



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
JULY 16, 2026
10:00 AM**

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

AGENDA CHANGES

MOTION HEARINGS

1. Case 25-01295 - 2786 Meadow Road - Carlos M Gonzalez Jr.
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 70-94: No business tax receipt (landscaping business).
Section 30-143: Public nuisance, trash and vegetation debris.
Section 34-745: Prohibited use at a single-family residence.
Section 34-913: Prohibited parking at a residential property.
Section 34-1327: Driveway is not an approved surface; no zoning approval.

Citation Fine: N/A
Admin Cost: \$217.35

Recommendation: \$100.00 per day, per violation
Compliance Date: August 17, 2026
2. Case 26-00623 - 1770 Emilio Lane - Mariale Service Inc.
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 30-141: Overgrown hedge blocking the sidewalk.
Section 30-143: Public nuisance, wild overgrowth.
Section 30-142: Failure to maintain the curblin along Forest Hill Boulevard.
Section 14-32: No residential rental business tax receipt for a residential rental property.

Citation Fine: N/A
Admin Cost: \$217.35
Recommendation: \$100.00 per day, per violation
Compliance Date: August 17, 2026

3. Case 26-00640 - 2812 Meadow Road - Constructured Cabling Group Inc
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 70-94: No business tax receipt required (home office only).

Section 34-745: Prohibited use at a single-family residence (commercial use beyond a home office).

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

Citation Fine: N/A
Admin Cost: \$217.35
Recommendation: \$100.00 per day, per violation
Compliance Date: August 17, 2026

4. Case No. 26-00082 - 3703 Laurette Lane - Robert Martinez Jr. & Theresa V Martinez
CE Officer Joey Sanders

Violation of Village Code of Ordinances

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

Section 34-914: Vehicles/Parking: Remove all vehicles parked on the grass.

Section 34-225: Fence Maintenance: Remove both broken wood fences located on the left and right sides of the property.

Section 30-143: Trash/Debris/Materials: Remove all trash, debris, and materials stored on the right side of the property.

Section 10-8: Driveway Maintenance/Weeds: Remove all weeds and repair the damaged section of the concrete driveway.

Section 10-9: Exterior Property Maintenance: Remove or paint all awnings, touch up all areas of chipped paint on the exterior walls, remove the old stickers from the left side of the mailbox, and post the house number "3703" on the front of the property.

Citation Fine: N/A
Admin Cost: \$257.35
Recommendation: \$100.00 per day, per violation
Compliance Date: August 1, 2026

5. Case 26-00271 – 65 Abaco Drive – Jeantinoble Mirene & Jeantinoble Daniel
CE Officer Henry Stout
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1): Work without a valid building permit (new fence with door replacement included, water heater, outdoor sink, and accessory roof must be removed per the Building Official).
Section 10-31 (FBC 110.1): Required inspections.
Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100.00 per day, per violation
Compliance Date: July 30, 2026
6. Case 26-00610 – 365 Osborne Drive – Menendez Teresita C Trust Fingulin Teresita
TR
CE Officer Henry Stout
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1): Work without a valid building permit (new fence).
Section 10-31 (FBC 110.1): Required inspections not completed.
Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100.00 pe day, per violation
Compliance Date: July 30, 2026
7. Case 25-01284 - 3097 Emerson Avenue - Garcia Liusdany E
CE Officer Henry Stout
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1): No permit for a new door on the west side of the house or for additions and/or structural modifications to the rear of the house.
Section 10-31 (FBC 110.1): Required inspections not performed.
Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100 per day, per violation
Compliance Date: July 30, 2026

Next Magistrate Hearing is August 20, 2026 @ 10 a.m.

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: 25-01295

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

GONZALEZ CARLOS M JR
2786 MEADOW RD
WEST PALM BEACH FL 33406 7766
Respondent.

PCN: 70-43-44-17-05-003-0110

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 **2786 MEADOW Rd, Palm Springs, FL 33406** and owned by **GONZALEZ CARLOS M JR** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

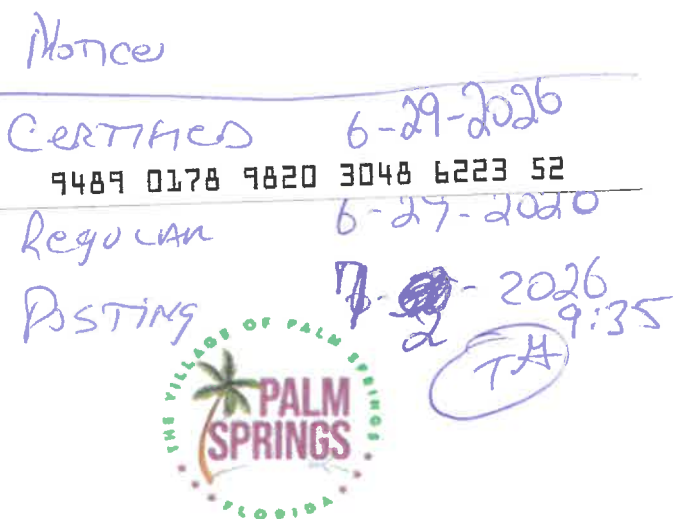
70-94 no Business Tax Receipt (Landscaping Business)
30-143 trash and vegetation debris visible
34-745 Prohibited Use at Single Family Residential
34-913 prohibited parking at residential
34-1327 driveway not approved surface, No Zoning Approval

This above violation(s) must be corrected on or before July 6, 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 JULY 16, 2026, at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. the special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

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



costs required to obtain compliance. **All fines and costs will become a lien(s) on your property and any other property you own.**

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

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

A handwritten signature in blue ink, appearing to read "Tom Gehrman", is written over a horizontal line.

Code Enforcement Officer

Tom Gehrman

(T) 561-814-3208

June 26, 2026
Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 25-01295

GONZALEZ CARLOS M JR
2612 MEADOW RD
WEST PALM BEACH FL 33406 7766

PCN: 70-43-44-17-05-003-0110

Respondent,

AFFIDAVIT OF SERVICE

On JULY 2, 2026, at 9:35 AM, I served the attached NOTICE OF HEARING on the within-named GONZALEZ CARLOS M JR, at 2786 MEADOW 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.

