BLDG 111 N
GREENACRES FL 33467 2965



PALM SPRINGS POLICE DEPARTMENT

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

September 17, 2025

PINE NEEDLE PARK POA INC SOUTHERN SHORES MGMT INC C/O

,

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 70434419260010000.
PCN: 70434419260010000

This property is in violation of local ordinances.

Section 34-225. Fencing - Missing or broken fence, wall or gate (No Pool) about a ten-foot gap from a fire, that section needs to be repaired asap.

Compliance Date: 10-17-2025

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

Respectfully,
David Urrutia
durrutia@vpsfl.org
561 801 9162
561584 8200 ext.8521
Palm Springs Police Department
Code Enforcement Officer

Professionalism · Respect · Integrity · Duty · Excellence

Property Detail**Location Address :****Municipality :** PALM SPRINGS**Parcel Control Number :** 70-43-44-19-26-001-0000**Subdivision :** PINE NEEDLE PARK**Official Records Book/Page :** /**Sale Date :****Legal Description :** PINE NEEDLE PARK ENTRANCE RD**Owner Information****Owner(s)**

PINE NEEDLE PARK POA INC

Mailing AddressSOUTHERN SHORES MGMT INC C/O 6801 LAKE WORTH RD BLDG 111 N
GREENACRES FL 33467 2965**Sales Information**

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$0	\$0	\$0	\$0	\$0

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$0	\$0	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0	\$0	\$0

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$0	\$0	\$0	\$0	\$0
NON AD VALOREM	\$0	\$0	\$0	\$0	\$48
TOTAL TAX	\$0	\$0	\$0	\$0	\$48

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



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



\$0.00
CHECK OUT

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

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number: 70-43-44-19-26-001-0000	Property Type: Real Property	Status: Active
Mailing Address: 6801 LAKE WORTH RD BLDG 111 N	Property Address:	Legal Description: PINE NEEDLE PARK ENTRANCE RD
City Zip: Greenacres, FL 33467-2965	City Zip: , FL	
Owner of Record: PINE NEEDLE PARK POA INC	Second Owner: SOUTHERN SHORES MGMT INC C/O	

Last updated: 6/10/2026 10:38:39 AM

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

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.

A minimum charge of 3% is collected on delinquent tax bills. Interest accrues at up to 1.5% per month (18% annually).

Tax Bills

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

Total Payable: **\$0.00**

Recently Paid Bills



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 25-01012

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

vs.

**PINE NEEDLE PARK POA INC SOUTHERN SHORES MGMT INC C/O
6801 Lake Worth Rd Bldg. 111 N
Greenacres Fl 33467-2965**

Respondent(s)

ORDER FINDING VIOLATION

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

Section 34-225. Fencing-missing and broken fence must be maintained. rear fence neighboring Waterview estates

Property Address:	70434419260010000
Legal Description:	PINE NEEDLE PARK ENTRANCE RD
PCN:	70434419260010000

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

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 34-225. Fencing-missing and broken fence must be maintained**

- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
 - Section 34-225. Fencing-missing and broken fence must be maintained**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **July 1st, 2026**.
 - Administrative costs of **\$99.60**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **July 1st2026**. If Respondent fails to comply within the time given, a fine of **\$200.00 per day per 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 **July 1st, 2026**.
 - Administrative costs of **\$99.60**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

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

copy of this order in the Official Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4), Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred-dollars (\$500.00) per day may be imposed beginning on the date the violation is first observed by the Village.

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

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

DONE AND ORDERED this June 18th, 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:
6801 LAKE WORTH RD BLDG 111 N, ,
GREENACRES FL 33467 2965



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 25-01230

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

STORE 66 INC
3138 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Respondent(s).

PCN: 70-43-44-30-01-003-0010

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on **NOVEMBER 21, 2025**, the Respondent(s), **STORE 66 INC** owner(s) of the property at **3138 LAKE WORTH ROAD, LAKE WORTH BEACH, FL, 33461** is in violation of local ordinances.

SECTION 34-1332: Drainage; maintenance; restriction of use; pavement; additional application -Off-Street parking shall be maintained so as not to cause nuisance or danger to the public or to adjacent public or private property. Must be kept neat, clean, orderly, and dust-free.

SECTION 34-1327: Off Street Parking- It shall be unlawful to obstruct or hinder free use of the parking lot, access aisles sufficient to permit vehicles to enter & exit. According to the approved site plan, parking no more than nineteen (19) trucks and six (6) trailers.

SECTION 34-1329: Parking – minimum requirements for office: Six (6) spaces are required on your property for customers and employees and one (1) handicap space. These spaces are not to be used for U-Haul trucks or Trailers.

SECTION 62-75: Commercial Development Storage Areas -Dumpster walls shall be screened on three (3) sides and landscaped and have an opaque gate. Relocate according to approved site plan. Paint existing dumpster walls interior and exterior. Keep neat, clean, orderly and dust-free.

SECTION 10-8: Exterior property areas – Remove weeds, replace grass. Keep property clean, safe, sanitary, structurally sound, and in good repair. Complete all work as per approved site plan within 90 days. Pave with asphalt and stripe parking lot, relocate dumpster enclosure install landscape and landscape terminal islands and green areas per approved site plan.

These violations must be corrected on or before **JUNE 16, 2026**. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, at 10:00 A.M., THURSDAY JUNE 18, 2026. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584 - 8300 Ext. 8524. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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

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

Date Issued: JUNE 5, 2026



PALM SPRINGS POLICE DEPARTMENT

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

9489 0178 9820 3048 6222 39

9489 0178 9820 3048 6222 46

June 25, 2026

STORE 66 INC
3138 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Dear Property Owners,

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

3138 LAKE WORTH ROAD, LAKE WORTH BEACH, FL, 33461. PCN: 70-43-44-30-01-003-0010

VIOLATION / HEARING CASE 25-01230

SECTION 34-1332: Drainage; maintenance; restriction of use; pavement; additional application -Off-Street parking shall be maintained so as not to cause nuisance or danger to the public or to adjacent public or private property. Must be kept neat, clean, orderly, and dust-free.

SECTION 34-1327: Off Street Parking- It shall be unlawful to obstruct or hinder free use of the parking lot, access aisles sufficient to permit vehicles to enter & exit. According to the approved site plan, parking no more than nineteen (19) trucks and six (6) trailers.

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SECTION 62-75: Commercial Development Storage Areas -Dumpster walls shall be screened on three (3) sides and landscaped and have an opaque gate. Relocate according to approved site plan. Paint existing dumpster walls interior and exterior. Keep neat, clean, orderly and dust-free.

SECTION 10-8: Exterior property areas – Remove weeds, replace grass. Keep property clean, safe, sanitary, structurally sound, and in good repair. **Complete all work as per approved site plan within 90 days.** Pave with asphalt and stripe parking lot, relocate dumpster enclosure install landscape and landscape terminal islands and green areas per approved site plan

The options available include coming into voluntary compliance on or before **June 16, 2026**, OR arguing your case at the Special Magistrate Hearing on **Thursday, June 18, 2026, at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your rights under the judicial system.

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

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

Respectfully,

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

Professionalism · Respect · Integrity · Duty · Excellence



Posted: 6-5-2026
Time: 3:45pm
mmuenot

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 25-01230

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

STORE 66 INC
3138 LAKE WORTH ROAD
PALM SPRINGS, FL 33461

Respondent(s).

PCN: 70-43-44-30-01-003-0010

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on NOVEMBER 21, 2025, the Respondent(s), STORE 66 INC owner(s) of the property at 3138 LAKE WORTH ROAD, LAKE WORTH BEACH, FL, 33461 is in violation of local ordinances.

SECTION 34-1332: Drainage; maintenance; restriction of use; pavement; additional application -Off-Street parking shall be maintained so as not to cause nuisance or danger to the public or to adjacent public or private property. Must be kept neat, clean, orderly, and dust-free.

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These violations must be corrected on or before JUNE 16, 2026. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461, Tel. 561-584-8300 Ext 8520, at 10:00 A.M., THURSDAY JUNE 18, 2026. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584 - 8300 Ext. 8524. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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

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

Date Issued: JUNE 5, 2026

2026

3138



Yes, We're

OPEN



06/05/2026

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

STORE 66 INC Case 25-01230
3138 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461
Respondent(s)

PCN: 70-43-44-30-01-003-0010

AFFIDAVIT OF SERVICE

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

On the 5th Day of JUNE 2026 at 3:45 PM, I served the attached Notice of Violation / Notice of Hearing on the within-named Respondent(s), STORE 66 INC at 3138 LAKE WORTH ROAD Palm Springs, FL 33461 by:

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

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

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

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

By: Nanciann Cuenot
Code Enforcement Officer

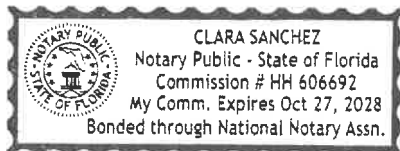
Date: June 5, 2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 8th day of June, 2026 by NANCIANN CUENOT, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

[Signature]
NOTARY PUBLIC, State of Florida

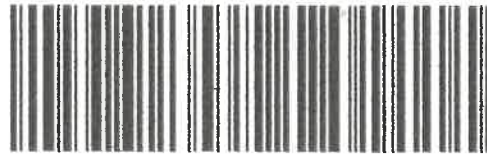




VILLAGE OF PALM SPR
 CODE ENFORCEMENT
 226 CYPRESS LANE
 PALM SPRINGS, FL 334
 N. CUENOT

UNITED STATES
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US POSTAGE

STORE 66 INC
 3138 LAKE WORTH ROAD
 PALM SPRINGS, FL 33461



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

UNITED STATES
 POSTAL SERVICE

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US POSTAGE

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 WEST PALM BEACH, FL 33414

Registered AGENT: STORE 66 INC



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



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06/05/2026 ZIP 33480
043M31255277

US POSTAGE

**STORE 66 INC
3138 LAKE WORTH ROAD
PALM SPRINGS, FL 33461**

U-Haul - 3138 Lake Worth Rd



CLEAN UP WEEDS, TRASH + DEBRIS.



06/05/2026



BEST COST!
As Low As
\$19.95
uhaul.com

TOW AWAY ZONE
CUSTOMER
PARKING
ONLY
UNAUTHORIZED
VEHICLES TOWED
AT OWNERS
EXPENSE

06/05/2026



06/05/2026



06/05/2026



06/05/202



...
... grazed the savanna over 3 million
... indicate this species continued to
... suddenly vanish 10,000 years ago?
THE AMERICAN HORSE AT...
...com

06/05/202



Dumpster area requires gate + landscape buffers



All parking should be on solid surface



Paint walls of existing dumpster area
neat + orderly
Replace Grass - Sign





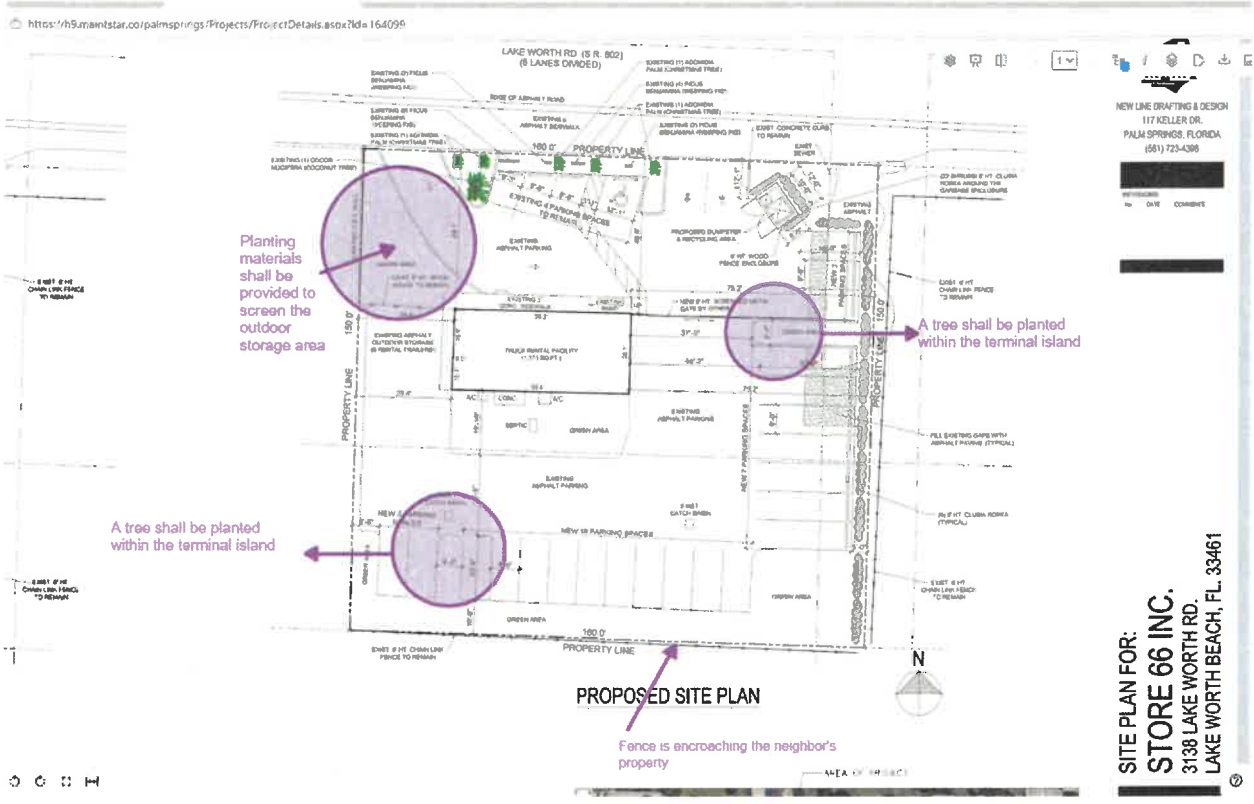
landscape / grass / Buffer Area
Maintain - neat, orderly
trash + debris



Parking must be kept neat clean + orderly.
Insufficient off Street Parking.



Approved Site Plan - allows 19 trucks + 6 trailers
To date: 6/5/2026 there are 28 trucks + 19 trailers
Remove excessive trucks + trailers
No more than 19 trucks + 6 trailers



NEW LINE DRAFTING & DESIGN
 117 KELLER DR.
 PALM SPRINGS, FLORIDA
 (561) 723-4398

NO.	DATE	COMMENTS

SITE PLAN FOR:
STORE 66 INC.
 3138 LAKE WORTH RD.
 LAKE WORTH BEACH, FL. 33461

AP26-0026

6 + Handicap Spaces for
 Customer + employee parking
 19 Trucks
 6 Trailers



PALM SPRINGS POLICE DEPARTMENT

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

November 21, 2025

**STORE 66 INC
3138 LAKE WORTH RD
PALM SPRINGS, FL 33461**

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **3138 LAKE WORTH Rd**, Palm Springs, FL 33461.

PCN: 70434430010030010

This property is in violation of local ordinances:

SECTION 34-1327 Insufficient off-street parking

SECTION 34-1332 Off-Street parking must be kept neat, clean, orderly, and dust-free.

SECTION 34-1329 Parking – minimum requirements: Nine (9) spaces are required on your property for customers and employees, in addition to spaces for rentals.

SECTION 62-75 - Dumpster walls shall be landscaped and have an opaque gate.

SECTION 10-8 - Exterior property areas – Broken fence, weeds, parking lot paving, and striping. Keep property clean, safe, sanitary, structurally sound, and in good repair.

SECTION 34-914 – Vehicles, trucks, and trailers must be parked on a solid surface.