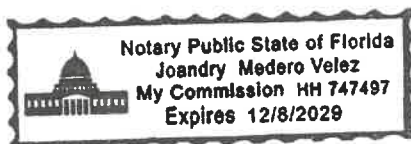
By: Tom Gehrman
Code Enforcement Officer

Date: JULY 3, 2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 8 day of July 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)



Joandry Medero
NOTARY PUBLIC, State of Florida

Posting 2786 Meadow Rd. Case 25-01295

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



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VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
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30-143 trash and vegetation debris visible
34-745 Prohibited Use at Single Family Residential
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07/02/2026

Case 25-01295

2786 Meadow Rd



2786 Meadow Rd.

Case 25-0095



2786 Meadow Rd.

Case 25-01295 3/27/26 ~~th~~



2786 Meadow Rd
Case 25-01295

3/27/26 RA



Handwritten initials





2812 Meadow Rd 2023

[Handwritten signature]



2812 Meadow Rd 2021

TH



[Handwritten signature]





DOROTHY JACKS
CFA, RAS
Palm Beach County Property Appraiser

2786 Meadow Rd.





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



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US POSTAGE

GONZALEZ CARLOS M JR
2786 MEADOW RD
WEST PALM BEACH FL 33406 7766



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



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US POSTAGE

GONZALEZ CARLOS M JR
2786 MEADOW RD
WEST PALM BEACH FL 33406 7766

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

- (a) An application for a new business tax receipt or the renewal of an existing business tax receipt shall be accompanied by payment of the appropriate application fee. The amount of these fees shall be established and may be periodically revised through a resolution of the village commission. These fees are intended to cover the costs associated with the processing of applications and renewals by village staff. A business tax receipt must be obtained from the village within 30 days of the opening or establishment of the business, profession or occupation in the village. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the village without a business tax receipt or upon a business tax receipt issued upon false statements made by any person or in their behalf.
- (b) It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or occupation, or use in connection therewith, any vehicle, premises, machine or device, in whole or in part, for which a local business tax receipt or permit is required by any law or ordinance of the village without a local business tax receipt or permit being first procured and kept in effect at all times as required by this article or other laws or ordinances of the village. Local business taxes shall be required of the following:
- (1) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any business within its jurisdiction.
 - (2) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any profession or occupation within its jurisdiction.
 - (3) Any person who does not qualify under the provisions of subsections (a)(1) or (a)(2) of this section and who transacts any business or engages in any occupation or profession in interstate commerce if the business tax is not prohibited by Article 1, Section 8 of the United States Constitution.
- (c) Religious, charitable, fraternal, service, youth or civic organizations, disabled veterans, confirmed physically or mentally challenged individuals, persons 65 years of age or older, or otherwise exempt by state statute shall be allowed the same exemptions as such persons are or shall be entitled to by law in connection with state and county licenses. Any person entitled to an exemption by this subsection shall, upon application and furnishing necessary proof, be issued a certificate of registration which shall have the reason for such exemption plainly written or typed across the face thereof.
- (d) The tax provided in the business tax schedule for architects, auditors or accountants, dentists, engineers, lawyers, physicians and surgeons, real estate salesmen, or other professions shall be construed to mean that each individual shall pay the tax, whether practicing individually or in partnership or association with other individuals.
- (e) The person applying for the business tax receipt shall attest and certify in affidavit form on the application, the type and nature of all businesses, professions and/or occupations being conducted at the location for which the receipt is being requested. Any person applying for a receipt based upon stock of merchandise must also attest and certify that full and complete information has been furnished relative to the stock that has been provided with the application. The village's land development director or finance director may require the applicant to disclose such other relevant information as the applicant's full name, address, and the applicant's relationship to the business for which the business tax receipt is requested.
- (f) As a prerequisite to receiving a local business tax receipt or transferring a business license under section 70-98, the applicant or new owner must present to the village either:
- (1) A copy of the applicant's or new owner's current fictitious name registration, issued by the division of corporations of the department of state; or
 - (2) A written statement, signed by the applicant or new owner, which sets forth the reason that the applicant or new owner need not comply with the Fictitious Name Act.

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- (g) Any person applying for a local business tax receipt to practice any profession regulated by the department of business and professional regulation, or any board or commission thereof, must produce an active state certificate, registration, or license, or proof of copy of the same, before a business tax receipt may be issued. Thereafter, only persons applying for the first time for a receipt must exhibit such certification, registration, or license.
- (h) Any person applying for a business tax receipt to operate a pharmacy must produce a current permit issued by the board of pharmacy; however, no such receipt is required to practice the profession of pharmacy.
- (i) Any person applying for a business tax receipt to operate an assisted living facility pursuant to F.S. ch. 400, pt. III, must produce a current license issued by the agency for health care administration to operate such facility at the specified location or locations.
- (j) Any person applying for a business tax receipt to operate a pest control business regulated under F.S. ch. 482, must produce a current license issued by the department of agriculture and consumer services for each of its business locations in the village.
- (k) Any person applying for a business tax receipt to operate a health studio pursuant to F.S. §§ 501.012—501.019 or ballroom dance studio pursuant to F.S. § 501.143, must produce a current license, registration, or letter of exemption from the department of agriculture and consumer services.
- (l) Any person applying for a business tax receipt to engage in business as a seller of travel pursuant to F.S. ch. 559, pt. XI, must produce a current registration or letter of exemption from the department of agriculture and consumer services.
- (m) Any person applying for a business tax receipt to operate a telemarketing business under F.S. §§ 501.604 and 501.608, must produce a current license or registration from the department of agriculture and consumer services or a current affidavit of exemption.
- (n) A receipt may not be issued unless the federal employer identification number or social security number is obtained from the person to be taxed.
- (o) First time applicants must present, when applicable, a current village-issued zoning confirmation letter that certifies the premises conforms to the appropriate zoning regulations and that the business operator has obtained all necessary permits, approvals, and licenses needed to operate. The confirmation letter shall include but is not limited to, certification by the village that the premises has passed all required fire inspections, building inspections, and zoning reviews, and other village-conducted reviews and inspections, in order to demonstrate that the business, occupation, or profession is operational and actively engaged in the business for which the business tax receipt has been requested and that the premises is in compliance with the Village Code.
- (p) Whenever any occupation, business, profession or privilege shall fall into more than one of the classifications contained in the business tax schedule, such occupation, business, profession or privilege shall comply with the business tax requirements of each such classification or privilege.

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

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

- (a) An application for a new business tax receipt or the renewal of an existing business tax receipt shall be accompanied by payment of the appropriate application fee. The amount of these fees shall be established and may be periodically revised through a resolution of the village commission. These fees are intended to cover the costs associated with the processing of applications and renewals by village staff. A business tax receipt must be obtained from the village within 30 days of the opening or establishment of the business, profession or occupation in the village. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the village without a business tax receipt or upon a business tax receipt issued upon false statements made by any person or in their behalf.
- (b) It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or occupation, or use in connection therewith, any vehicle, premises, machine or device, in whole or in part, for which a local business tax receipt or permit is required by any law or ordinance of the village without a local business tax receipt or permit being first procured and kept in effect at all times as required by this article or other laws or ordinances of the village. Local business taxes shall be required of the following:
 - (1) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any business within its jurisdiction.
 - (2) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any profession or occupation within its jurisdiction.
 - (3) Any person who does not qualify under the provisions of subsections (a)(1) or (a)(2) of this section and who transacts any business or engages in any occupation or profession in interstate commerce if the business tax is not prohibited by Article 1, Section 8 of the United States Constitution.
- (c) Religious, charitable, fraternal, service, youth or civic organizations, disabled veterans, confirmed physically or mentally challenged individuals, persons 65 years of age or older, or otherwise exempt by state statute shall be allowed the same exemptions as such persons are or shall be entitled to by law in connection with state and county licenses. Any person entitled to an exemption by this subsection shall, upon application and furnishing necessary proof, be issued a certificate of registration which shall have the reason for such exemption plainly written or typed across the face thereof.
- (d) The tax provided in the business tax schedule for architects, auditors or accountants, dentists, engineers, lawyers, physicians and surgeons, real estate salesmen, or other professions shall be construed to mean that each individual shall pay the tax, whether practicing individually or in partnership or association with other individuals.
- (e) The person applying for the business tax receipt shall attest and certify in affidavit form on the application, the type and nature of all businesses, professions and/or occupations being conducted at the location for which the receipt is being requested. Any person applying for a receipt based upon stock of merchandise must also attest and certify that full and complete information has been furnished relative to the stock that has been provided with the application. The village's land development director or finance director may require the applicant to disclose such other relevant information as the applicant's full name, address, and the applicant's relationship to the business for which the business tax receipt is requested.
- (f) As a prerequisite to receiving a local business tax receipt or transferring a business license under section 70-98, the applicant or new owner must present to the village either:
 - (1) A copy of the applicant's or new owner's current fictitious name registration, issued by the division of corporations of the department of state; or
 - (2) A written statement, signed by the applicant or new owner, which sets forth the reason that the applicant or new owner need not comply with the Fictitious Name Act.

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- (g) Any person applying for a local business tax receipt to practice any profession regulated by the department of business and professional regulation, or any board or commission thereof, must produce an active state certificate, registration, or license, or proof of copy of the same, before a business tax receipt may be issued. Thereafter, only persons applying for the first time for a receipt must exhibit such certification, registration, or license.
 - (h) Any person applying for a business tax receipt to operate a pharmacy must produce a current permit issued by the board of pharmacy; however, no such receipt is required to practice the profession of pharmacy.
 - (i) Any person applying for a business tax receipt to operate an assisted living facility pursuant to F.S. ch. 400, pt. III, must produce a current license issued by the agency for health care administration to operate such facility at the specified location or locations.
 - (j) Any person applying for a business tax receipt to operate a pest control business regulated under F.S. ch. 482, must produce a current license issued by the department of agriculture and consumer services for each of its business locations in the village.
 - (k) Any person applying for a business tax receipt to operate a health studio pursuant to F.S. §§ 501.012—501.019 or ballroom dance studio pursuant to F.S. § 501.143, must produce a current license, registration, or letter of exemption from the department of agriculture and consumer services.
 - (l) Any person applying for a business tax receipt to engage in business as a seller of travel pursuant to F.S. ch. 559, pt. XI, must produce a current registration or letter of exemption from the department of agriculture and consumer services.
 - (m) Any person applying for a business tax receipt to operate a telemarketing business under F.S. §§ 501.604 and 501.608, must produce a current license or registration from the department of agriculture and consumer services or a current affidavit of exemption.
 - (n) A receipt may not be issued unless the federal employer identification number or social security number is obtained from the person to be taxed.
 - (o) First time applicants must present, when applicable, a current village-issued zoning confirmation letter that certifies the premises conforms to the appropriate zoning regulations and that the business operator has obtained all necessary permits, approvals, and licenses needed to operate. The confirmation letter shall include but is not limited to, certification by the village that the premises has passed all required fire inspections, building inspections, and zoning reviews, and other village-conducted reviews and inspections, in order to demonstrate that the business, occupation, or profession is operational and actively engaged in the business for which the business tax receipt has been requested and that the premises is in compliance with the Village Code.
 - (p) Whenever any occupation, business, profession or privilege shall fall into more than one of the classifications contained in the business tax schedule, such occupation, business, profession or privilege shall comply with the business tax requirements of each such classification or privilege.

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

Sec. 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)

* Storing Vehicles for ONLY Residents or Guests Allowed!

* No Storage for people / vehicles NOT living there or visiting (short term)

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.

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

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

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

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

CASE PRESENTATION
CASE No. CASE 25-01295

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 **2786 MEADOW 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 **CARLOS GONZALEZ JR.**

5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,

70-94 N0 BTR, Landscaping Business at this Single-Family Residence

30-143 trash and vegetation debris visible

34-745 Prohibited Use at Single Family Residence

34-913 Prohibited parking at Residential

34-1327 Driveway not an approved surface, No Zoning Approval.

Courtesy Notices posted and mailed.