Compliance Date: JANUARY 2, 2026 *Submit Site Plan by Feb. 13, 2026*

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

Respectfully,

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

2/10/2026 Property owners Andy + Flor Hernandez came to office - ready to submit app.*



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



quadiant

FIRST-CLASS MAIL

IMI

\$000.74⁰

11/24/2025 ZIP 33480
043M31255277

US POSTAGE

**STORE 66 INC
3138 LAKE WORTH RD
PALM SPRINGS, FL 33461**

CASE PRESENTATION

CASE No. 25-01230

1. Good morning, my name is Nanciann Cuenot, and I have been sworn in.
2. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.
3. This Case No. 25-01230 concerns the property at 3138 LAKE WORTH ROAD in the Village of Palm Springs, Florida.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records the current owner of the property is STORE 66 INC.
5. Pursuant to my own observation, there are violations of local ordinances. The property owner runs a U-Haul truck and trailer rental operation. A Courtesy Notice was issued on November 21, 2025, for parking lot, parking violations, exterior property area and dumpster violations. There was a combination of 54 trucks and trailers on-site. Someone was parking in the handicap spot without a proper tag, and it was difficult to maneuver within the parking lot and to enter and exit. After meeting in person with the owners, they agreed to call U-Haul and have the excessive number of trucks and trailers picked up. They were required to submit a site plan by February 13, 2026, and repave and stripe the parking lot and relocate the dumpster enclosure. The Site plan was not submitted until May 19, 2026, and recently approved. The following violations still exist.

SECTION 34-1332: -Off-Street parking shall be maintained so as not to cause nuisance or danger to the public or to adjacent public or private property. Vehicles and trucks cannot be illegally parked or obstruct the sidewalk. Must be kept neat, clean, orderly, and dust-free.

SECTION 34-1327: Off Street Parking - It shall be unlawful to obstruct or hinder free use of the parking lot. Access aisles should be sufficient to permit vehicles to enter & exit. Vehicles and trucks cannot obstruct traffic from Lake Worth Road to enter or exit. According to the approved site plan, no more than nineteen (19) trucks and six (6) trailers. Are allowed to be parked on site.

SECTION 34-1329: Parking – minimum requirements for the office: Six (6) spaces are required on the property for customers and employees only plus one (1) handicap space. These spaces are not to be used for U-Haul trucks or trailers.

SECTION 62-75: Commercial Development Storage Areas Paint existing dumpster enclosure walls interior and exterior. Keep neat, clean, orderly and dust-free. Relocate and construct enclosure according to approved site plan.

SECTION 10-8: Exterior property areas – Remove weeds along east property line, replace grass along front buffer area. Signs in front buffer area and property keep neat, clean, safe, sanitary, structurally sound, and in good repair. Complete all work as per approved site plan within 90 days. Pave with asphalt and stripe parking lot, relocate dumpster enclosure install landscape and landscape terminal islands and green areas per approved site plan.

6. On **JUNE 05, 2026**, Notice of Violation/ Notice of Hearing **25-01230** 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 at Village Hall. The owner was on-site, and code enforcement had personal contact with Andy Hernandez.

7. I request that the Respondent be Ordered to come into compliance by removing excess trucks and trailers maintaining a maximum of 19 trucks and 6 trailers, painting the existing dumpster walls (interior and exterior), keeping parking and exterior property areas and vegetation neat, clean and orderly by **July 6, 2026**. Complete all work as per approved site plan within 90 days by **September 16, 2026**. If not in compliance with the dates stated, a \$200.00 per day per violation fine shall commence.

8. The Village has also incurred costs in the amount of **\$179.20** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **July 6, 2026**.

9. Subject to any questions you might have, this concludes the Village Testimony.

Sec. 34-1327. Off-street parking.

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

Sec. 34-1332. Drainage; maintenance; restriction of use; pavement; additional application.

- (a) All off-street parking and loading facilities shall be drained and maintained so as not to cause nuisance or danger to the public, or to adjacent public or private property. Off-street parking areas shall also be maintained in a clear, orderly and dustfree condition, at the expense of the owner or operator of the area, and shall not be used for the sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies.
- (b) The proposed pavement of off-street parking and loading areas shall be paved with a minimum of six-inch shellrock or limerock base and one-inch hotplant mix asphalt, concrete or other acceptable base for a durable weatherproof surface pavement.
- (c) The off-street parking and loading regulations set forth in this division shall apply in addition to the applicable regulations established in article III of this chapter.

(Code 1994, § 30-922; Ord. No. 2011-27, § 6, 12-8-2011)

Sec. 34-1329. Minimum requirements by use.

The following minimum off-street parking requirements shall apply to the uses listed:

- (1) *Dwellings and other buildings for habitation.*
 - a. *Single-family dwellings.* Two parking spaces per dwelling unit.
 - b. *Multiple-family dwellings.* Two and one-half parking spaces per dwelling unit, an additional 25 percent of the total required parking shall be dedicated as guest parking spaces.
 - c. *Nursing and convalescent facilities.* One parking space per four patient beds or tenants, plus one parking space per employee, including the nurses and staff doctor on the shift with the greatest employment.
 - d. *Assisted living facilities.* One parking space per four patient or tenant beds, plus one parking space per employee, including the nurse and staff doctor on the shift with the greatest employment.
 - e. *Minor community residential homes.* Two parking spaces per dwelling unit.
 - f. *Community residential homes.* One parking space for every four persons occupying the home, plus one parking space per staff on the shift with the greatest employment.
 - g. *Residential planned developments.* As well as the above requirements, an additional 25 percent of the total required parking shall be dedicated as guest parking spaces (if not already required).
 - h. *Special residential facilities.* One parking space per four patient or tenant beds, plus one parking space per employee, including the nurse and staff doctor on the shift with the greatest employment.
- (2) *Places of public assembly.*
 - a. *Churches and places of worship.* One parking space per four seats, but not less than one parking space per 100 square feet of gross floor area of the auditorium, plus required parking spaces for any other principal uses, including office, recreation facilities, educational or institutional facilities, meeting rooms and dwellings.
 - b. *Private clubs.* One parking space per 100 square feet of gross floor area, or one parking space per three persons of maximum capacity of the facility, as determined by the fire occupancy rating.
 - c. *Museums, art galleries and fine art studios.* One parking space per three seats in rooms for public assembly, or one parking space per 250 square feet of gross floor area, whichever is greater.
- (3) *Governmental, institutional, educational, and public uses and facilities.*
 - a. *Governmental uses.* One parking space per 200 square feet of gross floor area.
 - b. *Libraries.* One parking space per 300 square feet of gross floor area.
 - c. *Public safety facilities (police and fire stations).* One parking space per 200 square feet of floor area.
 - d. *Schools.*
 1. *Colleges, universities, technical and vocational schools, and similar institutions.* One parking space per two students, plus one parking space per employee and teacher, plus one parking space per six seats in the auditorium or other places of assembly.

-
2. *Secondary and senior high schools.* One parking space per five students, plus one parking space per employee and teacher.
 3. *Elementary and junior high schools.* One parking space per classroom, plus one parking space per employee and teacher, plus one parking space per six seats in the auditorium or other places of assembly.
 4. *Specialized instruction, including dance, art and self-defense instruction.* One parking space per 200 square feet of gross floor area.
- e. *Child care facilities.* One parking space per employee and teacher normally engaged in or about the building or grounds, or one parking space per 200 square feet of gross floor area. One off-street loading/unloading space per eight pupils shall be provided for a convenient dropoff area, with clear, unobstructed ingress and egress.
 - f. *Family care center.* Two parking spaces per residence.
 - g. *Public utilities.* One parking space per 1,000 square feet of gross floor area, plus one parking space per 200 square feet of office or attendant area.
 - h. *Social service facilities.* One parking space per 200 square feet of gross floor area.
- (4) *Recreational uses and facilities.*
- a. *Bowling alleys.* One parking space per 250 feet of gross floor area, including the floor area of all adjoining uses, such as restaurants, bars, pool rooms and amusements.
 - b. *Swimming pools.* One parking space per 30 square feet of water area.
 - c. *Indoor athletic courts.* One parking space per 1,800 square feet of gross floor area.
 - d. *Outdoor athletic courts.* One parking space per 1,500 square feet of court area and adjoining paved area.
 - e. *Indoor amusements, not listed elsewhere in this section.* One parking space per 100 square feet of gross area.
 - f. *Spas and health centers.* One parking space per 300 square feet of gross floor area. Parking space requirements may be computed separately for floor area occupied by athletic courts, swimming pools or other principal uses for which parking space requirements are listed in this division.
 - g. *Recreational uses and facilities, as part of a residential development.*
 1. No parking spaces are required for all dwelling units within a 500-foot radius.
 2. One parking space is required for every four dwelling units within a 500—800-foot radius.
 3. All other recreation facilities, including athletic courts and swimming pools, shall provide one-half of the parking spaces that would be required by this subsection (4)g., in addition to required parking spaces for recreational buildings.
- (5) *Commercial/industrial uses and facilities.*
- a. *Business and professional offices, not listed elsewhere in this section.* One parking space per 200 square feet of gross floor area. Financial institutions with drive-in facilities shall have the same parking space requirements as provided in this subsection for business and professional offices, plus five tandem waiting or loading spaces per drive-in lane.
 - b. *Retail sales and services, not listed elsewhere in this section.* One parking space per 200 square feet of gross floor area.

-
- c. *Shopping centers.* One parking space per 200 square feet of gross leasable area.
 - d. *Restaurants (standard), lounges and other eating and drinking establishments.* One parking space per three seating accommodations, or one parking space per 100 square feet of gross floor area, whichever is more restrictive.
 - e. *Restaurants (fast food).* One parking space per three seating accommodations, or one parking space per 50 square feet of gross floor area, whichever is more restrictive. The stacking lane and bypass lane requirements for other drive-in, driveup and walkup facilities shall apply.
 - f. *Restaurants (drive-in).* The off-street parking requirements shall be the same as for restaurants (standard). In addition, the stacking lane and bypass lane requirements for other drive-in, driveup, dropoff and walkup facilities shall apply.
 - g. *Restaurants (carryout).* The off-street parking requirements shall be the same as for restaurants (fast food), including stacking lane and bypass lane requirements when a drive-in facility is provided.
 - h. *Convenience (food and beverage) stores.* One parking space per 200 square feet of gross floor area. If a convenience store is combined with fuel sales and dispensing facilities, it shall be deferred, classified and regulated as a service station (full service).
 - i. *Service station (full service).* Three parking spaces per bay, or one parking space per 100 square feet of gross floor area, whichever is greater.
 - j. *Automotive repairs (minor and major).* One parking space per 200 square feet of gross floor area, plus one parking space per 5,000 square feet of the reserved parking area for vehicles waiting to be serviced or that have been serviced and are temporarily being stored.
 - k. *Personal services.* One parking space per 200 square feet of gross floor area.
 - l. *Wholesale establishments.* One parking space per 100 square feet of customer area, plus one parking space per 400 square feet of noncustomer area.
 - m. *Flex-units.* One parking space per 200 square feet of office or retail space, plus one space per employee, plus one space per 2,000 square feet of warehouse area.
 - n. *Light industrial uses.* One parking space per 500 square feet of gross floor area.
 - o. *Warehouse.* One parking space per 2,000 square feet of warehouse area.
 - p. *Showroom/warehouse.* One parking space per 200 square feet of showroom area, plus one parking space per 2,000 square feet of warehouse area.
- (6) *Miscellaneous uses.*
- a. *Hospitals and full service medical facilities.* Two and one-half parking spaces per bed in the facility, plus the requirement for medical clinics and laboratories or other related uses as provided, if applicable.
 - b. *Medical clinics and laboratories.* One parking space per 200 square feet of gross floor area.
 - c. *Funeral homes.* One parking space per 200 square feet of gross floor area.
 - d. *Kennels and animal hospitals.* One parking space per 300 square feet of gross floor area, including the area of outdoor kennels.
 - e. *Laundromats and other self-service activities.* One parking space per 50 square feet of gross floor area.

-
- f. *All driveup, drive-in, drive-through and dropoff facilities.* One stacking lane that shall be clearly defined and designed so as not to conflict or interfere with other traffic utilizing the site or area. A minimum of five stacking spaces per lane, including the vehicle being serviced, shall be provided. Each stacking space shall be a minimum of nine feet by 19 feet in size. A bypass lane must be provided if a one-way traffic flow pattern is utilized in the parking lot or driveway.
 - g. *Automated teller machines (ATMs).* For ATMs that do not require leaving the vehicle to use such facility, the regulations established for all driveup, drive-in, drive-through and dropoff facilities shall apply. For ATMs that require leaving the vehicle for use thereof, a minimum of two parking spaces are to be allocated as part of the overall parking requirement of the site, and such parking spaces shall be located as close to the ATM facility as the site design can reasonably accommodate. The parking spaces shall be clearly identified, either by signage, pavement markings or other clearly identifiable method, and shall meet minimum size and other requirements established for off-street parking spaces.
 - h. *Vehicle sales.* One parking space per 200 square feet of building area plus one parking space per 1,500 square feet of outdoor sales area open to the public, plus required parking spaces for any other principal or accessory uses.
- (7) *Miscellaneous uses.* For any use not specifically listed in this section, off-street parking requirements for a use which is mentioned and to which the use is similar shall apply.
 - (8) *Handicapped parking.* All requirements regarding handicapped parking shall refer to F.S. § 553.501 et seq., or applicable state laws as revised from time to time.

(Code 1994, § 30-919; Ord. No. 2010-05, § 18, 4-8-2010; Ord. No. 2011-27, § 6, 12-8-2011; Ord. No. 2012-26, § 4, 10-11-2012; Ord. No. 2013-01, § 7, 2-14-2013; Ord. No. 2013-04, § 4, 2-14-2013; Ord. No. 2014-06, § 12, 5-8-2014; Ord. No. 2017-06, § 5, 5-11-2017)

Sec. 10-8. Exterior property areas.

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

(Ord. No. 2006-47, § 2, 11-9-2006)

Sec. 62-75. Commercial development storage areas.

Recyclable material collection storage shall be provided on the site of all commercial developments for which an application for a development order is filed after the effective date of the ordinance from which this article is derived, in accordance with the following standards:

- (1) *Number and size.* At a minimum, at least one recyclable material collection and storage area, with a ten foot by ten foot pad, shall be designated on each site plan. Recycling enclosures may be connected to or be a section of garbage and trash enclosures.
- (2) *Setback.* The minimum setback for recyclable material collection and storage areas that are located on the exterior of buildings shall be 25 feet from residential districts or properties.
- (3) *Screenings.* All recyclable material collection and storage areas that are located on the exterior of buildings shall be screened on at least three sides by a solid opaque enclosure constructed of landscape, or a block and stucco or decorative block wall consistent with the architectural character of the principal buildings. All block and stucco, and decorative block walls shall be landscaped with a hedge of shrubs spaced a maximum of 24 inches apart and 24 inches high immediately upon planting. The fourth side, if not screened, must not be visible to public view. If visible to public view, the fourth side must be accessible by an opaque gate. Sufficiency of access shall meet the reasonable dimension requirements established by the village and the collection firm. All screening shall be a minimum of six feet high upon installation. All construction shall be in conformity with the current edition of the Standard Building Code and a permit must be obtained from the building department prior to such construction.
- (4) *Alternative plans.* Applicants shall be entitled to demonstrate that recyclable material storage space needs can be more effectively met through an alternative recyclable materials collection and storage plan. An alternative recyclable materials collection and storage plan shall be reviewed by the village and the solid waste authority, and, if approved, shall be substituted for a recyclable materials storage and collection plan meeting the express storage area standards of this section.
- (5) *Plan review and approval.* Recyclable material storage and collection area plans shall be reviewed by the village. Information necessary to evaluate proposed plans for compliance with the standards of this section shall be shown on and submitted with the site plan.