5. On **JUNE 26, 2026**, I WROTE **Notice of Violation/Notice of Hearing 25-01295** 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. Business Activity continues at the property, parking commercial vehicles, and dumpsters with vegetation debris remain on the property. This is a prohibited use at a Single-Family Residential Property. The Gravel Driveway surface is not Approved by code and zoning has not approved the installation. Courtesy Notices were provided by a door hanger and a mailed letter.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY AUGUST 17, 2026.** Failure to GAIN COMPLIANCE within the time designated shall result in \$100.00 per day, per violation FINE commencing on **AUGUST 17, 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, **AUGUST 17, 2026.**

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



Case Administrative / Court Costs

JULY 16, 2026, 2786 MEADOW ROAD		Case 25-01295		
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
Total Costs for Case 25-01295				217.35



VILLAGE OF PALM SPRINGS, FLORIDA

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

June 03, 2026

**GONZALEZ CARLOS M JR
2786 MEADOW RD
PALM SPRINGS FL 33406 7766**

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 **2786 MEADOW Rd**, Palm Springs, FL 33406.

PCN: 70-43-44-17-05-003-0110

This property is in violation of local ordinances.

**70-94 No Required BTR (Business Activity at this property)
30-143 trash and vegetation debris visible
34-745 Prohibited Use at Single Family Residential
34-913 Prohibited Parking at Residential**

This property is used as a commercial location, No active BTR.

Compliance Date: JULY 6, 2026

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

Respectfully,

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



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



quadrant
FIRST-CLASS MAIL
IMI
\$000.74⁰
06/03/2026 ZIP 33480
043M31255277

US POSTAGE

GONZALEZ CARLOS M JR
2786 MEADOW RD
PALM SPRINGS, FL 33406 7766

PERMIT NO.

BT 26-0033
IN Review

VIOLATION
DO NOT REMOVE
CORRECTIONS MUST BE
MADE AS NOTED BELOW

2786 Mendocino Road

ADDRESS

☐ BLDG. ☐ ELEC. ☐ MECH. ☐ PLBG. ☒ Other Zoning

Single Family - Zoned Residential
• LANDSCAPE BUSINESS AT THIS
LOCATION → No Business Tax Record
• Large Pile of Vegetative Debris
Visible in Backyard, Landscape
Vehicles.

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

☒ **VIOLATION! CORRECT AS NOTED**

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

☐ CALL 561-584-8265 FOR REINSPECTIONS

Date: 12-23-2025 Compliance 1-12-2026

Inspector: Tom Gehrman Code Enforcement

(7) 561-814-3208



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser

• 2786 Meadow Rd



Record #	BT26-0033	☒ Within City Limits	Location	2786 MEADOW Rd, Palm Springs, FL 33406	Received	1/21/2026
Status	In Review	☐ Out of Area	Folio		Approved	
Type	Residential			70434417050030110	Expires	9/30/2026
Bus. Type	Corporation	Property Owner	GONZALEZ CARLOS M JR		Closed	
Applicant	GONZALEZ CARLOS M JR				CRA	
Type of Business	Administrative Office				Homestead	Yes

Company	Simply Green Designs, Inc.
DBA	
Nature of Business	Simply Green Designs, Inc.
If appl. FEIN	88-0984847
State Issued	
PBC License	
Drivers License / ID #	G355-550-17-000-0
Reason For	

Receipt Year to Print	
Business Start	1/1/2026
Business Closed	
# Employees	0

Notes	Residential Property. Only a home office is permitted.
-------	--

State License Type		Sales Tax #	
State License Type		Sales Tax #	
State License Type		Sales Tax #	

Tax Information

Tax 1		Tax 2	HOME-HOME OCCUPATION
Status		Status	Active
Renewal Year		Renewal Year	2027
Tax 3		Tax 4	
Status		Status	
Renewal Year		Renewal Year	
Tax 5		Tax 6	
Status		Status	
Renewal Year		Renewal Year	
Tax 7		Tax 8	
Status		Status	
Renewal Year		Renewal Year	

Details Section

[Business Permit](#)
[Business Tax 2](#)
[Business Tax 3](#)
[Business Tax 4](#)
[Business Tax 5](#)
[Business Tax 6](#)
[Business Tax 7](#)
[Business Tax 8](#)

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Bus. Type	Corporation	Property Owner	GONZALEZ CARLOS M JR		Closed	
Applicant	GONZALEZ CARLOS M JR				CRA	
Type of Business	Administrative Office				Homestead	Yes

Company	Simply Green Designs, Inc.
DBA	
Nature of Business	Simply Green Designs, Inc.
If appl. FEIN	88-0984847
State Issued	
PBC License	
Drivers License / ID #	G355-550-17-000-0
Reason For	

Receipt Year to Print	
Business Start	1/1/2026
Business Closed	
# Employees	0

Notes	Residential Property. Only a home office is permitted.
-------	---

State License Type		Sales Tax #	
State License Type		Sales Tax #	
State License Type		Sales Tax #	

Tax Information

Tax 1	
Status	
Renewal Year	
Tax 3	
Status	
Renewal Year	
Tax 5	
Status	
Renewal Year	
Tax 7	
Status	
Renewal Year	

Tax 2	HOME-HOME OCCUPATION
Status	Active
Renewal Year	2027
Tax 4	
Status	
Renewal Year	
Tax 6	
Status	
Renewal Year	
Tax 8	
Status	
Renewal Year	

Details Section

[Business Permit](#)
[Business Tax 2](#)
[Business Tax 3](#)
[Business Tax 4](#)
[Business Tax 5](#)
[Business Tax 6](#)
[Business Tax 7](#)
[Business Tax 8](#)

2786 Meadow Rd
(CARLOS GONZALEZ)



Property Detail

Location Address : 2786 MEADOW RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-17-05-003-0110
Subdivision : BERMUDA PARK ADD 1 IN
Official Records Book/Page : 33457 / 1646
Sale Date : 03/16/2022
Legal Description : BERMUDA PARK ADD 1 LT 11 /LS N 8 FT RD R/W/ BLK 3

Owner Information**Owner(s)**

GONZALEZ CARLOS M JR

Mailing Address

2786 MEADOW RD
 PALM SPRINGS FL 33406 7766

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/16/2022	\$432,000	33457 / 01646	WARRANTY DEED	GONZALEZ CARLOS M JR
09/01/1984	\$60,000	04352 / 00644	WARRANTY DEED	
01/01/1979	\$50,000	03099 / 01138		

Exemption Information

Applicant/Owner(s)	Year	Detail
GONZALEZ CARLOS M JR	2026	HOMESTEAD
GONZALEZ CARLOS M JR	2026	ADDITIONAL HOMESTEAD