(Code 1994, § 50-24)

Property Detail

Location Address : 3138 LAKE WORTH RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-30-01-003-0010
Subdivision : PALM BEACH FARMS CO PL 7 IN
Official Records Book/Page : 33386 / 1090
Sale Date : 02/24/2022
Legal Description : PALM BEACH FARMS CO PL NO 7 E 145 FT OF S 150 FT OF N 185 FT OF TRS A & B
 BLK 3 & W 1/2 OF 30 FT ABND RD LYG E OF & ADJ TO

Owner Information

Owner(s)	Mailing Address
STORE 66 INC	3138 LAKE WORTH RD LAKE WORTH BEACH FL 33461 3634

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/24/2022	\$10	33386 / 01090	QUIT CLAIM	STORE 66 INC
11/29/2007	\$10	22299 / 01813	QUIT CLAIM	HERNANDEZ DALIA E
06/05/2000	\$116,250	11824 / 01485	WARRANTY DEED	HERNANDEZ GILBERTO A &
01/01/1978	\$42,000	02882 / 01360		
01/01/1972	\$300,000	02074 / 01383		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$106,927	\$96,805	\$97,797	\$91,242	\$83,142
Land Value	\$278,025	\$264,786	\$264,786	\$252,063	\$216,054
Total Market Value	\$384,952	\$361,591	\$362,583	\$343,305	\$299,196

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$384,952	\$361,591	\$362,583	\$329,116	\$299,196
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$384,952	\$361,591	\$362,583	\$329,116	\$299,196

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$7,471	\$7,026	\$7,104	\$6,683	\$6,159
NON AD VALOREM	\$560	\$534	\$525	\$511	\$498
TOTAL TAX	\$8,031	\$7,559	\$7,629	\$7,194	\$6,657

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



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



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Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number:
70-43-44-30-01-003-0010

Property Type:
Real Property

Status: Active

Mailing Address:
3138 LAKE WORTH RD

Property Address:
3138 LAKE WORTH RD

Legal Description:
PALM BEACH FARMS CO PL NO 7 E 145
FT OF S 150 FT OF N 185 FT OF TRS A &
B BLK 3 & W 1/2 OF 30 FT ABND RD LYG
E OF & ADJ TO

City Zip: Lake Worth Beach, FL 33461-3634

City Zip: PALM SPRINGS, FL 33461

Owner of Record:
STORE 66 INC

Second Owner:

Last updated: 6/09/2026 09:08:48 AM

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

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.

A minimum charge of 3% is collected on delinquent tax bills. Interest accrues at up to 1.5% per month (18% annually).

Tax Bills

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

Total Payable: **\$3,804.80** [ADD ALL TO CART](#)

2025 | Bill Type: Original | Bill No: 207042657 | Estimated

Due \$3,804.80 [ADD TO CART](#)

[View Info](#)

Installment	Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
1	7/31/26	<input type="checkbox"/> \$1,887.35 Net Tax: \$2,007.81 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$120.46	\$0.00	<input type="checkbox"/> \$1,887.35 ▶ 6/9/26 \$1,887.35 6/30/26 \$1,887.35 7/31/26 \$2,007.81 8/31/26 \$2,007.81	● Due	<input type="radio"/> \$1,887.35 Clear all
2	9/30/26	<input type="checkbox"/> \$1,917.45 Net Tax: \$2,007.80 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$90.35	\$0.00	<input type="checkbox"/> \$1,917.45 ▶ 6/9/26 \$1,917.45 6/30/26 \$1,917.45 7/31/26 \$1,917.45 8/31/26 \$1,917.45	● Due	
Total: \$0.00						ADD TO CART

Recently Paid Bills

2025 | Bill Type: Original | Bill No: 207042657 | Roll: Annual |

Paid

[View Info](#)

Installment	Due Date	Net Tax	Last Paid	Amount Paid	Status
1	7/31/25	<input type="checkbox"/> \$1,776.45 Net Tax: \$1,889.85 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$113.40	6/22/25	-\$1,776.45	● Paid
2	9/30/25	<input type="checkbox"/> \$1,804.81 Net Tax: \$1,889.85 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$85.04	9/25/25	-\$1,804.81	● Paid
3	12/31/25	<input type="checkbox"/> \$2,061.95 Net Tax: \$2,125.72 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$63.77	12/17/25	-\$2,061.95	● Paid
4	3/31/26	<input type="checkbox"/> \$2,125.71 Net Tax: \$2,125.71 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/26/26	-\$2,125.71	● Paid



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

Detail by Entity Name

Florida Profit Corporation
STORE 66, INC.

Filing Information

Document Number	S42211
FEI/EIN Number	65-0289010
Date Filed	03/29/1991
Effective Date	03/28/1991
State	FL
Status	ACTIVE

Principal Address

3138 LAKE WORTH ROAD
LAKE WORTH, FL 33461

Changed: 04/22/2009

Mailing Address

3138 LAKE WORTH ROAD
LAKE WORTH, FL 33461

Changed: 04/22/2009

Registered Agent Name & Address

MENDOZA CALLAS AND SCHILLING
12765 FOREST HILL BOULEVARD, SUITE 1302
WEST PALM BEACH, FL 33414

Address Changed: 05/01/2003

Officer/Director Detail

Name & Address

Title PRESIDENT

Hernandez, Andres J
4245 Chukker Dr
WEST PALM BEACH, FL 33406

Title VICE PRESIDENT

Hernandez, Flor
4245 Chukker Dr
WEST PALM BEACH, FL 33406

Annual Reports

Report Year	Filed Date
2024	01/26/2024
2025	01/21/2025
2026	03/05/2026

Document Images

03/05/2026 -- ANNUAL REPORT	View image in PDF format
01/21/2025 -- ANNUAL REPORT	View image in PDF format
01/26/2024 -- ANNUAL REPORT	View image in PDF format
02/03/2023 -- ANNUAL REPORT	View image in PDF format
07/21/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
04/13/2020 -- ANNUAL REPORT	View image in PDF format
04/12/2019 -- ANNUAL REPORT	View image in PDF format
04/16/2018 -- ANNUAL REPORT	View image in PDF format
05/02/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
03/27/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
05/02/2011 -- ANNUAL REPORT	View image in PDF format
04/06/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
03/07/2008 -- ANNUAL REPORT	View image in PDF format
12/07/2007 -- ANNUAL REPORT	View image in PDF format
03/12/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/22/2005 -- ANNUAL REPORT	View image in PDF format
04/20/2004 -- ANNUAL REPORT	View image in PDF format
05/01/2003 -- ANNUAL REPORT	View image in PDF format
07/11/2002 -- ANNUAL REPORT	View image in PDF format
05/18/2001 -- ANNUAL REPORT	View image in PDF format
03/21/2000 -- ANNUAL REPORT	View image in PDF format
04/23/1999 -- ANNUAL REPORT	View image in PDF format
03/17/1998 -- ANNUAL REPORT	View image in PDF format
04/18/1997 -- ANNUAL REPORT	View image in PDF format
04/11/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 25-01230

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
STORE 66 INC
Respondent(s)

ORDER FINDING VIOLATION

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

Section 34-1332: Drainage; maintenance; restriction of use; pavement; additional application. Maintain off-street parking in a neat, clean, orderly, and dust-free condition. Vehicles and trucks shall not be parked so as to obstruct sidewalks or create a nuisance or danger to the public or adjacent properties.

Section 34-1327: Off Street Parking. Do not obstruct or hinder the free use of the parking lot or access aisles. Vehicles and trucks shall not obstruct traffic entering or exiting from Lake Worth Road. Limit parking to no more than nineteen (19) trucks and six (6) trailers in accordance with the approved site plan.

Section 34-1329: Parking. Minimum requirements. Maintain six (6) parking spaces and one (1) handicap space for customers and employees only. Parking spaces shall not be occupied by U-Haul trucks or trailers.

Section 62-75: Commercial Development Storage Areas. Paint existing dumpster enclosure walls, interior and exterior. Relocate and construct dumpster enclosure in accordance with the approved site plan. Keep area neat, clean, orderly, and dust-free.

Section 10-8: Exterior Property Areas. Remove weeds along the east property line and replace grass in the front buffer area. Maintain signs and property in a neat, clean, safe, sanitary, structurally sound, and good condition. Complete all site improvements in accordance with the approved site plan, including paving and striping the parking lot, relocating the dumpster enclosure, and installing required landscaping, terminal islands, and green areas.

Property Address: 3138 Lake Worth Road, Palm Springs, FL 33461
Legal Description: PALM BEACH FARMS CO PL NO 7 E 145 FT OF S 150
FT OF N 185 FT OF TRS A & B BLK 3 & W 1/2 OF 30 FT
ABND RD LYG E OF & ADJ TO
PCN: 70-43-44-30-01-003-0010

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **June 18, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- Section 34-1332: Drainage; maintenance; restriction of use; pavement; additional application. Maintain off-street parking in a neat, clean, orderly, and dust-free condition. Vehicles and trucks shall not be parked so as to obstruct sidewalks or create a nuisance or danger to the public or adjacent properties.**
 - Section 34-1327: Off Street Parking. Do not obstruct or hinder the free use of the parking lot or access aisles. Vehicles and trucks shall not obstruct traffic entering or exiting from Lake Worth Road. Limit parking to no more than nineteen (19) trucks and six (6) trailers in accordance with the approved site plan.**
 - Section 34-1329: Parking. Minimum requirements. Maintain six (6) parking spaces and one (1) handicap space for customers and employees only. Parking spaces shall not be occupied by U-Haul trucks or trailers.**
 - Section 62-75: Commercial Development Storage Areas. Paint existing dumpster enclosure walls, interior and exterior. Relocate and construct dumpster enclosure in accordance with the approved site plan. Keep area neat, clean, orderly, and dust-free.**
 - Section 10-8: Exterior Property Areas. Remove weeds along the east property line and replace grass in the front buffer area. Maintain signs and property in a neat, clean, safe, sanitary, structurally sound, and good condition. Complete all site improvements in accordance with the approved site plan, including paving and striping the parking lot, relocating the dumpster enclosure, and installing required landscaping, terminal islands, and green areas.**
- Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- Section 34-1332: Drainage; maintenance; restriction of use; pavement; additional application. Maintain off-street parking in a neat, clean, orderly, and dust-free**

condition. Vehicles and trucks shall not be parked so as to obstruct sidewalks or create a nuisance or danger to the public or adjacent properties.

Section 34-1327: Off Street Parking. Do not obstruct or hinder the free use of the parking lot or access aisles. Vehicles and trucks shall not obstruct traffic entering or exiting from Lake Worth Road. Limit parking to no more than nineteen (19) trucks and six (6) trailers in accordance with the approved site plan.

Section 34-1329: Parking. Minimum requirements. Maintain six (6) parking spaces and one (1) handicap space for customers and employees only. Parking spaces shall not be occupied by U-Haul trucks or trailers.

Section 62-75: Commercial Development Storage Areas. Paint existing dumpster enclosure walls, interior and exterior. Relocate and construct dumpster enclosure in accordance with the approved site plan. Keep area neat, clean, orderly, and dust-free.

Section 10-8: Exterior Property Areas. Remove weeds along the east property line and replace grass in the front buffer area. Maintain signs and property in a neat, clean, safe, sanitary, structurally sound, and good condition. Complete all site improvements in accordance with the approved site plan, including paving and striping the parking lot, relocating the dumpster enclosure, and installing required landscaping, terminal islands, and green areas.

ORDER

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

Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **July 06, 2026**.

- Administrative costs of **\$179.20**
- 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 **July 6, 2026**. Respondent must comply by completing all work as per approved site plan by **September 16, 2026**. If Respondent fails to comply within the times 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 **July 6, 2026**.

- Administrative costs of **\$179.20**
- Citation fine of **\$ N/A**
- Re-inspection fee of **\$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to the Village of Palm Springs, Attn: Code Enforcement, 226 Cypress Lane,

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

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

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

DONE AND ORDERED this June 18, 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:
3138 Lake Worth Road,
Lake Worth Beach FL 33461 3634](#)



**CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE**

5/29/2026

Caslmon Rebecca J
4157 Lakewood Road
Palm Springs, Fl 33461-3434

9489 0178 9820 3048 6220 86

CASE NO.: 2025-52

Property Address: 4157 Lakewood Road, Palm Springs, FL
Legal Description: LAKEWOOD VILLAS UNIT NO 5 AS IN OR4098P1365
Parcel Control Number: 70-42-44-24-28-000-0050

Dear Property Owner:

Your property at Lakewood Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. As of today The fines for the violation(s) have accrued to \$ 105,600.00 and the Village has recorded a lien against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. **OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, ON THURSDAY, JUNE 18, 2026, AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,

Code Enforcement Division



VILLAGE OF
PALM SPRINGS
FLORIDA

CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

5/19/2026

TIME: 9:22 AM
DATE: 5/26/26

Caslmon Rebecca J
4157 Lakewood Road
Palm Springs, FL 33461-3434

9489 0178 9820 3048 6220 86

CASE NO.: 2025-52

Property Address: 4157 Lakewood Road, Palm Springs, FL
Legal Description: LAKEWOOD VILLAS UNIT NO 5 AS IN OR4098P1365
Parcel Control Number: 70-42-44-24-28-000-0050
Dear Property Owner:

Your property at Lakewood Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. As of today The fines for the violation(s) have accrued to \$ 114,900.00 and the Village has recorded a lien against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, ON **THURSDAY, JUNE 18, 2026, AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,

May 26, 2026 9:22 AM



May 26, 2026 9:22 AM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-52

Caslmon Rebecca J
4157 Lakewood Road
PALM SPRINGS FLORIDA 33461
Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

I, DAVID URRUTIA, being duly sworn, depose and say that:

On the 26 Day of May 2026 at 9:22 am I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), Caslmon Rebecca J at 4157 Lakewood Road, Palm Springs, FL 33461 by:

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

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

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 to the truthfulness of the claims made above.

By: _____
Code Enforcement Officer

Date: 5/26/2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 26 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.

(SEAL)



Christina Ruiz-Waddell
NOTARY PUBLIC, State of Florida

CASE PRESENTATION
CASE No. CASE 2025 - 52 (Village Foreclosure Request)

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 4157 Lakewood Road IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS Caslmon Rebecca J.
5. The property was found in violation of Sections:
 - ~~6~~ Sec. 10-9. Building - Maintenance of Exterior of a structure in good repair
 - Sec. 10-7. Property - Property Maintenance; Generally
 - Good + Sec. 30-141. Overgrowth - Excessive growth of weeds and vegetation
 - Good + Sec. 30-143. Nuisance - Removal of rubbish, stagnant water, weeds and overgrowth required
 - Sec. 34-225. Fencing - Missing or broken fence, wall or gate (No Pool)
 - Good + Sec. 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors
7. The Signed Order Assessing Fine and Claim of Lien for Case 2025-52 is included in the file.

The property has remained in violation with little or no communication from the Property Owner. The fines are continuing to accrue and currently stand **at \$105,600.00** and the Village has recorded a lien against the property. Pursuant to Section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to Foreclose the Lien. In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above reference property.

8. NOTICE WAS mailed Certified and Regular the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.
9. There has been no communication with the property owner.
10. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

PALM SPRINGS

VILLAGE OF PALM SP
CODE ENFORCEMENT
226 CYPRESS LANE
PALM SPRINGS, FL 334

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



UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL®



9489 0178 9820 3048 6220 86

Label 880-COT, March 2023



quadiant
FIRST-CLASS MAIL
IMI
\$008.86⁰
05/22/2026 ZIP 33480
043M31255277

US POSTAGE

Caslmon Rebecca J
4157 Lakewood Road
Palm Springs FI 33461-3434

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.74⁰
05/22/2026 ZIP 33480
043M31255277

Caslmon Rebecca J
4157 Lakewood Road
Palm Springs FI 33461-3434

May 22, 2026 3:17 PM



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-52

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

**CASLMON REBECCA J
4157 LAKEWOOD ROAD
LAKE WORTH BEACH, FL 33461 3434**

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

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-9: Building. Maintenance of the exterior of a structure in good repair.

Section 10-7: Property maintenance; generally.

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

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

Section 34-225: Fencing. Missing or broken fence, wall or gate (No Pool).

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

Address: 4157 LAKEWOOD ROAD

Legal Description: LAKEWOOD VILLAS UNIT NO 5 AS IN OR4098P1365

PCN: 70-42-44-24-28-000-0050

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 21st day of August 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent ~~was~~ was 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.

X

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

Section 10-9: Building. Maintenance of the exterior of a structure in good repair.

Section 10-7: Property maintenance: generally.

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

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

Section 34-225: Fencing. Missing or broken fence, wall or gate (No Pool).