Property Information

Total Number of Units Per Parcel : 1
***Total Square Feet :** 1420
Acres : .66
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	1952	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	NONE	
Bed Rooms	0	
Full Baths	1	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	FLAT	
Roof Cover	BUILT-UP TAR/GRAVEL	
Interior Wall 1	PLASTER	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Floor Type 2	N/A	
Stories	1	

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number: 70-43-44-17-05-003-0110 Mailing Address: 2612 MEADOW RD West Palm Beach, FL 33406-7766 Owner of Record: GONZALEZ CARLOS M JR	Property Type: Real Property Property Address: 2786 MEADOW RD PALM SPRINGS, FL 33406 Second Owner:	Status: Active Legal Description: BERMUDA PARK ADD 1 LT 11 /LS N 8 FT RD R/W/ BLK 3
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Last updated: 7/09/2026 09:02:13 AM

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

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

Tax Bills

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

Total Payable: \$0.00

+ Recently Paid Bills

INFORMATIONAL NOTICE: THE ORIGINAL TAX BILL WAS SENT TO YOUR ESCROW AGENT/LOAN SERVICER FOR PAYMENT				
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	\$7,028.33 Net Tax: \$7,321.17 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$292.84	11/26/25	-\$7,028.33	Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$7,003.25 Net Tax: \$7,295.05 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$291.80	11/27/24	-\$7,003.25	Paid

Property Detail

Location Address : 2786 MEADOW RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-17-05-003-0110
Subdivision : BERMUDA PARK ADD 1 IN
Official Records Book/Page : 33457 / 1646
Sale Date : 03/16/2022
Legal Description : BERMUDA PARK ADD 1 LT 11 /LS N 8 FT RD R/W/ BLK 3

Owner Information**Owner(s)**

GONZALEZ CARLOS M JR

Mailing Address

2786 MEADOW RD
 PALM SPRINGS FL 33406 7766

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01/01/1979	\$50,000	03099 / 01138		

Exemption Information

Applicant/Owner(s)	Year	Detail
GONZALEZ CARLOS M JR	2026	HOMESTEAD
GONZALEZ CARLOS M JR	2026	ADDITIONAL HOMESTEAD

Property Information

Total Number of Units Per Parcel : 1
***Total Square Feet :** 1420
Acres : .66
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	1952	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	NONE	
Bed Rooms	0	
Full Baths	1	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	FLAT	
Roof Cover	BUILT-UP TAR/GRAVEL	
Interior Wall 1	PLASTER	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Floor Type 2	N/A	
Stories	1	

25-01295

Property Detail

Location Address : 2786 MEADOW RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-17-05-003-0110
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Legal Description : BERMUDA PARK ADD 1 LT 11 /LS N 8 FT RD RW/ BLK 3

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GONZALEZ CARLOS M JR	2026	ADDITIONAL HOMESTEAD

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Building Details**Structural Details****Structural Element for Building 1****Sketch for Building 1**

Bldg Type	SFR
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Floor Type 1	CARPETING
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Legal Description : BERMUDA PARK ADD 1 LT 11 /LS N 8 FT RD R/W/ BLK 3

Owner Information**Owner(s)**

GONZALEZ CARLOS M JR

Mailing Address

2612 MEADOW RD
WEST PALM BEACH FL 33406 7766

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/16/2022	\$432,000	33457 / 01646	WARRANTY DEED	GONZALEZ CARLOS M JR
09/01/1984	\$60,000	04352 / 00644	WARRANTY DEED	
01/01/1979	\$50,000	03099 / 01138		

Exemption Information

No Exemption Information Available.

Property Information

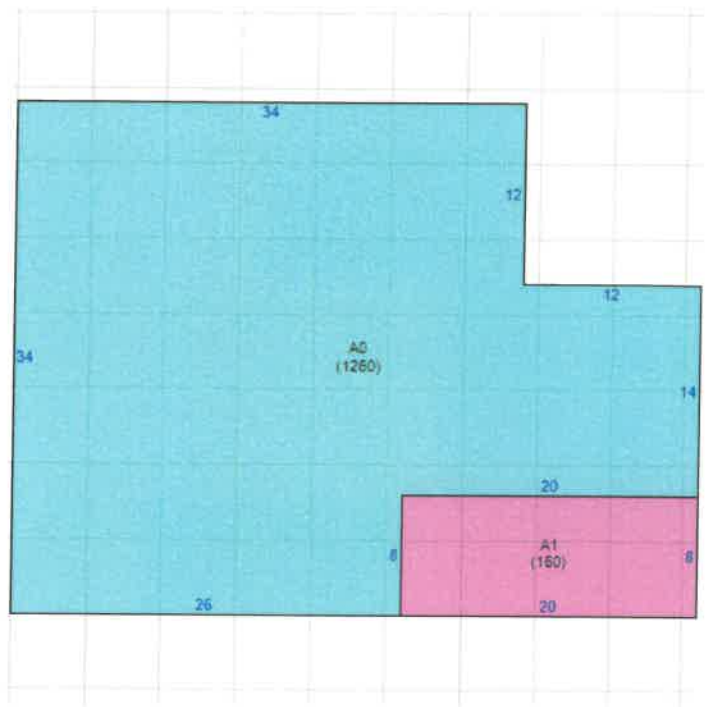
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Interior Wall 1	PLASTER	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Floor Type 2	N/A	
Stories	1	

Subarea and Square Footage for Building 1

Code Description	square Footage
FSP Finished Screened Porch	160
BAS Base Area	1260
Total Square Footage	1420
Area Under Air	1260



Property Extra Feature

Description	Year Built	Units
Utility Building	1998	462
Deck	1980	144

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RS	0.6609

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$151,256	\$141,809	\$114,007	\$92,962	\$91,030
Land Value	\$198,835	\$207,120	\$211,536	\$233,161	\$163,313
Total Market Value	\$350,091	\$348,929	\$325,543	\$326,123	\$254,343

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$350,091	\$348,929	\$325,543	\$102,275	\$99,296
Exemption Amount	\$0	\$0	\$0	\$50,000	\$50,000
Taxable Value	\$350,091	\$348,929	\$325,543	\$52,275	\$49,296