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

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

Section 10-9: Building. Maintenance of the exterior of a structure in good repair.

Section 10-7: Property maintenance: generally.

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

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

Section 34-225: Fencing. Missing or broken fence, wall or gate (No Pool).

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

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 September 1st, 2025:

Administrative costs of \$279.10

Citation fine of \$ N/A

Re-inspection fee of \$ N/A

X Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before September 30th, 2025. If Respondent fails to comply within the time given, a fine of \$100.00 per day per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by September 1st, 2025.

Administrative costs of \$279.10

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8521 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 21st day of August 2025.

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS



VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

I hereby certify that this is a true and correct copy of Order Finding Violation for Code Case 2025-52 and the original is on file in the Clerk's Office.


Andrea Medero
Records Clerk


Special Magistrate

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

4157 Lakewood Road
Lake Worth Beach, FL 33461 3434

Property Detail

Location Address : 4157 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-28-000-0050
Subdivision : LAKEWOOD VILLAS
Official Records Book/Page : 05622 / 0571
Sale Date : 02/01/1988
Legal Description : LAKEWOOD VILLAS UNIT NO 5 AS IN OR4098P1365

Owner Information

Owner(s)	Mailing Address
CASLMON REBECCA J	4157 LAKEWOOD RD LAKE WORTH BEACH FL 33461 3434

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/01/1988	\$38,000	05622 / 00571	WARRANTY DEED	CASLMON REBECCA J
07/01/1987	\$1,000	05379 / 01235	CERT OF TITLE	
11/01/1983	\$54,900	04098 / 01365	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 1
***Total Square Feet :** 988
Acres : .03
Property Use Code : 0110—TOWNHOUSE
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

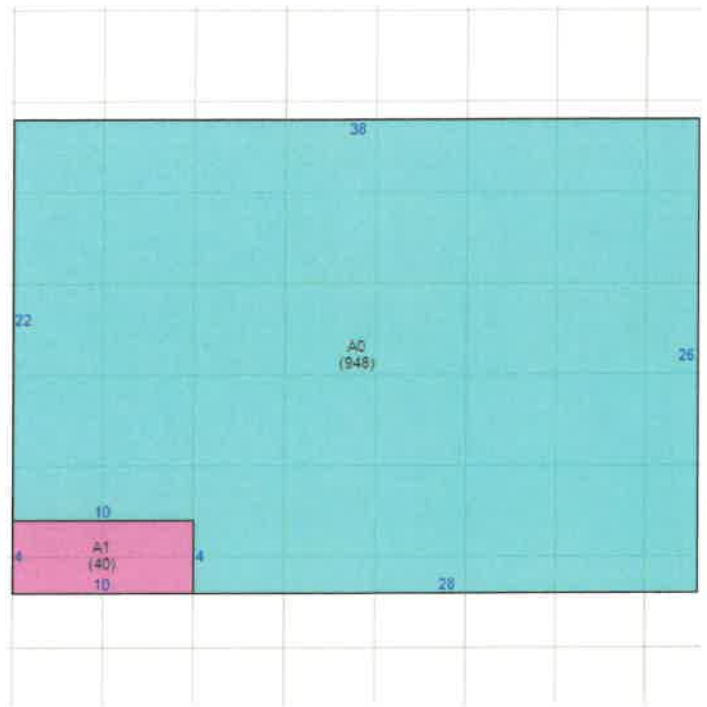
Building Details**Structural Details**

	Structural Element for Building 1	Sketch for Building 1
Bldg Type	TOWNHOUSE	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1984	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	2	
Full Baths	2	
Half Baths	0	
Roof Structure	WOOD TRUSS	
Roof Cover	CONCRETE TILE	
Interior Wall 1	DRYWALL	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	
Stories	1	

Subarea and Square Footage for Building 1

Code Description	square Footage
FOP Finished Open Porch	40

BAS Base Area 948
 Total Square Footage 988
 Area Under Air 948



Property Extra Feature

Description	Year Built	Units
Deck	1984	322
Facing	1984	96

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RM	0.0312

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$151,245	\$146,229	\$131,229	\$120,029	\$101,012
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$151,245	\$146,229	\$131,229	\$120,029	\$101,012

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$87,848	\$79,862	\$72,602	\$66,002	\$60,002
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$87,848	\$79,862	\$72,602	\$66,002	\$60,002

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$2,106	\$1,971	\$1,801	\$1,674	\$1,517
NON AD VALOREM	\$351	\$344	\$341	\$323	\$288
TOTAL TAX	\$2,456	\$2,314	\$2,141	\$1,997	\$1,805

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number:
70-42-44-24-28-000-0050

Mailing Address:
4157 LAKEWOOD RD
Lake Worth Beach, FL 33461-3434

Owner of Record:
CASLMON REBECCA J

Property Type:
Real Property
Property Address:
4157 LAKEWOOD RD
LAKE WORTH, FL 33461
Second Owner:

Status: Active
Legal Description:
LAKEWOOD VILLAS UNIT NO 5 AS IN
OR4098P1365

Last updated: 5/22/2026 01:56:59 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: \$2,551.41

2025 | BILL TYPE: ORIGINAL | BILL NO: 101633639 | ANNUAL |
PAST DUE \$2,551.41

NOT PAYABLE ?

[View Info](#)

Installment	Date	Total Tax	Paid	Amount Due If Paid By Date	Status
1	3/31/26	☒ \$2,551.41 Net Tax: \$2,456.22 Interest: \$73.69 Penalty: \$0.00 Fees: \$21.50 Discount: \$0.00	\$0.00	☒ \$2,551.41 ▶ 5/22/26 \$2,551.41 5/29/26 \$2,551.41	● Past Due

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	☒ \$2,314.23 Net Tax: \$2,314.23 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/18/25	-\$2,314.23	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	<input type="checkbox"/> \$2,055.77 Net Tax: \$2,141.43 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$85.66	11/28/23	-\$2,055.77	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	<input type="checkbox"/> \$1,936.91 Net Tax: \$1,996.81 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$59.90	12/6/22	-\$1,936.91	● Paid
3/31/22	<input type="checkbox"/> \$1,805.15 Net Tax: \$1,805.15 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/22/22	-\$1,805.15	● Paid
3/31/21	<input type="checkbox"/> \$1,638.71 Net Tax: \$1,689.38 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$50.67	12/9/20	-\$1,638.71	● Paid
3/31/20	<input type="checkbox"/> \$1,522.64 Net Tax: \$1,569.73 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$47.09	12/6/19	-\$1,522.64	● Paid



ORDER AUTHORIZING FORECLOSURE

CASE NO.: 2025-52
RESPONDENT: CASLMON REBECCA J
PROPERTY: 4157 LAKEWOOD ROAD
LEGAL DESCRIPTION: LAKEWOOD VILLAS UNIT NO 5 AS OR4098P1365
PCN: 70-42-44-24-28-000-0050

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs (“Village”) in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 21 day of August, 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSION OF LAW and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / was not present for the hearing.
2. The Village presented evidence and testimony relating to the subject code enforcement case including the relevant Order Finding Violation (the “Order”).
3. Cases No. 2025-52 is not in compliance as of the date of this order. Fines in the cases have accrued to \$105,600.00.
4. The subject fines have not been paid and remain due and owing to the Village.
5. The subject property is not homestead under Section 4 Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The liens for Cases No. 2025-52 was duly recorded in the public records on 10/14/2025 and remain unpaid, and it has been more than three (3) months since the Village recorded its lien in the public record. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met.

ORDER

Pursuant to section 162.09, Florida Statutes, it is the Order of the Code Enforcement Special Magistrate that the Village Attorney is authorized to foreclose on the Code Enforcement lien in Cases No. 2025-52.

DONE AND ORDERED on ___June 18th_____, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By: _____
Special Magistrate



CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

5/19/2026

Earl Smyth
11160 46th PL N
West Palm Beach, Fl 33411-9137

9489 0178 9820 3048 6220 93

CASE NO.: 2025-50

Property Address: 4167 Lakewood Road, Palm Springs, FL
Legal Description: LAKEWOOD VILLAS UNIT NO 1 AS IN OR3956P147
Parcel Control Number: 70-42-44-24-28-000-0010

Dear Property Owner:

Your property at Lakewood Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. The fines for the violation(s) have accrued to \$52,000.00 and the Village has recorded a lien against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. **OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, ON THURSDAY, JUNE 18, 2026, AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,

 David Umstia
Code Enforcement Division



VILLAGE OF
PALM SPRINGS
FLORIDA

CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

5/19/2026

TIME: 9:08 AM
DATE: 5/26/26

Earl Smyth
11160 46th PL N
West Palm Beach, FL 33411-9137

9489 0178 9820 3048 6220 93

CASE NO.: 2025-50

Property Address: 4167 Lakewood Road, Palm Springs, FL
Legal Description: LAKEWOOD VILLAS UNIT NO 1 AS IN OR3956P147
Parcel Control Number: 70-42-44-24-28-000-0010

Dear Property Owner:

Your property at Lakewood Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. The fines for the violation(s) have accrued to \$52,000.00 and the Village has recorded a lien against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivillaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, ON **THURSDAY, JUNE 18, 2026, AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.** Please govern yourself accordingly.

Sincerely,

David Christie

May 26, 2026 9:08 AM



May 26, 2026 9:08 AM

CASE PRESENTATION
CASE No. CASE 2025 - 50(Village Foreclosure Request)

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 4167 Lakewood Road IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS Earl Smyth.
5. The property was found in violation of Sections:

 Sec. 10-7. Property - Property Maintenance; Generally
 Sec. 10-9. Building - Maintenance of Exterior of a structure in good repair
6. The Signed Order Assessing Fine and Claim of Lien for Case 2025-50 is included in the file.

The property has remained in violation with little or no communication from the Property Owner. The fines are continuing to accrue and currently stand **at \$52,000.00** and the Village has recorded a lien against the property. Pursuant to Section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to Foreclose the Lien. In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above reference property.

7. NOTICE WAS mailed Certified and Regular the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.
8. There has been no communication with the property owner.
9. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

Alt

1347231 45



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



quadiant
FIRST-CLASS MAIL
IMI
\$000.74^D
05/22/2026 ZIP 33480
043M31255277

U.S. POSTAGE

Earl Smyth
11160 46th PL N
West Palm Beach, FL 33411-9137

PLACE STICKER AT THE POINT OF ENTRY
UNITED STATES POSTAL SERVICE® **CERTIFIED MAIL®**



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



9489 0178 9820 3048 6220 93

Label 880-QDT March 2023



quadiant
FIRST-CLASS MAIL
IMI
\$008.86^D
05/22/2026 ZIP 334
043M31255277

Earl Smyth
11160 46th PL N
West Palm Beach, FL 33411-9137



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-50

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

**EARL SMYTH
4167 LAKEWOOD ROAD
PALMS SPRINGS, FL 33461**

**MAILING ADDRESS:
EARL SMYTH
11160 46TH PL N
WEST PALM BEACH FL 33411 9137
Respondent(s).**

ORDER FINDING VIOLATION

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

**Section 10-9: Maintenance of exterior of a structure in good repair. The wall facing
Lakewood Road needs repair.**
Section 10-7: Property maintenance: generally.

Address: 4167 LAKEWOOD ROAD
Legal Description: LAKEWOOD VILLAS UNIT NO 1 AS IN OR3956P147
PCN: 70-42-44-24-28-000-0010

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 21st day of August 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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



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

Section 10-9: Maintenance of exterior of a structure in good repair. The wall facing Lakewood Road needs repair.

Section 10-7: Property maintenance; generally.

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

Section 10-9: Maintenance of exterior of a structure in good repair. The wall facing Lakewood Road needs repair.

Section 10-7: Property maintenance; generally.

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 **September 1st, 2025:**

- Administrative costs of **\$279.10**
- 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. Respondent must comply with all code violations on or before **September 30th, 2025.** If Respondent fails to comply within the time given, a fine of **\$100.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **September 1st, 2025.**

- Administrative costs of **\$279.10**
- 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 cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien

pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8521 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 21st day of August 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 2025-50 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:

11160 46th PL N
West Palm Beach, FL 33411 9137


Andrea Medero
Records Clerk

Property Detail

Location Address : 4167 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-28-000-0010
Subdivision : LAKEWOOD VILLAS
Official Records Book/Page : 09433 / 0939
Sale Date : 09/01/1996
Legal Description : LAKEWOOD VILLAS UNIT NO 1 AS IN OR3956P147

Owner Information

Owner(s)	Mailing Address
SMYTH EARL	11160 46TH PL N WEST PALM BEACH FL 33411 9137

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/01/1996	\$15,000	09433 / 00939	WARRANTY DEED	SMYTH EARL
07/01/1996	\$100	09359 / 01296	CERT OF TITLE	
04/01/1995	\$100	08714 / 01987	QUIT CLAIM	
11/01/1988	\$100	05882 / 01677	WARRANTY DEED	
07/07/1988	\$65,000	05725 / 01461	CERT OF TITLE	

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 1
***Total Square Feet :** 988
Acres : .03
Property Use Code : 0110—TOWNHOUSE
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

Structural Details

	Structural Element for Building 1	Sketch for Building 1
Bldg Type	TOWNHOUSE	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1984	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	2	
Full Baths	2	
Half Baths	0	
Roof Structure	WOOD TRUSS	
Roof Cover	CONCRETE TILE	
Interior Wall 1	DRYWALL	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	
Stories	1	

Subarea and Square Footage for Building 1

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number: 70-42-44-24-28-000-0010 Mailing Address: 11160 46TH PL N West Palm Beach, FL 33411-9137 Owner of Record: SMYTH EARL	Property Type: Real Property Property Address: 4167 LAKEWOOD RD LAKE WORTH, FL 33461 Second Owner:	Status: Active Legal Description: LAKEWOOD VILLAS UNIT NO 1 AS IN OR3956P147
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Last updated: 5/22/2026 01:51:08 PM

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

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

Tax Bills

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

Total Payable: **\$0.00** Total Due: **\$2,551.41**

2025 | BILL TYPE: ORIGINAL | BILL NO: 101633596 | ANNUAL |
PAST DUE \$2,551.41

NOT PAYABLE

[View Info](#)

Installment	Date	Total Tax	Paid	Amount Due if Paid By Date	Status
1	3/31/26	☒ \$2,551.41 Net Tax: \$2,456.22 Interest: \$73.69 Penalty: \$0.00 Fees: \$21.50 Discount: \$0.00	\$0.00	☒ \$2,551.41 ▶ 5/22/26 \$2,551.41 5/29/26 \$2,551.41	Past Due

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	☒ \$2,221.66 Net Tax: \$2,314.23 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$92.57	11/27/24	-\$2,221.66	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
11/24	☐ \$2,055.77 Net Tax: \$2,141.43 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$65.66	11/28/23	-\$2,055.77	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$1,936.91 Net Tax: \$1,996.81 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$59.90	12/6/22	-\$1,936.91	● Paid
3/31/22	☐ \$1,867.30 Net Tax: \$1,805.15 Interest: \$54.15 Penalty: \$0.00 Fees: \$8.00 Discount: \$0.00	4/26/22	-\$1,867.30	● Paid
3/31/21	☐ \$1,638.71 Net Tax: \$1,689.38 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$50.67	12/9/20	-\$1,638.71	● Paid
3/31/20	☐ \$1,522.64 Net Tax: \$1,569.73 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$47.09	12/6/19	-\$1,522.64	● Paid



ORDER AUTHORIZING FORECLOSURE

CASE NO.: 2025-50
RESPONDENT: EARL SMYTH
PROPERTY: 4167 LAKEWOOD ROAD
LEGAL DESCRIPTION: LAKEWOOD VILLAS UNIT NO 1 AS IN OR3956P147
PCN: 70-42-44-24-28-000-0010

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs (“Village”) in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 21 day of August, 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSION OF LAW and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / was not present for the hearing.
2. The Village presented evidence and testimony relating to the subject code enforcement case including the relevant Order Finding Violation (the “Order”).
3. Cases No. 2025-50 is not in compliance as of the date of this order. Fines in the cases have accrued to \$52,000.00.
4. The subject fines have not been paid and remain due and owing to the Village.
5. The subject property is not homestead under Section 4 Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The liens for Cases No. 2025-50 was duly recorded in the public records on 10/14/2025 and remain unpaid, and it has been more than three (3) months since the Village recorded its lien in the public record. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met.