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$6,795	\$6,780	\$6,378	\$1,210	\$1,187
NON AD VALOREM	\$527	\$516	\$511	\$483	\$427
TOTAL TAX	\$7,321	\$7,295	\$6,888	\$1,692	\$1,613

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

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number: 70-43-44-17-05-003-0110 Mailing Address: 2612 MEADOW RD West Palm Beach, FL 33406-7766 Owner of Record: GONZALEZ CARLOS M JR	Property Type: Real Property Property Address: 2786 MEADOW RD PALM SPRINGS, FL 33406 Second Owner:	Status: Active Legal Description: BERMUDA PARK ADD 1 LT 11 /LS N 8 FT RD R/W/ BLK 3
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Last updated: 7/02/2026 11:23:15 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	\$7,028.33 Net Tax: \$7,321.17 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$292.84	11/26/25	-\$7,028.33	Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$7,003.25 Net Tax: \$7,295.05 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$291.80	11/27/24	-\$7,003.25	Paid





**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 25-01295

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

CARLOS M. GONZALEZ JR
Respondent(s)

ORDER FINDING VIOLATION

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

Section 70-94: No business tax receipt for a landscaping business operating at a single-family residence.

Section 30-143: Trash and vegetation debris visible.

Section 34-745: Prohibited use at a single-family residence.

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

Section 34-1327: Driveway is not an approved surface; no zoning approval.

Property Address: 2786 Meadow Road, Palm Springs, FL 33406
Legal Description: BERMUDA PARK ADD 1 LT 11 /LS N 8 FT RD R/W/ BLK 3
PCN: 70-43-44-17-05-003-0110

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

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- ☐ Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 70-94: No business tax receipt for a landscaping business operating at a single-family residence.**
 - ☐ **Section 30-143: Trash and vegetation debris visible.**
 - ☐ **Section 34-745: Prohibited use at a single-family residence.**
 - ☐ **Section 34-913: Prohibited parking at a residential property.**
 - ☐ **Section 34-1327: Driveway is not an approved surface; no zoning approval.**
- ☐ Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 70-94: No business tax receipt for a landscaping business operating at a single-family residence.**
 - ☐ **Section 30-143: Trash and vegetation debris visible.**
 - ☐ **Section 34-745: Prohibited use at a single-family residence.**
 - ☐ **Section 34-913: Prohibited parking at a residential property.**
 - ☐ **Section 34-1327: Driveway is not an approved surface; no zoning approval.**

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 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 **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 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 July 16, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the
respondent at the following statutory address:
2786 MEADOW RD
WEST PALM BEACH FL 33406 7766

Notice

Certified

9489 0178 9820 3048 6223 69

Regular 6-27-2026

Posting 6-27-2026 9:45am



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

Case No: 26-00640

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

vs.

**CONSTRUCTURED CABLING GROUP INC
2812 MEADOW RD
WEST PALM BEACH FL 33406 7660
Respondent.**

PCN: 70-43-44-17-05-003-0100

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 **2812 MEADOW Rd, Palm Springs, FL 33406** and owned by **CONSTRUCTURED CABLING GROUP INC** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

70-94 No Required Business Tax Receipt (Home Office Only)
34-745 Prohibited Use at a Single Family Residential (Commercial Usage)
34-913 Prohibited Parking at a Residential Property

This above violation(s) must be corrected on or before JULY 6, 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 July 16, 2026, at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. the special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

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

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

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



Code Enforcement Officer

Tom Gehrman
(T) 561-814-3208

June 26, 2026
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00640

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

CONSTRUCTURED CABLING GROUP INC
2812 MEADOW RD
WEST PALM BEACH FL 33406 7660
Respondent.

PCN: 70-43-44-17-05-003-0100

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STATE OF FLORIDA
COUNTY OF PALM BEACH

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Code Enforcement Officer

Tom Gehrman
(T) 561-814-3208

June 26, 2026
Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00640

CONSTRUCTURED CABLING GROUP INC
2812 MEADOW RD
WEST PALM BEACH FL 33406 7660

PCN: 70-43-44-17-05-003-0100

Respondent,

AFFIDAVIT OF SERVICE

On **JULY 2, 2026, at 9:45 AM**, I served the attached NOTICE OF HEARING on the within-named **CONSTRUCTURED CABLING GROUP INC**, at **2812 MEADOW 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.

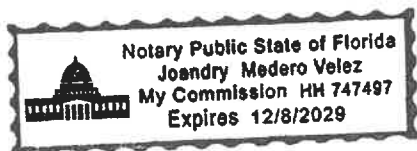
By: Tom Gehrman
Code Enforcement Officer

Date: July 3, 2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 8 day of July 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)



Joandry Medero
NOTARY PUBLIC, State of Florida

Posing 2812 Meadow Rd. Case 26-00640

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00640

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
CONSTRUCTURED CABLING GROUP INC
2812 MEADOW RD
WEST PALM BEACH FL 33406 7660
Respondent.

PCN: 70-43-44-17-05-003-0100

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 2812 MEADOW Rd, Palm Springs, FL 33406 and owned by CONSTRUCTURED CABLING GROUP INC is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

70-94 No Required Business Tax Receipt (Home Office Only)
34-745 Prohibited Use at a Single Family Residential (Commercial Usage)
34-913 Prohibited Parking at a Residential Property

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 554-8200 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.