ORDER

Pursuant to section 162.09, Florida Statutes, it is the Order of the Code Enforcement Special Magistrate that the Village Attorney is authorized to foreclose on the Code Enforcement lien in Cases No. 2025-50.

DONE AND ORDERED on June 18th, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By: _____
Special Magistrate



CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

5/29/2026

Lakewood Villas Prop Assn
11160 46th PL N
West Palm Beach, FL 33411-9137

9489 0178 9820 3048 6221 30

CASE NO.: 2025-51

Property Address: 4165 Lakewood Road, Palm Springs, FL
Legal Description: LAKEWOOD VILLAS COMMON AREA IN OR3976P876

Parcel Control Number: 70-42-44-24-28-001-0000

Dear Property Owner:

Your property at Lakewood Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. As of today The fines for the violation(s) have accrued to \$ 124,000.00 and the Village has recorded a lien against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, ON **THURSDAY, JUNE 18, 2026, AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,

Code Enforcement Division



VILLAGE OF
PALM SPRINGS
FLORIDA

CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

5/19/2026

TIME: 9:16 AM
DATE: 5/26/26

Lakewood Villas Prop Assn
11160 46th PL N
West Palm Beach, FL 33411-9137

9489 0178 9820 3048 6221 30

CASE NO.: 2025-51

Property Address: 4165 Lakewood Road, Palm Springs, FL
Legal Description: LAKEWOOD VILLAS COMMON AREA IN OR3976P876
Parcel Control Number: 70-42-44-24-28-001-0000
Dear Property Owner:

Your property at Lakewood Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. As of today The fines for the violation(s) have accrued to \$ 117,600.00 and the Village has recorded a lien against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, ON **THURSDAY, JUNE 18, 2026, AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,


Code Enforcement Division

May 26, 2026 9:16 AM



May, 26, 2026 9:16 AM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-51

Lakewood Villas Prop Assn
4165 Lakewood Road
PALM SPRINGS FLORIDA 33461
Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

I, DAVID URRUTIA, being duly sworn, depose and say that:

On the 26 Day of May 2026 at 9:16 am I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), Lakewood Villas Prop Assn at 4165 Lakewood Road, Palm Springs, FL 33461 by:

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

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

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 to the truthfulness of the claims made above.

By: _____
Code Enforcement Officer

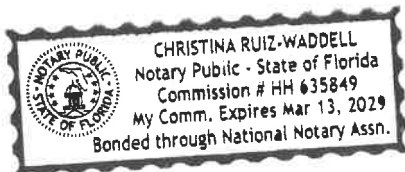
Date: 5/26/2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 26 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.

(SEAL)

Christina Ruiz-Waddell
NOTARY PUBLIC, State of Florida



CASE PRESENTATION
CASE No. CASE 2025 - 51(Village Foreclosure Request)

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 4165 Lakewood Road IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS Lakewood Villas Prop Assn.

5. The property was found in violation of Sections:

30-141 Overgrowth Excessive growth of weeds and vegetation
34-1381 Nuisance materials stored outside visible to neighbors
34-225 Fencing Missing or broken fence, wall or gate (No Pool)
10-8 Property All Exterior Property, accessory structures, pools, sidewalks, driveways, maintained.

6. The Signed Order Assessing Fine and Claim of Lien for Case 2025-51 is included in the file.

The property has remained in violation with little or no communication from the Property Owner. The fines are continuing to accrue and currently stand at **\$124,000.00** and the Village has recorded a lien against the property. Pursuant to Section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to Foreclose the Lien. In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above reference property.

7. NOTICE WAS mailed Certified and Regular the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.
8. There has been no communication with the property owner.
9. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

133/232

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134/231

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135/230

16

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



UNITED STATES POSTAL SERVICE

CERTIFIED MAIL®

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



9489 0178 9820 3048 6221 30

Label 990-QDT, March 2023



qudient

FIRST-CLASS MAIL
IMI

\$008.86⁰

05/22/2026 ZIP 33480
043M31255277

US POSTAGE

Lake wood Villas Prop Assn
11160 46th PL N
West Palm Beach, FL 33411-9137

VILLAGE OF PALM SPRINGS, FLORIDA
ODE ENFORCEMENT
% CYPRESS LANE
ALM SPRINGS, FL 33461



qudient

FIRST-CLASS MAIL
IMI

\$000.74⁰

05/22/2026 ZIP 33480
043M31255277

US POSTAGE

Lake wood Villas Prop Assn
11160 46th PL N
West Palm Beach, FL 33411-9137

May 22, 2026 3:05 PM



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-51

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

**LAKWOOD VILLAS PROP ASSN
4165 LAKEWOOD ROAD
PALMS SPRINGS, FL 33461**

**MAILING ADDRESS:
LAKWOOD VILLAS PROP ASSN
11160 46TH PL N
WEST PALM BEACH FL 33411 9137
Respondent(s).**

ORDER FINDING VIOLATION

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

- 1. Section 10-8: Property. All exterior property, accessory structures, pools, sidewalks, driveways, maintained.
- 1. Section 34-1381: Nuisance. Nuisance materials stored outside and visible to neighbors.
- 1. Section 34-225: Fencing. Missing or broken fence, wall or gate (No Pool).
- 1. Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.

Address: 4165 LAKEWOOD ROAD

Legal Description: LAKEWOOD VILLAS COMMON AREA IN OR3976P876

PCN: 70-42-44-24-28-001-0000

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 21st day of August 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent ~~was~~ was 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.

X

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

Section 10-8: Property. All exterior property, accessory structures, pools, sidewalks, driveways, maintained.

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

Section 34-225: Fencing. Missing or broken fence, wall or gate (No Pool).

Section 10-7: Property maintenance; generally.

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

Section 10-8: Property. All exterior property, accessory structures, pools, sidewalks, driveways, maintained.

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

Section 34-225: Fencing. Missing or broken fence, wall or gate (No Pool).

Section 10-7: Property maintenance; generally.

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 September 1st, 2025:

Administrative costs of \$279.10

Citation fine of \$ N/A

Re-inspection fee of \$ N/A

X

Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before September 30th, 2025. If Respondent falls 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 September 1st, 2025.

Administrative costs of \$279.10

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8521 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 21st day of August 2025.

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS



VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

I hereby certify that this is a true and correct copy of Order Finding Violation for Code Case 2025-51 and the original is on file in the Clerk's Office.


Andrea Medero
Records Clerk


Special Magistrate

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

11160 46th PL N
West Palm Beach, FL 33411 9137

Property Detail

Location Address : 4165 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-28-001-0000
Subdivision : LAKEWOOD VILLAS
Official Records Book/Page : /
Sale Date :
Legal Description : LAKEWOOD VILLAS COMMON AREA IN OR3976P876

Owner Information**Owner(s)**

LAKEWOOD VILLAS PROP ASSN

Mailing Address

11160 46TH PL N
 ROYAL PALM BEACH FL 33411 9137

Sales Information

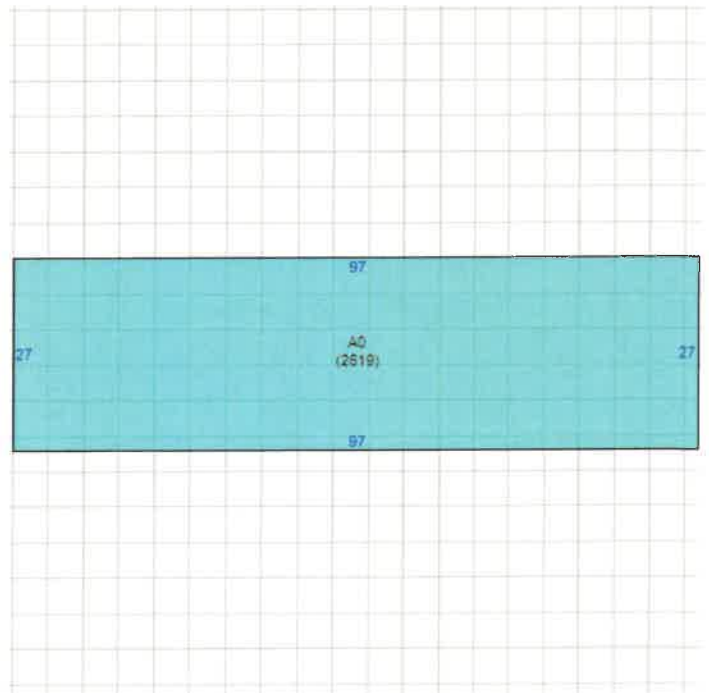
No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information**Total Number of Units Per Parcel** : 0***Total Square Feet** : 0**Acres** : .89**Property Use Code** : 0900—RESIDENTIAL COMMON AREA/ELEMENT**Zoning** : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)**Building Details****Structural Details****Structural Element for Building 1**

Year Built	1984
WAREHOUSE STORAGE	2619

Sketch for Building 1**Subarea and Square Footage for Building 1**

Code Description	square Footage
WAREHOUSE	2619
Total Square Footage	2619

Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	1984	290
Paving- Asphalt	2015	9540

Property Land Details

Land Line #	Description	Zoning	Acres
1	HOME OWNERS ASSOC	RM	0.89

Appraisals

	Tax Year	2025	2024	2023	2022	2021
Improvement Value		\$0	\$0	\$0	\$0	\$0
Land Value		\$0	\$0	\$0	\$0	\$0
Total Market Value		\$0	\$0	\$0	\$0	\$0

Assessed and Taxable Values

	Tax Year	2025	2024	2023	2022	2021
Assessed Value		\$0	\$0	\$0	\$0	\$0
Exemption Amount		\$0	\$0	\$0	\$0	\$0
Taxable Value		\$0	\$0	\$0	\$0	\$0

Taxes

	Tax Year	2025	2024	2023	2022	2021
AD VALOREM		\$0	\$0	\$0	\$0	\$0
NON AD VALOREM		\$0	\$0	\$0	\$0	\$180
TOTAL TAX		\$0	\$0	\$0	\$0	\$180

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number:
 70-42-44-24-28-001-0000

Mailing Address:
 11160 46TH PL N
 Royal Palm Beach, FL 33411-9137

Owner of Record:
 LAKEWOOD VILLAS PROP ASSN

Property Type:
 Real Property

Property Address:
 4165 LAKEWOOD RD
 LAKE WORTH, FL 33461

Second Owner:

Status: Active

Legal Description:
 LAKEWOOD VILLAS COMMON AREA IN
 OR3976P876

Last updated: 5/22/2026 01:56:10 PM

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

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

Tax Bills

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

Total Payable: **\$0.00**

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	<input type="checkbox"/> \$0.00 Net Tax: \$0.00 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00		\$0.00	● Paid

Under 15.01 Bill

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$0.00 Net Tax: \$0.00 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00		\$0.00	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	<input type="checkbox"/> \$0.00 Net Tax: \$0.00 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00		\$0.00	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	<input type="checkbox"/> \$0.00 Net Tax: \$0.00 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00		\$0.00	● Paid
3/31/22	<input type="checkbox"/> \$180.00 Net Tax: \$180.00 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/22/22	-\$180.00	● Paid
3/31/21	<input type="checkbox"/> \$174.60 Net Tax: \$180.00 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$5.40	12/9/20	-\$174.60	● Paid
3/31/20	<input type="checkbox"/> \$174.60 Net Tax: \$180.00 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$5.40	12/6/19	-\$174.60	● Paid



ORDER AUTHORIZING FORECLOSURE

CASE NO.: 2025-51
RESPONDENT: LAKEWOOD VILLAS PROP ASSN
PROPERTY: 4165 LAKEWOOD ROAD
LEGAL DESCRIPTION: LAKEWOODVILLAS COMMON AREA IN OR3976P876
PCN: 70-42-44-24-28-001-0000

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs (“Village”) in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 21 day of August, 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSION OF LAW and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / was not present for the hearing.
2. The Village presented evidence and testimony relating to the subject code enforcement case including the relevant Order Finding Violation (the “Order”).
3. Cases No. 2025-51 is not in compliance as of the date of this order. Fines in the cases have accrued to \$124,000.00.
4. The subject fines have not been paid and remain due and owing to the Village.
5. The subject property is not homestead under Section 4 Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The liens for Cases No. 2025-51 was duly recorded in the public records on 10/14/2025 and remain unpaid, and it has been more than three (3) months since the Village recorded its lien in the public record. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met.

ORDER

Pursuant to section 162.09, Florida Statutes, it is the Order of the Code Enforcement Special Magistrate that the Village Attorney is authorized to foreclose on the Code Enforcement lien in Cases No. 2025-51.

DONE AND ORDERED on ___June 18th_____, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By: _____
Special Magistrate



CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

5/29/2026

Earl F Smyth
11160 46th Pl N
West Palm Beach Fl 33411-9137

CASE NO.: 2025-63

9489 0178 9820 3048 6221 47

Property Address: 4159 Lakewood Road, Palm Springs, FL
Legal Description: LAKEWOOD VILLAS UNIT NO 6 AS IN OR4077P1024

Parcel Control Number: 70-42-44-24-28-000-0060

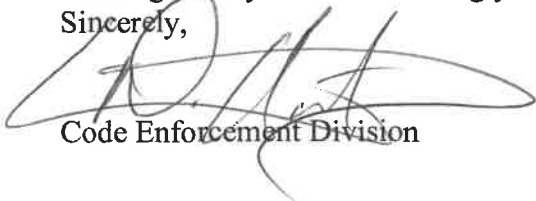
Dear Property Owner:

Your property at Lakewood Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. As of today The fines for the violation(s) have accrued to _\$ 8000.00 and the Village has recorded a lien against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, **ON THURSDAY, JUNE 18, 2026, AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,



Code Enforcement Division



**CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE**

5/19/2026

TIME: 9:19 AM

DATE: 5/26/26

Earl F Smyth
11160 46th PIN
West Palm Beach Fl 33411-9137

9489 0178 9820 3048 6221 47

CASE NO.: 2025-63

Property Address: 4159 Lakewood Road, Palm Springs, FL
Legal Description: LAKEWOOD VILLAS UNIT NO 6 AS IN OR4077P1024

Parcel Control Number: 70-42-44-24-28-000-0060
Dear Property Owner:

Your property at Lakewood Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. As of today The fines for the violation(s) have accrued to \$ 5,700.00 and the Village has recorded a lien against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, ON **THURSDAY, JUNE 18, 2026, AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,


Code Enforcement Division

May 26, 2026 9:18 AM



VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-63

Earl F Smyth
4159 Lakewood Road
PALM SPRINGS FLORIDA 33461
Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

I, DAVID URRUTIA, being duly sworn, depose and say that:

On the 26 Day of May 2026 at 9:19 am I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), Earl F Smyth at 4159 Lakewood Road, Palm Springs, FL 33461 by:

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

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

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 to the truthfulness of the claims made above.

By: _____
Code Enforcement Officer

Date: 5/26/2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 26 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.

(SEAL)



Christina Ruiz-Waddell
NOTARY PUBLIC, State of Florida

CASE PRESENTATION
CASE No. CASE 2025 - 63(Village Foreclosure Request)

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 4159 Lakewood Road IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS Earl F Smyth.

The property was found in violation of Sections:

- 30-141 Overgrowth Excessive growth of weeds and vegetation
- 34-1381 Nuisance materials stored outside visible to neighbors
- 34-225 Fencing Missing or broken fence, wall or gate (No Pool)
- 10-7 Property Maintenance; Generally

The Signed Order Assessing Fine and Claim of Lien for Case 2025-63 is included in the file

The property remained in violation until **November 20th, 2025**, with little or no communication from the Property Owner. The fines stopped to accrue on the 20th of November and currently stand at **\$8,000.00** and the Village has recorded a lien against the property. Pursuant to Section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to Foreclose the Lien. In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above reference property.

5. NOTICE WAS mailed Certified and Regular the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.
6. There has been no communication with the property owner.
7. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

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134/231

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135/230

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136/229

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



UNITED STATES POSTAL SERVICE

CERTIFIED MAIL

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



9489 0178 9820 3048 6221 47

Label 890-ODT, March 2023



quadiant

FIRST-CLASS MAIL
IMI

\$008.86⁰

05/22/2026 ZIP 33480
043M31255277

Earl f Smyth
11160 46th PL N
West Palm Beach Fl 33411-9137

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.74⁰

05/22/2026 ZIP 33480
043M31255277

Earl f Smyth
11160 46th PL N
West Palm Beach Fl 33411-9137



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-63

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

**EARL SMYTH
4159 LAKEWOOD ROAD
PALMS SPRINGS, FL 33461**

**MAILING ADDRESS:
11160 46TH PL N
WEST PALM BEACH FL 33411 9137
Respondent(s).**

ORDER FINDING VIOLATION

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

- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).**
- Section 10-7: Property maintenance in general.**
- Section 10-31 (FBC 105.1): Failure to obtain a required for residential rental units.**
- Section 14-32: Rental. Permits are required for residential rental units.**

Address: 4159 LAKEWOOD ROAD
Legal Description: LAKEWOOD VILLAS UNIT NO 6 AS IN OR4077P1024
PCN: 70-42-44-24-28-000-0060

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18th day of September 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 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).**
- Section 10-7: Property maintenance in general.**
- Section 10-31 (FBC 105.1): Failure to obtain a required for residential rental units.**
- Section 14-32: Rental. Permits are required for residential rental units.**

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

- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).**
- Section 10-7: Property maintenance in general.**
- Section 10-31 (FBC 105.1): Failure to obtain a required for residential rental units.**
- Section 14-32: Rental. Permits are required for residential rental units.**

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 October 1, 2025:
 - Administrative costs of \$252.35
 - Citation fine of \$ N/A
 - Re-inspection fee of \$ N/A
- Respondent has not brought the cited code violation(s) into compliance and remains in violation. The Respondent must comply with all Code violations on or before October 31, 2025. If the respondent fails to comply within the time given, a fine of \$100.00 per day, per violation will continue to accrue until the respondent contacts the Code Officer and a re-inspection indicates that the property is in compliance. The respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by October 1, 2025.
 - Administrative costs of \$252.35
 - Citation fine of \$ N/A
 - Re-inspection fee of \$ N/A

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to 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 cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

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

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

DONE AND ORDERED this 18TH day of September 2025.

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

I hereby certify that this is a true and correct copy of Order Finding Violation for Code Case 2025-63 and the original is on file in the Clerk's Office.


Andrea Medero
Records Clerk




Special Magistrate

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

11160 46th PL N
West Palm Beach, FL 33411 9137

Property Detail

Location Address : 4159 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-28-000-0060
Subdivision : LAKEWOOD VILLAS
Official Records Book/Page : 04693 / 1596
Sale Date : 09/01/1985
Legal Description : LAKEWOOD VILLAS UNIT NO 6 AS IN OR4077P1024

Owner Information

Owner(s)	Mailing Address
SMYTH EARL F	11160 46TH PL N WEST PALM BEACH FL 33411 9137

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/01/1985	\$100	04693 / 01596	WARRANTY DEED	SMYTH EARL F
10/01/1983	\$54,900	04077 / 01024	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 1
***Total Square Feet** : 988
Acres : .03
Property Use Code : 0110—TOWNHOUSE
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

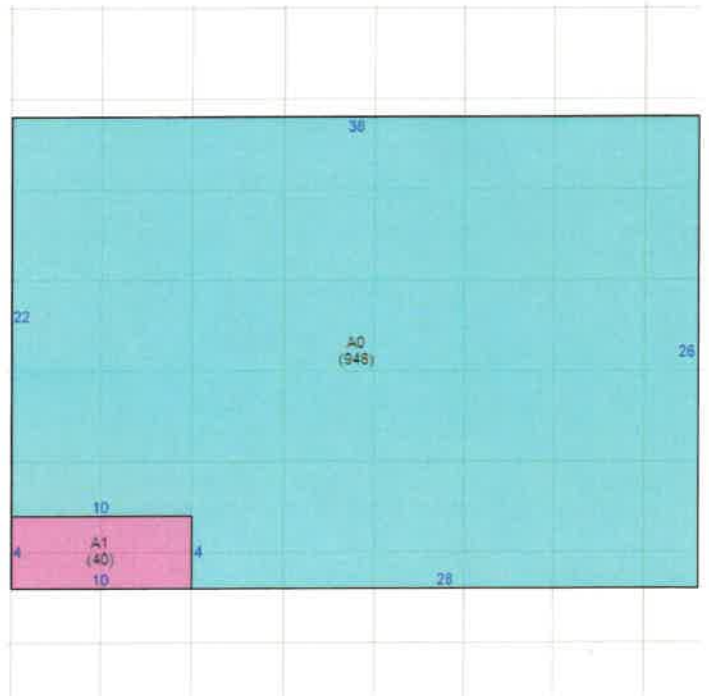
Building Details

Structural Details

Structural Element for Building 1

Bldg Type	TOWNHOUSE
Exterior Wall 1	MSY: CB STUCCO
Year Built	1984
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	2
Half Baths	0
Roof Structure	WOOD TRUSS
Roof Cover	CONCRETE TILE
Interior Wall 1	DRYWALL
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
FOP Finished Open Porch	40
BAS Base Area	948

Total Square Footage 988
 Area Under Air 948

Property Extra Feature

Description	Year Built	Units
Deck	1984	322

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RM	0.0312

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$151,111	\$146,095	\$131,095	\$119,895	\$100,878
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$151,111	\$146,095	\$131,095	\$119,895	\$100,878

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$87,463	\$79,512	\$72,284	\$65,713	\$59,739
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$87,463	\$79,512	\$72,284	\$65,713	\$59,739

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$2,100	\$1,965	\$1,796	\$1,669	\$1,513
NON AD VALOREM	\$351	\$344	\$341	\$323	\$288
TOTAL TAX	\$2,450	\$2,309	\$2,136	\$1,992	\$1,801

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number:

70-42-44-24-28-000-0060

Mailing Address:

11160 46TH PL N
West Palm Beach, FL 33411-9137

Owner of Record:

SMYTH EARL F

Property Type:

Real Property

Property Address:

4159 LAKEWOOD RD
LAKE WORTH, FL 33461

Second Owner:

Status: Active

Legal Description:

LAKEWOOD VILLAS UNIT NO 6 AS IN
OR4077P1024

Last updated: 5/22/2026 01:53:15 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: \$2,545.33

2025 | BILL TYPE: ORIGINAL | BILL NO: 101633341 | ANNUAL |
PAST DUE \$2,545.33

NOT PAYABLE

[View Info](#)

Installment	Date	Total Tax	Paid	Amount Due if Paid By Date	Status
1	3/31/26	☐ \$2,545.33 Net Tax: \$2,450.32 Interest: \$73.51 Penalty: \$0.00 Fees: \$21.50 Discount: \$0.00	\$0.00	☐ \$2,545.33 ▶ 5/22/26 \$2,545.33 5/29/26 \$2,545.33	Past Due

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	☐ \$2,216.45 Net Tax: \$2,308.79 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$92.34	11/27/24	-\$2,216.45	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	<input type="checkbox"/> \$2,050.95 Net Tax: \$2,136.40 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$85.45	11/28/23	-\$2,050.95	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	<input type="checkbox"/> \$1,932.28 Net Tax: \$1,992.04 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$59.76	12/6/22	-\$1,932.28	● Paid
3/31/22	<input type="checkbox"/> \$1,862.65 Net Tax: \$1,800.63 Interest: \$54.02 Penalty: \$0.00 Fees: \$8.00 Discount: \$0.00	4/26/22	-\$1,862.65	● Paid
3/31/21	<input type="checkbox"/> \$1,634.58 Net Tax: \$1,685.14 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$50.56	12/9/20	-\$1,634.58	● Paid
3/31/20	<input type="checkbox"/> \$1,518.79 Net Tax: \$1,565.77 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$46.98	12/6/19	-\$1,518.79	● Paid



ORDER AUTHORIZING FORECLOSURE

CASE NO.: 2025-63

RESPONDENT: EARL F SMYTH

PROPERTY: 4159 LAKEWOOD ROAD

LEGAL DESCRIPTION: LAKEWOOD VILLAS UNIT NO 6 AS IN OR4077P1024

PCN: 70-42-44-24-28-000-0060

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs (“Village”) in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18 day of September, 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSION OF LAW and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / was not present for the hearing.
2. The Village presented evidence and testimony relating to the subject code enforcement case including the relevant Order Finding Violation (the “Order”).
3. Cases No. 2025-63 is not in compliance as of the date of this order. Fines in the cases have accrued to \$8,000.00.
4. The subject fines have not been paid and remain due and owing to the Village.
5. The subject property is not homestead under Section 4 Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The liens for Cases No. 2025-63 was duly recorded in the public records on 11/18/2025 and remain unpaid, and it has been more than three (3) months since the Village recorded its lien in the public record. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met.

ORDER

Pursuant to section 162.09, Florida Statutes, it is the Order of the Code Enforcement Special Magistrate that the Village Attorney is authorized to foreclose on the Code Enforcement lien in Cases No. 2025-63.

DONE AND ORDERED on ___ June 18th _____, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By: _____
Special Magistrate



CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

5/21/2026

Earl F Smyth & Errol R Smyth
11160 46th PI N
West Palm Beach Fl 33411-9137

9489 0178 9820 3048 6221 16

CASE NO.: 2025-65

Property Address: 4169 Lakewood Road, Palm Springs, FL
Legal Description: LAKEWOOD VILLAS UNIT NO 2 AS IN OR4072P283

Parcel Control Number: 70-42-44-24-28-000-0020

Dear Property Owner:

Your property at Lakewood Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. As of today The fines for the violation(s) have accrued to \$ 68,700.00 and the Village has recorded a lien against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, ON **THURSDAY, JUNE 18, 2026, AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,


Code Enforcement Division



VILLAGE OF
PALM SPRINGS
FLORIDA

CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

5/21/2026

TIME: 9:10 AM
DATE: 5/26/26

Earl F Smyth & Errol R Smyth
11160 46th Pl N
West Palm Beach Fl 33411-9137

9489 0178 9820 3048 6221 16

CASE NO.: 2025-65

Property Address: 4169 Lakewood Road, Palm Springs, FL
Legal Description: LAKEWOOD VILLAS UNIT NO 2 AS IN OR4072P283

Parcel Control Number: 70-42-44-24-28-000-0020
Dear Property Owner:

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The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, ON THURSDAY, JUNE 18, 2026, AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.

Please govern yourself accordingly.

Sincerely,

May 26, 2026 9:10 AM

4
1
6
9

May 26, 2026 9:10 AM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-65

Earl F Smyth & Errol R Smyth
4169 Lakewood Road
PALM SPRINGS FLORIDA 33461
Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

I, DAVID URRUTIA, being duly sworn, depose and say that:

On the 26 Day of May 2026 at 9:10 am I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), Earl F Smyth & Errol R Smyth at 4169 Lakewood Road, Palm Springs, FL 33461 by:

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

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

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 to the truthfulness of the claims made above.

By: _____
Code Enforcement Officer

Date: 5/26/2026

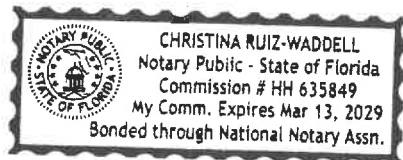
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 26 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.

Christina Ruiz-Waddell

NOTARY PUBLIC, State of Florida

(SEAL)



CASE PRESENTATION
CASE No. CASE 2025 - 65 (Village Foreclosure Request)

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 4169 Lakewood Road IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS Earl F Smyth & Errol R Smyth.
5. The property was found in violation of Section:

Section.34-225. Fencing- Missing fence
Section. 10-7. Property maintenance in general
Section.14-32. Rental permits required for rental units

The Signed Order Assessing Fine and Claim of Lien for Case 2025-65 is included in the file.

The property has remained in violation with little or no communication from the Property Owner. The fines are continuing to accrue and currently stand at **\$68,700.00** and the Village has recorded a lien against the property. Pursuant to Section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to Foreclose the Lien. In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above reference property.

6. NOTICE WAS mailed Certified and Regular the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.
7. There has been little to no communication with the property owner.
8. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



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

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



9489 0178 9820 3048 6221 16

Label 850-001, March 2022

quodient
FIRST-CLASS MAIL
IMI
\$008.86⁰
05/22/2026 ZIP 33480
043M31255277
US POSTAGE

Earl F Smyth & Errol R Smyth
11160 46th PL N
West Palm Beach, FL 33411-9137



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



quodient
FIRST-CLASS MAIL
IMI
\$000.74⁰
05/22/2026 ZIP 33480
043M31255277

Earl F Smyth & Errol R Smyth
11160 46th PL N
West Palm Beach, FL 33411-9137



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-65

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

**EARL SMYTH F & SMYTH ERROL R
4169 LAKEWOOD ROAD
PALMS SPRINGS, FL 33461**

**MAILING ADDRESS:
11160 46TH PL N
WEST PALM BEACH FL 33411 9137
Respondent(s).**

ORDER FINDING VIOLATION

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

- **Section 14-32: Rental. Permits are required for residential rental units.**
- **Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- **Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- **Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).**
- **Section 10-7: Property maintenance in general.**

Address: 4169 LAKEWOOD ROAD
Legal Description: LAKEWOOD VILLAS UNIT NO 2 AS IN OR4072P283
PCN: 70-42-44-24-28-000-0020

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18th day of September 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 14-32: Rental. Permits are required for residential rental units.**

- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).**
- Section 10-7: Property maintenance in general.**

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

- Section 14-32: Rental. Permits are required for residential rental units.**
- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).**
- Section 10-7: Property maintenance in general.**

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 **October 1, 2025**:
 - Administrative costs of **\$252.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. The Respondent must comply with all Code violations on or before **October 31, 2025**. If the respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the respondent contacts the Code Officer and a re-inspection indicates that the property is in compliance. The respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **October 1, 2025**.

- Administrative costs of **\$252.35**
- Citation fine of **\$ N/A**
- Re-inspection fee of **\$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to 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 cause why this order and the fine amount stated herein shall not be

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

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

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

DONE AND ORDERED this 18TH day of September 2025.

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS



VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

I hereby certify that this is a true and correct copy of Order Finding Violation for Code Case 2025-65 and the original is on file in the Clerk's Office.