07/02/2026

Posting 2812 Meadow Rd. Case 26-00640





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



UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL®



9489 0178 9820 3048 6223 69

Label 890-QDT, March 2023



quadiant

FIRST-CLASS MAIL
IMI

\$008.86⁰

06/29/2026 ZIP 33480
043M31255277

US POSTAGE

CONSTRUCTED CABLING GROUP INC
2812 MEADOW RD
WEST PALM BEACH FL 33406 7660



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.74⁰

06/29/2026 ZIP 33480
043M31255277

US POSTAGE

CONSTRUCTED CABLING GROUP INC
2812 MEADOW RD
WEST PALM BEACH FL 33406 7660



Handwritten signature





0 0.01 0.01 0.02 Miles

Date: 7/2/2026
Time: 11:00 AM
Scale: 1:564



TJ



7/2





Meadow Rd

Meadow Rd

2812

2786

0 0.01 0.01 0.02 Miles

Date: 7/2/2026
Time: 11:08 AM
Scale: 1:564



2812 Meadow Rd.
Case 26-00640



Add a Caption

Thursday • Apr 20, 2023 •
12:27 PM

[Adjust](#)

📁 IMG_4899

Apple iPhone X

HEIF

Telephoto Camera — 52 mm f2.4

12 MP • 3024 × 4032 • 675 KB

100% | 155mm | 0.00 | 0.00 | 1/1000

2812 Meadow Rd.
Case 26-00640



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

- (a) An application for a new business tax receipt or the renewal of an existing business tax receipt shall be accompanied by payment of the appropriate application fee. The amount of these fees shall be established and may be periodically revised through a resolution of the village commission. These fees are intended to cover the costs associated with the processing of applications and renewals by village staff. A business tax receipt must be obtained from the village within 30 days of the opening or establishment of the business, profession or occupation in the village. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the village without a business tax receipt or upon a business tax receipt issued upon false statements made by any person or in their behalf.
- (b) It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or occupation, or use in connection therewith, any vehicle, premises, machine or device, in whole or in part, for which a local business tax receipt or permit is required by any law or ordinance of the village without a local business tax receipt or permit being first procured and kept in effect at all times as required by this article or other laws or ordinances of the village. Local business taxes shall be required of the following:
- (1) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any business within its jurisdiction.
 - (2) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any profession or occupation within its jurisdiction.
 - (3) Any person who does not qualify under the provisions of subsections (a)(1) or (a)(2) of this section and who transacts any business or engages in any occupation or profession in interstate commerce if the business tax is not prohibited by Article 1, Section 8 of the United States Constitution.
- (c) Religious, charitable, fraternal, service, youth or civic organizations, disabled veterans, confirmed physically or mentally challenged individuals, persons 65 years of age or older, or otherwise exempt by state statute shall be allowed the same exemptions as such persons are or shall be entitled to by law in connection with state and county licenses. Any person entitled to an exemption by this subsection shall, upon application and furnishing necessary proof, be issued a certificate of registration which shall have the reason for such exemption plainly written or typed across the face thereof.
- (d) The tax provided in the business tax schedule for architects, auditors or accountants, dentists, engineers, lawyers, physicians and surgeons, real estate salesmen, or other professions shall be construed to mean that each individual shall pay the tax, whether practicing individually or in partnership or association with other individuals.
- (e) The person applying for the business tax receipt shall attest and certify in affidavit form on the application, the type and nature of all businesses, professions and/or occupations being conducted at the location for which the receipt is being requested. Any person applying for a receipt based upon stock of merchandise must also attest and certify that full and complete information has been furnished relative to the stock that has been provided with the application. The village's land development director or finance director may require the applicant to disclose such other relevant information as the applicant's full name, address, and the applicant's relationship to the business for which the business tax receipt is requested.
- (f) As a prerequisite to receiving a local business tax receipt or transferring a business license under section 70-98, the applicant or new owner must present to the village either:
- (1) A copy of the applicant's or new owner's current fictitious name registration, issued by the division of corporations of the department of state; or
 - (2) A written statement, signed by the applicant or new owner, which sets forth the reason that the applicant or new owner need not comply with the Fictitious Name Act.

-
- (g) Any person applying for a local business tax receipt to practice any profession regulated by the department of business and professional regulation, or any board or commission thereof, must produce an active state certificate, registration, or license, or proof of copy of the same, before a business tax receipt may be issued. Thereafter, only persons applying for the first time for a receipt must exhibit such certification, registration, or license.
- (h) Any person applying for a business tax receipt to operate a pharmacy must produce a current permit issued by the board of pharmacy; however, no such receipt is required to practice the profession of pharmacy.
- (i) Any person applying for a business tax receipt to operate an assisted living facility pursuant to F.S. ch. 400, pt. III, must produce a current license issued by the agency for health care administration to operate such facility at the specified location or locations.
- (j) Any person applying for a business tax receipt to operate a pest control business regulated under F.S. ch. 482, must produce a current license issued by the department of agriculture and consumer services for each of its business locations in the village.
- (k) Any person applying for a business tax receipt to operate a health studio pursuant to F.S. §§ 501.012—501.019 or ballroom dance studio pursuant to F.S. § 501.143, must produce a current license, registration, or letter of exemption from the department of agriculture and consumer services.
- (l) Any person applying for a business tax receipt to engage in business as a seller of travel pursuant to F.S. ch. 559, pt. XI, must produce a current registration or letter of exemption from the department of agriculture and consumer services.
- (m) Any person applying for a business tax receipt to operate a telemarketing business under F.S. §§ 501.604 and 501.608, must produce a current license or registration from the department of agriculture and consumer services or a current affidavit of exemption.
- (n) A receipt may not be issued unless the federal employer identification number or social security number is obtained from the person to be taxed.
- (o) First time applicants must present, when applicable, a current village-issued zoning confirmation letter that certifies the premises conforms to the appropriate zoning regulations and that the business operator has obtained all necessary permits, approvals, and licenses needed to operate. The confirmation letter shall include but is not limited to, certification by the village that the premises has passed all required fire inspections, building inspections, and zoning reviews, and other village-conducted reviews and inspections, in order to demonstrate that the business, occupation, or profession is operational and actively engaged in the business for which the business tax receipt has been requested and that the premises is in compliance with the Village Code.
- (p) Whenever any occupation, business, profession or privilege shall fall into more than one of the classifications contained in the business tax schedule, such occupation, business, profession or privilege shall comply with the business tax requirements of each such classification or privilege.

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

Sec. 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)

* Storing Vehicles FOR ONLY Residents or Guests Allowed!