Andrea Medero
Records Clerk


Special Magistrate

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

11160 46th PL N
West Palm Beach, FL 33411 9137

Property Detail

Location Address : 4169 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-28-000-0020
Subdivision : LAKEWOOD VILLAS
Official Records Book/Page : 16175 / 1232
Sale Date : 10/31/2003
Legal Description : LAKEWOOD VILLAS UNIT NO 2 AS IN OR4072P283

Owner Information

Owner(s)	Mailing Address
SMYTH EARL F & SMYTH ERROL R	11160 46TH PL N WEST PALM BEACH FL 33411 9137

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/31/2003	\$41,000	16175 / 01232	WARRANTY DEED	SMYTH EARL F &
01/15/2003	\$60,000	14703 / 01629	WARRANTY DEED	JAFRE PROPERTIES INC
01/25/1999	\$25,000	10893 / 01319	QUIT CLAIM	RINGER ABE &
03/01/1993	\$22,000	07644 / 01586	WARRANTY DEED	
12/01/1991	\$25,900	07041 / 01532	CERT OF TITLE	
06/01/1989	\$44,000	06112 / 00836	WARRANTY DEED	
06/01/1989	\$34,000	06112 / 00834	WARRANTY DEED	
04/01/1989	\$34,000	06041 / 01515	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 1
***Total Square Feet :** 988
Acres : .03
Property Use Code : 0110—TOWNHOUSE
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

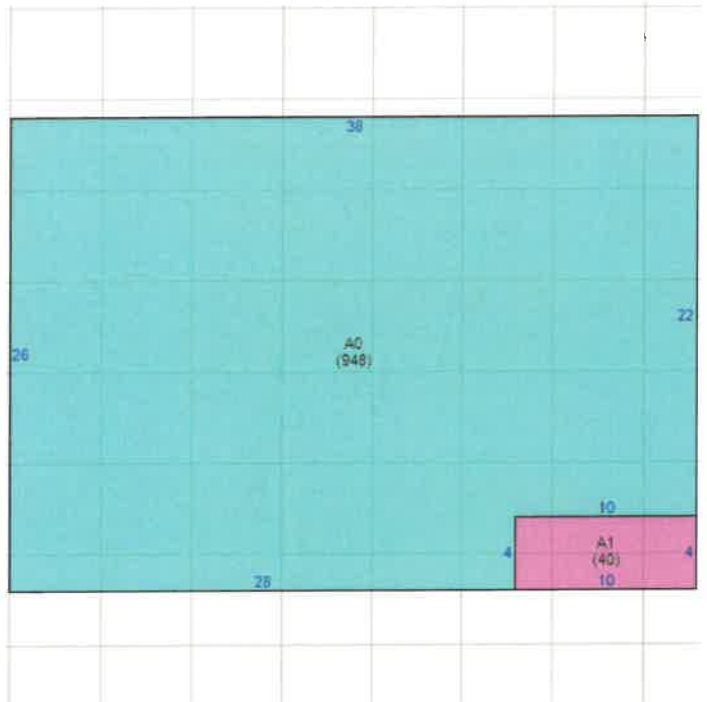
Building Details**Structural Details**

	Structural Element for Building 1	Sketch for Building 1
Bldg Type	TOWNHOUSE	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1984	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	2	
Full Baths	2	
Half Baths	0	
Roof Structure	WOOD TRUSS	
Roof Cover	CONCRETE TILE	
Interior Wall 1	DRYWALL	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	

Stories 1

Subarea and Square Footage for Building 1

Code Description	square Footage
FOP Finished Open Porch	40
BAS Base Area	948
Total Square Footage	988
Area Under Air	948



Property Extra Feature

Description	Year Built	Units
Deck	1984	322

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RM	0.0312

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$151,111	\$146,095	\$131,095	\$119,895	\$100,878
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$151,111	\$146,095	\$131,095	\$119,895	\$100,878

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$87,463	\$79,512	\$72,284	\$65,713	\$59,739
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$87,463	\$79,512	\$72,284	\$65,713	\$59,739

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$2,100	\$1,965	\$1,796	\$1,669	\$1,513
NON AD VALOREM	\$351	\$344	\$341	\$323	\$288
TOTAL TAX	\$2,450	\$2,309	\$2,136	\$1,992	\$1,801

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number: 70-42-44-24-28-000-0020 Mailing Address: 11160 46TH PL N West Palm Beach, FL 33411-9137 Owner of Record: SMYTH EARL F &	Property Type: Real Property Property Address: 4169 LAKEWOOD RD LAKE WORTH, FL 33461 Second Owner: SMYTH ERROL R	Status: Active Legal Description: LAKEWOOD VILLAS UNIT NO 2 AS IN OR4072P283
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Last updated: 5/22/2026 01:52:43 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: \$2,545.33

2025 | BILL TYPE: ORIGINAL | BILL NO: 101633609 | ANNUAL |
PAST DUE \$2,545.33

NOT PAYABLE ?

[View Info](#)

Installment	Date	Total Tax	Paid	Amount Due If Paid By Date	Status
1	3/31/26	☒ \$2,545.33 Net Tax: \$2,450.32 Interest: \$73.51 Penalty: \$0.00 Fees: \$21.50 Discount: \$0.00	\$0.00	☒ \$2,545.33 ▶ 5/22/26 \$2,545.33 5/29/26 \$2,545.33	● Past Due

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	☒ \$2,216.45 Net Tax: \$2,308.79 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$92.34	11/27/24	-\$2,216.45	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	<input type="checkbox"/> \$2,050.95 Net Tax: \$2,136.40 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$85.45	11/28/23	-\$2,050.95	<input checked="" type="radio"/> Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	<input type="checkbox"/> \$1,932.28 Net Tax: \$1,992.04 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$59.76	12/6/22	-\$1,932.28	<input checked="" type="radio"/> Paid
3/31/22	<input type="checkbox"/> \$1,862.65 Net Tax: \$1,800.63 Interest: \$54.02 Penalty: \$0.00 Fees: \$8.00 Discount: \$0.00	4/26/22	-\$1,862.65	<input checked="" type="radio"/> Paid
3/31/21	<input type="checkbox"/> \$1,634.58 Net Tax: \$1,685.14 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$50.56	12/9/20	-\$1,634.58	<input checked="" type="radio"/> Paid
3/31/20	<input type="checkbox"/> \$1,518.79 Net Tax: \$1,565.77 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$46.98	12/6/19	-\$1,518.79	<input checked="" type="radio"/> Paid



ORDER AUTHORIZING FORECLOSURE

CASE NO.: 2025-65

RESPONDENT: EARL F SMYTH & ERROL R SMYTH

PROPERTY: 4169 LAKEWOOD ROAD

LEGAL DESCRIPTION: LAKEWOOD VILLAS UNIT NO 2 AS IN OR4072P283

PCN: 70-42-44-24-28-000-0020

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs (“Village”) in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18 day of September, 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSION OF LAW and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / was not present for the hearing.
2. The Village presented evidence and testimony relating to the subject code enforcement case including the relevant Order Finding Violation (the “Order”).
3. Cases No. 2025-65 is not in compliance as of the date of this order. Fines in the cases have accrued to \$68,700.00.
4. The subject fines have not been paid and remain due and owing to the Village.
5. The subject property is not homestead under Section 4 Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The liens for Cases No. 2025-65 was duly recorded in the public records on 11/18/2025 and remain unpaid, and it has been more than three (3) months since the Village recorded its lien in the public record. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met.

ORDER

Pursuant to section 162.09, Florida Statutes, it is the Order of the Code Enforcement Special Magistrate that the Village Attorney is authorized to foreclose on the Code Enforcement lien in Cases No. 2025-65.

DONE AND ORDERED on June 18th, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By: _____
Special Magistrate



CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

5/21/2026

Earl F Smyth
11160 46th Pl N
West Palm Beach Fl 33411-9137

9489 0178 9820 3048 6221 09

CASE NO.: 2025-66

Property Address: 4173 Lakewood Road, Palm Springs, FL
Legal Description: LAKEWOOD VILLAS UNIT NO 4 AS IN OR4072P274

Parcel Control Number: 70-42-44-24-28-000-0040
Dear Property Owner:

Your property at Lakewood Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. As of today The fines for the violation(s) have accrued to \$ 91,600.00 and the Village has recorded a lien against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. **OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, ON THURSDAY, JUNE 18, 2026, AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,


Code Enforcement Division



**CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE**

5/21/2026

Earl F Smyth
11160 46th Pl N
West Palm Beach Fl 33411-9137

TIME: 9:13AM
DATE: 5/26/26

9489 0178 9820 3048 6221 09

CASE NO.: 2025-66

Property Address: 4173 Lakewood Road, Palm Springs, FL
Legal Description: LAKEWOOD VILLAS UNIT NO 4 AS IN OR4072P274

Parcel Control Number: 70-42-44-24-28-000-0040
Dear Property Owner:

Your property at Lakewood Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. As of today The fines for the violation(s) have accrued to \$ 91,600.00 and the Village has recorded a lien against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, ON **THURSDAY, JUNE 18, 2026, AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,

May 26, 2026 9:13 AM



VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-66

Earl F Smyth
4173 Lakewood Road
PALM SPRINGS FLORIDA 33461
Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

I, DAVID URRUTIA, being duly sworn, depose and say that:

On the 26 Day of May 2026 at 9:13 am I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), Earl F Smyth at 4173 Lakewood Road, Palm Springs, FL 33461 by:

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

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

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 to the truthfulness of the claims made above.

By: _____
Code Enforcement Officer

Date: 5/26/2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 26 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.

(SEAL)

CRumb
NOTARY PUBLIC, State of Florida



CASE PRESENTATION
CASE No. CASE 2025 - 66 (Village Foreclosure Request)

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 4173 Lakewood Road IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS Earl F Smyth.

The property was found in violation of Section:

Sec 30-141 overgrowth of weeds and vegetation trim all around premises.

Sec 34-1381 nuisance materials stored outside and visible to neighbors.

Sec 10-7 property maintenance all around parcel in general

Sec 14-32 rental permits required for rental units

The Signed Order Assessing Fine and Claim of Lien for Case **2025-66** is included in the file.

The property has remained in violation with little or no communication from the Property Owner. The fines are continuing to accrue and currently stand at **\$104,000.00** and the Village has recorded a lien against the property. Pursuant to Section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to Foreclose the Lien. In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above reference property.

5. NOTICE WAS mailed Certified and Regular the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.
6. There has been little to no communication with the property owner.
7. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

CASE PRESENTATION
CASE No. CASE 2025 - 66 (Village Foreclosure Request)

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 4173 Lakewood Road IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS Earl F Smyth.

The property was found in violation of Section:

Sec 30-141 overgrowth of weeds and vegetation trim all around premises.

Sec 34-1381 nuisance materials stored outside and visible to neighbors.

Sec 10-7 property maintenance all around parcel in general

Sec 14-32 rental permits required for rental units

The Signed Order Assessing Fine and Claim of Lien for Case **2025-66** is included in the file.

The property has remained in violation with little or no communication from the Property Owner. The fines are continuing to accrue and currently stand at **\$104,000.00** and the Village has recorded a lien against the property. Pursuant to Section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to Foreclose the Lien. In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above reference property.

5. NOTICE WAS mailed Certified and Regular the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.
6. There has been little to no communication with the property owner.
7. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



VILLAGE OF PALM SP
 CODE ENFORCEMENT
 226 CYPRESS LANE
 PALM SPRINGS, FL 334

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



9489 0178 9820 3048 6221 09

Label 850-QDT, March 2023



quodient
 FIRST-CLASS MAIL
 IMI
\$008.86⁰
 05/22/2028 ZIP 33480
 043M31255277

Earl F Smyth
 11160 46th PL N
 West Palm Beach, FL 33411-9137



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



quodient
 FIRST-CLASS MA
 IMI
\$000.74⁰
 05/22/2026 ZIP 334
 043M31255277

Earl F Smyth
 11160 46th PL N
 West Palm Beach, FL 33411-9137



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-66

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

**EARL SMYTH F
4173 LAKEWOOD ROAD
PALMS SPRINGS, FL 33461**

**MAILING ADDRESS:
11160 46TH PL N
WEST PALM BEACH FL 33411 9137
Respondent(s).**

ORDER FINDING VIOLATION

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

- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 14-32: Rental. Permits are required for residential rental units.**
- Section 10-7: Property maintenance in general.**

Address: 4173 LAKEWOOD ROAD
Legal Description: LAKEWOOD VILLAS UNIT NO 4 AS IN OR4072P274
PCN: 70-42-44-24-28-000-0040

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18th day of September 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 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**



Section 14-32: Rental. Permits are required for residential rental units.
Section 10-7: Property maintenance in general.

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

- Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**
- Section 34-1381: Nuisance materials stored outside, visible to neighbors.**
- Section 14-32: Rental. Permits are required for residential rental units.**
- Section 10-7: Property maintenance in general.**

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 **October 1, 2025**:
 - Administrative costs of **\$252.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**



Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. The Respondent must comply with all Code violations on or before **October 31, 2025**. If the respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the respondent contacts the Code Officer and a re-inspection indicates that the property is in compliance. The respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **October 1, 2025**.

- Administrative costs of **\$252.35**
- Citation fine of **\$ N/A**
- Re-inspection fee of **\$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to 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 cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public

Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

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

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

DONE AND ORDERED this 18TH day of September 2025.

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS



[Handwritten Signature]
Special Magistrate

I hereby certify that this is a true and correct copy of Order Finding Violation for Code Case 2025-66 and the original is on file in the Clerk's Office.

[Handwritten Signature]
Andrea Medero
Records Clerk

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

11160 46th PL N
West Palm Beach, FL 33411 9137

Property Detail

Location Address : 4173 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-28-000-0040
Subdivision : LAKEWOOD VILLAS
Official Records Book/Page : 04854 / 1652
Sale Date : 03/01/1986
Legal Description : LAKEWOOD VILLAS UNIT NO 4 AS IN OR4072P274

Owner Information

Owner(s)	Mailing Address
SMYTH EARL F	11160 46TH PL N WEST PALM BEACH FL 33411 9137

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/01/1986	\$100	04854 / 01652	WARRANTY DEED	SMYTH EARL F
12/01/1985	\$100	04742 / 00436	CERT OF TITLE	
10/01/1983	\$54,900	04072 / 00274	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 1
***Total Square Feet :** 988
Acres : .03
Property Use Code : 0110—TOWNHOUSE
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

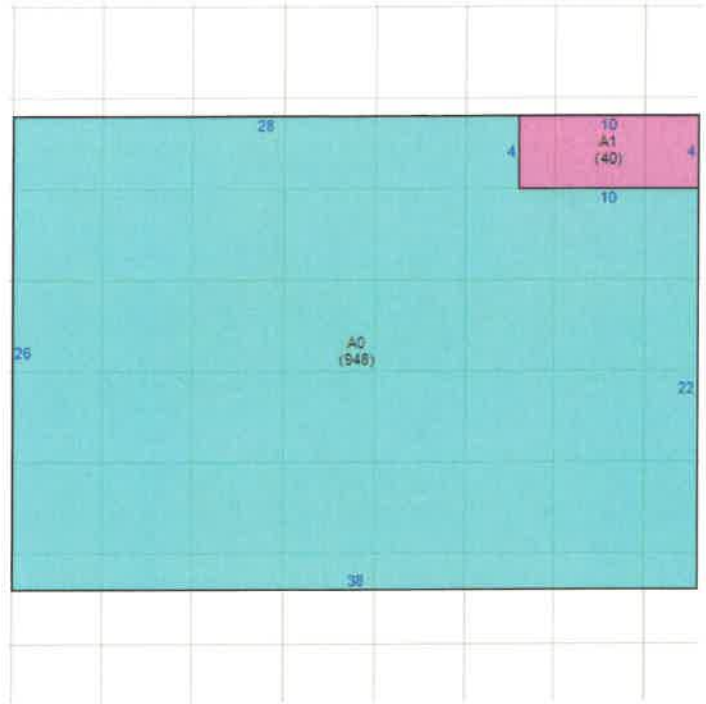
Building Details**Structural Details**

	Structural Element for Building 1	Sketch for Building 1
Bldg Type	TOWNHOUSE	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1984	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	2	
Full Baths	2	
Half Baths	0	
Roof Structure	WOOD TRUSS	
Roof Cover	CONCRETE TILE	
Interior Wall 1	DRYWALL	
Floor Type 1	CARPETING	
Floor Type 2	CERAMIC/QUARRY TILE	
Stories	1	

Subarea and Square Footage for Building 1

Code Description	square Footage
FOP Finished Open Porch	40

BAS Base Area 948
 Total Square Footage 988
 Area Under Air 948



Property Extra Feature

Description	Year Built	Units
Facing	1984	96
Deck	1984	322

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RM	0.0312

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$151,245	\$146,229	\$131,229	\$120,029	\$101,012
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$151,245	\$146,229	\$131,229	\$120,029	\$101,012

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$87,848	\$79,862	\$72,602	\$66,002	\$60,002
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$87,848	\$79,862	\$72,602	\$66,002	\$60,002

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$2,106	\$1,971	\$1,801	\$1,674	\$1,517
NON AD VALOREM	\$351	\$344	\$341	\$323	\$288
TOTAL TAX	\$2,456	\$2,314	\$2,141	\$1,997	\$1,805

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number:
70-42-44-24-28-000-0040

Mailing Address:
11160 46TH PL N
West Palm Beach, FL 33411-9137

Owner of Record:
SMYTH EARL F

Property Type:
Real Property
Property Address:
4173 LAKEWOOD RD
LAKE WORTH, FL 33461
Second Owner:

Status: Active
Legal Description:
LAKEWOOD VILLAS UNIT NO 4 AS IN
OR4072P274

Last updated: 5/22/2026 01:53:01 PM

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

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

Tax Bills

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

Total Payable: \$0.00 Total Due: \$2,551.41

2025 | BILL TYPE: ORIGINAL | BILL NO: 101633796 | ANNUAL |
PAST DUE \$2,551.41

NOT PAYABLE ?

[View Info](#)

Installment	Date	Total Tax	Paid	Amount Due if Paid By Date	Status
1	3/31/26	☒ \$2,551.41 Net Tax: \$2,456.22 Interest: \$73.69 Penalty: \$0.00 Fees: \$21.50 Discount: \$0.00	\$0.00	☒ \$2,551.41 ▶ 5/22/26 \$2,551.41 5/29/26 \$2,551.41	● Past Due

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	☒ \$2,221.66 Net Tax: \$2,314.23 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$92.57	11/27/24	-\$2,221.66	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	☐ \$2,055.77 Net Tax: \$2,141.43 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$85.66	11/28/23	-\$2,055.77	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$1,936.91 Net Tax: \$1,996.81 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$59.90	12/6/22	-\$1,936.91	● Paid
3/31/22	☐ \$1,867.30 Net Tax: \$1,805.15 Interest: \$54.15 Penalty: \$0.00 Fees: \$8.00 Discount: \$0.00	4/26/22	-\$1,867.30	● Paid
3/31/21	☐ \$1,638.71 Net Tax: \$1,689.38 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$50.67	12/9/20	-\$1,638.71	● Paid
3/31/20	☐ \$1,522.64 Net Tax: \$1,569.73 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$47.09	12/6/19	-\$1,522.64	● Paid



ORDER AUTHORIZING FORECLOSURE

CASE NO.: 2025-66
RESPONDENT: EARL F SMYTH
PROPERTY: 4173 LAKEWOOD ROAD
LEGAL DESCRIPTION: LAKEWOOD VILLAS UNIT NO 4 AS IN OR4072P274
PCN: 70-42-44-24-28-000-0040

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs (“Village”) in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18 day of September, 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSION OF LAW and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / was not present for the hearing.
2. The Village presented evidence and testimony relating to the subject code enforcement case including the relevant Order Finding Violation (the “Order”).
3. Cases No. 2025-66 is not in compliance as of the date of this order. Fines in the cases have accrued to \$91,600.00.
4. The subject fines have not been paid and remain due and owing to the Village.
5. The subject property is not homestead under Section 4 Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The liens for Cases No. 2025-66 was duly recorded in the public records on 11/18/2025 and remain unpaid, and it has been more than three (3) months since the Village recorded its lien in the public record. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met.

ORDER

Pursuant to section 162.09, Florida Statutes, it is the Order of the Code Enforcement Special Magistrate that the Village Attorney is authorized to foreclose on the Code Enforcement lien in Cases No. 2025-66.

DONE AND ORDERED on June 18th, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By: _____
Special Magistrate



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-100

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

**KENNEDY EVANS & MARY NICHOLS
2935 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461**

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 34-878.: Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts, is prohibited.

**SECTION 70-93: Prohibited occupation and business classifications.
The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village:
(6) Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers, and every other occupation of a similar nature.**

Address: 2935 LAKE WORTH ROAD
Legal Description: BELLEVUE PARK, S 15 FT OF W 45 FT OF LT 15, W 45 FT OF LT 16 & LT 17 LYG N OF & ADJ TO SR 802 R/W & MODEL LAND CO SUB, PT OF TR 105 IN DB791P566 LYG W OF & ADJ TO LTS 15 THRU 17 & PT OF 5 FT ALLEY LYG WITHIN
PCN: 70-43-44-20-02-000-0161

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **19th** day of **NOVEMBER 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 34-878.8: Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts, is prohibited.**
- SECTION 70-93: Prohibited occupation and business classifications. The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village: (6) Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers, and every other occupation of a similar nature**

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

- SECTION 34-878.8: Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts, is prohibited.**
- SECTION 70-93: Prohibited occupation and business classifications. The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village: (6) Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers, and every other occupation of a similar nature**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **February 9th, 2026:**
- Administrative costs of **\$257.35**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**



Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **February 9th, 2026**. If Respondent fails to comply within the time given, a fine of **\$250.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **February 9th, 2026**.

- Administrative costs of **\$257.35**

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

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

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

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

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

DONE AND ORDERED this 19th day of November 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:

2935 Lake Worth Road
Lake Worth Beach, FL 33461

+ 15 Kavrik Street
Little Ferry, NJ
07643

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION 2025-100

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

KENNEDY EVANS & MARY NICHOLS
2935 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461Lake

Mailing address:
15 Kravrik Street
Little Ferry, NJ 07643

Respondent

The property at 2935 Lake Worth Road in Palm Springs in the Notice of Violation dated **NOVEMBER 19, 2025** in the above-mentioned case, has been re-inspected and, I Nanciann Cuenot state that said property is **NOW in compliance with Section 34-878.8 Prohibited Use, (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts, is prohibited and Section 70-93. - Prohibited occupation and business classifications. The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village: (6) Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers, and every other occupation of a similar nature** of the Ordinance Codes of the Village of Palm Springs on the **Twenty-Sixth (26th)** day of **April, 2026.**

Administrative Costs of \$257.35 have NOT been paid.

Nanciann Cuenot
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to, (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29th day of April, 2026, by, NANCIANN CUENOT, who is personally known to me or who has produced _____ as identification.

My Commission expires: 3.13.2029
HH 635849

Christina Ruiz-Waddell
NOTARY SIGNATURE

Christina Ruiz-Waddell
PRINT NAME
Notary Public, State of Florida
Commission No.: HH 635849





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

CASE NO: 2025-100

REQUEST FOR REDUCTION OF FINE

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

Property Owner's Name: Kennedy Evans; Mary Nichols

Property Address: 2935 Lake Worth Road, Lake Worth Beach, FL 33461

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

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

The prohibited use, pursuant to Section 70-93, is no longer operating within the Village. Moreover, although not identified in the Order Finding Violation, the sign located on the property was removed

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

If yes, until what date: n/a

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

4/28/26

Compliance date specified by Special Magistrate: unknown

Are you claiming a financial hardship: Yes: _____ No:

Are you claiming a medical hardship: Yes: No: _____

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

Relationship to property and/or property owner: _____

MAKE CERTAIN THAT THIS FORM SETS FORTH YOUR POSITION.

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

Pursuant to the order Finding Violation, it is ordered that the Respondent has not brought the cited code violation into compliance as is before February 9th, 2016. That is not factually true. My Nichols ceased her operation of business when her husband was diagnosed with an illness that required constant medical treatment outside the state. I have attached evidence of the medical illness.

Although not cited as a violation, the cost to remove the sign was \$2,600. I have attached evidence of the amount. I am looking to obtain an official invoice. I am respectfully requesting that this cost be deducted from the final penalty amount.

I am respectfully requesting that the penalty be reduced by 90%. There is no evidence, but for a sign, that the property owner continued her business after the code violation date.

Date: 5/8/26 Signature: Barrash

State of: Illinois County of: Cook

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF May 2026, BY Barrash WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

[Signature]
SIGNATURE OF NOTARY PUBLIC

Lawrence Freedman
PRINT NAME OF NOTARY PUBLIC

(OFFICIAL SEAL)



Request for Reduction of Fine

Case No.: 2025-100

MAKE CERTAIN THAT THIS FORM SETS FORTH YOUR POSITION.

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

Pursuant to the order finding violation, it is ordered that the Respondent has not brought the cited code violation into compliance on or before February 9th, 2026. That is not factually true. My wife ceased her operation of business when her husband was diagnosed with an illness that required consistent medical treatment outside the state. I have attached evidence of the medical illness.

Although not alleged as a violation, the cost to remove the sign was \$4,600. I have attached evidence of the amount. I am looking to obtain an official invoice. I am respectfully requesting that this cost be deducted from the final penalty amount.

I am respectfully requesting that the penalty be reduced by 90%. There is no evidence, but for a sign, that the property owner continued her business after the code violation date.

Date: 5/8/26

Signature: Barry Ash

State of: Illinois

County of: Cook

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

SIGNATURE OF NOTARY PUBLIC

PRINT NAME OF NOTARY PUBLIC

(OFFICIAL SEAL)



Memorial Sloan Kettering
Cancer Center



May 7, 2026

RE: Kennedy Evans
DOB: 4/03/1963

To Whom It May Concern,

Kennedy Evans is currently under my care at Memorial Sloan Kettering Cancer Center for the treatment of cancer since May 13, 2024. He is actively receiving treatment on a biweekly basis. We appreciate any accommodation that can be made to support his ongoing care and treatment needs.

If you have any questions, please do not hesitate to contact my office at (646) 888-4181.

Sincerely,

Leonard Saltz

Leonard Saltz, MD

Give me a call did
you finish the
gn? S
Sign)
Mon, Apr 27 at 12:08 PM

Yes sorry we rest
all day yesterday
we finished 5
morning..... big
time too cuten so
today and need to
rent the trailer is a
lat pounds and
also you can leave
the hole _ like
that so tinkering
concrete or some
see like

+ iMessage

1

Total transactions

\$0.00

\$2,600.00



Total received

Total sent



Raul Avellaneda

\$2,600

Sign

Apr 25

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Cuenot

Date: June 18, 2026

Case No.: 2025-100

Respondent(s): Kennedy Evans & Mary Nichols

Violation Address (Subject Property): 2935 Lake Worth Road

BACKGROUND

On **November 19th, 2025** the above referenced case was adjudicated by the Special Magistrate as being in violation of Code Section(s): **34-878: Prohibited Use (Ordinance 2025-03) Any use not specifically, provisionally or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts, is prohibited. And Section 70-93: prohibited occupation and business classifications. The following occupation and business shall not be entitled to registration within the Village, nor shall they be allowed to operate within the Village: (6) Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers, and every other occupation of a similar nature.** The Respondent was given a violation and fine commencing on **February 9th, 2026**, and continuing to accrue at the rate **of \$250.00 per day** for every day not in compliance. To date, the fine has accumulated for **75 days**, for a total fine of **\$18,750.00** as of the compliance date of **April 26, 2026**. The administrative costs of **\$257.35** have been paid.

RECOMMENDATION.

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

- A. That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for a Reduction of Fine, and that the Respondent pay a reduced fine in the amount of **\$1,615.00** within sixty (60) days of the date of the Magistrate's Final Order on the Request or on or before **August 17, 2026**. If the reduced fine is not paid with the time specified, the original fine in the amount of **\$18,750.00** shall be reinstated.
- B. That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for a Reduction of Fine.

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based its recommendation on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violations, and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: The Respondent has been living out of state receiving medical treatment. The single-family home where the prohibited business existed is vacant. The commercial signage for the business has been removed. The Respondent has submitted a receipt for \$2,600.00 to remove the commercial business signs and to bring the property into compliance. The Special Magistrate may consider reducing the outstanding lien amount by the documented expense of \$2,600.00 which would reduce the fine amount to \$16,150.00. The Village recommends reducing the total fine amount to ten percent or \$1,650.00. Due to Mr. Evan's fight with his illness, he is respectfully requesting 60 days to pay the fine.

Dated: June 18, 2026

By: Nanciann Cuenot
Code Enforcement Officer

VILLAGE OF PALM SPRINGS
Code Enforcement Magistrate Hearing



Case No. 2025-100

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
KENNEDY EVANS & MARY NICHOLS
2935 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461

MAILING ADDRESS:
15 KRAVRIK STREET
LITTLE FERRY, NJ 07643

Respondent(s).

PCN: 70-43-44-20-02-000-0161

FINE REDUCTION ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **JUNE 18, 2026**, and the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances, does find as follows:

1. The above Respondent(s) is/are the owner(s) of the Property Described as: 2935 LAKE WORTH RD; Legal Description: BELLEVUE PARK, S 15 FT OF W 45 FT OF LT 15, W 45 FT OF LT 16 & LT 17 LYG N OF & ADJ TO SR 802 R/W & MODEL LAND CO SUB, PT OF TR 105 IN DB791P566 LYG W OF & ADJ TO LTS 15 THRU 17 & PT OF 5 FT ALLEY LYG WITHIN
2. On **NOVEMBER 19, 2025**, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of Section 34-878.8 Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted, or not permitted by special exception in the CN and CG land development districts, is prohibited and Section 70-93. - Prohibited occupation and business classifications. The following occupations and businesses shall not be entitled to registration within the village, nor shall they be allowed to operate within the village:(6) Fortunetellers, clairvoyants, palmists, astrologers, phrenologists, character readers, spirit mediums, absent treatment healers, mental healers, and every other occupation of a similar nature of the Village of Palm Springs Code of Ordinances. The Respondent(s) was given until **FEBRUARY 9, 2026**, within which to comply with the code, failing which a fine of \$250.00 per day was assessed against the Respondent(s).
3. Administrative costs in the amount of \$257.35 have been paid
4. On **APRIL 26, 2026**, the Respondent(s) complied with the cited violations.

IT IS HEREBY ORDERED, that

A. Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent, the fine of **\$18,750.00** is/ is not found to be excessive; and

Respondent is ordered to pay a fine of **\$1,650.00** on or before **August 17, 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 **\$18,750.00**.

DONE AND ORDERED 18th day of June 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: Cuenot

Date: June 18, 2024

Case No.: 2026-04

Respondent(s): BLACKHALL INC

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

BACKGROUND

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

The Respondent was given a 90 day extension to come into compliance and seeks approval of an additional 90 day extension. Administration fees have been paid.

RECOMMENDATION.

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

- A. That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for a second Extension of time to September 28, 2026, from the original compliance due date of March 13, 2026.
- B. That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for an Extension of time. This recommendation is based on the following fact:

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based their recommendation to the Special Magistrate on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: The respondent has corrected and complied with numerous violations that existed on the property. He still must replace the door and pave the parking lot with asphalt and stripe and landscape. He has applied for permits and is working with Planning and Zoning revising the site plan and needs additional time for compliance. The windows are installed and he has added the door to the permit. He has continuously stayed in contact with Code Enforcement.

Village Code Enforcement and Building Department agree that a second extension to September 28, 2026, is acceptable.

Dated: June 18, 2026,

By: Nanciann Cuenot,
Code Enforcement Officer



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

Case #: 2026-04

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

vs.

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

PCN: 70434420011040020

ORDER GRANTING SECOND EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **JUNE 18, 2026**, on a request from the Village for second extension of time for the above-named Respondent to come into compliance, the Magistrate, having heard the request and otherwise having been fully apprised of the circumstances:

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

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

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

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

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

ACCORDINGLY, IT IS HEREBY ORDERED, that:

- A. The Respondent shall be given an extension until **SEPTEMBER 28, 2026**, to bring the violation(s) into compliance.
- B. If the Respondent shall not bring the violation(s) into compliance on or before the extended compliance date of **SEPTEMBER 28, 2026**, the compliance date shall revert back to the original compliance date of March 13, 2026. The Respondent shall be subject to the fine of **\$250.00 PER DAY** for each day thereafter until compliance of the violation(s) is achieved.

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

DONE AND ORDERED this _____

By: _____
Special Magistrate

Copies Furnished to the Parties by U. S. MAIL



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2026-04

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

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

Respondent(s).

ORDER FINDING VIOLATION

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

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

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

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

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

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

Section 30-143: Accumulation of trash and debris.

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

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

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

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

FINDINGS OF FACT

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

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

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

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

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

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

ORDER

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

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

Re-inspection fee of \$ N/A

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

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

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

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

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

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

DONE AND ORDERED this 15th day of January 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT



Special Magistrate

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

1082 LAKE CLARKE DRIVE

WEST PALM BEACH, FL 33406 5327