* No Storage for people/vehicles NOT living there or visiting (short term)

CASE PRESENTATION
CASE No. CASE 26-00640

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 2812 MEADOW 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 CONSTRUCTED CABLING GROUP INC.
5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
70-94 No Required Business Tax Receipt (Home Office Only)
34-745 Prohibited Use at a Single Family Residential (Commercial Usage)
34-913 Prohibited Parking at a Residential Property
5. On JUNE 26, 2026, I WROTE Notice of Violation/Notice of Hearing 26-00640 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. With a Property Use Code of Single Family and Zoning showing the Property as Residential Single Family the Business Activity beyond a Home Office is a violation.
6. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY AUGUST 17, 2026. Compliance with Residential usage is required, 2812 MEADOW ROAD is not a Commercial location. Failure to GAIN COMPLIANCE within the time designated shall result in \$100.00 per day, per violation FINE commencing on AUGUST 17, 2026.
7. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$217.35 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, AUGUST 17, 2026.
8. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



Case Administrative / Court Costs

JULY 16, 2026, 2812 MEADOW ROAD			Case 26-00640	
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
Total Costs for Case 26-00640				217.35



VILLAGE OF PALM SPRINGS, FLORIDA

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

June 03, 2026

**CONSTRUCTURED CABLING GROUP INC
2812 MEADOW RD
WEST PALM BEACH FL 33406 7660**

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 **2812 MEADOW Rd**, Palm Springs, FL 33406.

PCN: 70-43-44-17-05-003-0100

This property is in violation of local ordinances.

70-94 No Required BTR (Business Activity at this property)

34-745 Prohibited Use at Single Family Residential

34-913 Prohibited Parking at Residential

This property is used as a commercial location. No active BTR.

Compliance Date: JULY 6, 2026

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

Respectfully,

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

Professionalism • Respect • Integrity • Duty • Excellence



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.74⁰

06/03/2026 ZIP 33480
043M31255277

US POSTAGE

CONSTRUCTED CABLING GROUP INC
2812 MEADOW RD
WEST PALM BEACH FL 33406 7660

2812 Meadow

Call us: 561.653.1470



CONSTRUCTURED CABLING GROUP

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About Us

Constructured Cabling Group is devoted to giving the greatest structured cabling systems solutions in development, installation, demolition and removal of cable. Our goal is to provide quality solutions for every customer. Our main focus is to fulfill the requirements and exceed the expectations of our customers while offering cost-effective organized cabling solutions.

Cabling services by Constructured Cabling Group is more than merely hooking up cables. Our technicians are always current on the most recent wireless, cabling, products, and education. Additionally, we prioritize customer service, in order to minimize work interference during cable installations and service repair calls. When you work with Constructured Cabling Group, you will get a group that makes logical execution plans as well as knowledgeable, certified installers to execute your strategy successfully.

These lasting principles and partnership guidelines are a direct outcome of the core service procedures we incorporate daily:

- ✓ Learning your business. The objective of information technology is to sustain your core company. By understanding your company procedures, goals, and mission, we could establish cabling infrastructure strategies that provide options that help you.
- ✓ Developing cabling plans that streamline your procedures. We are constantly seeking means to make your cabling infrastructure systems much more effective
- ✓ Providing high-end technicians in the industry. Our engineers have the knowledge, qualifications, and education and certifications to handle any sort of structured cabling needs you could have. Our team is great communicators that can clarify the most intricate technical scenarios in a language that any individual could comprehend.
- ✓ Daily Support. We are there when you need us. We offer exceptional, on-call support for all your cabling needs. We are right here for you, 24 hours a day, 7 days a week, 365 days of the year.

Our credibility as a premier cabling professional is dependent on our ability to install structured cabling systems, VOIP cabling, network cabling, security cabling, CCTV and wireless cabling solutions that are top quality and professional in a timely and efficient manner.

Our specialist team offers end-to-end data networking cabling solutions for a range of markets, from education to government, as well as home and retail sectors.

At Constructured Cabling Group, we are devoted to having professional technicians and network cabling engineers in each of our departments in order to guarantee that we will consistently provide you with the most suitable option, no matter whether we are upgrading an inefficient nurse call cabling system or setting up a voice or surround sound systems, or a CCTV information network.

Cabling Services

We provide network-planning, design, installation and support for:

- ✓ Structured Cable Networks (CAT5, CAT5E, and CAT6.)
- ✓ VOIP Systems
- ✓ Fiber Optics
- ✓ Backbone Cabling
- ✓ Outside Plant services
- ✓ Security Cabling services
- ✓ CCTV
- ✓ Sound System integration
- ✓ Access Control installations
- ✓ Wireless infrastructure setups
- ✓ Nurse call cabling
- ✓ Fire alarm cabling
- ✓ Conduit and raceway setups
- ✓ Cable demolition & removal services

Our array of solutions enables us the unique advantage of supplying an end-to-end method of services and consulting. Our departments are accustomed to functioning together in order to supply a reliable resource for every element of the preparing, purchasing, setting up, upgrading, moving, terminating and servicing of everything from broadband networks to cabling, electric systems, voice/telephone networks, incorporated safety systems, access control, outside plant, fiber optics and wireless infrastructure configuration.

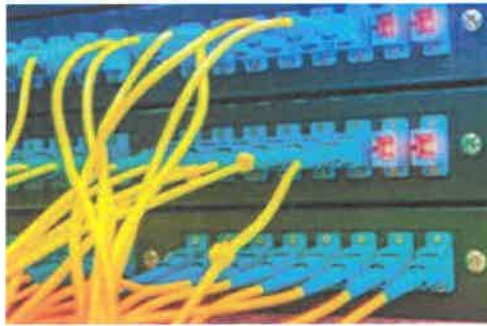
Contact Constructured Cabling Group for your structured cabling services needs today.

Contact Us

Data & Voice



Fiber Optics



Wireless



Access Control & Video Surveillance



Fire Alarm Systems Installation



Nurse Call Systems Installation



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We provide all our clients free initial consultation with no obligation Contact us to see what we can offer which will make a real difference to your business.

✉ info@ccgcabling.com

☎ Office: 561.653.1470

📠 Fax: 561.909.2101

🏠 2812 Meadow Rd West Palm Beach, FL 33406

Call us: 561.653.1470



CONSTRUCTURED CABLING GROUP

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COMMERCIAL & RESIDENTAL PROJECTS

Welcome to Constructured Cabling Group

Constructed Cabling Group (CCG) is devoted to giving the greatest structured cabling systems solutions in development, installation, demolition and removal of cable. Our mission is to provide quality solutions for every customer. Our main focus is to fulfill the requirements and exceed the expectations of our customers while offering cost-effective organized cabling solutions.

[Contact Us](#)

Our Clients:



Kimley-Horn and Associates, Inc.



OXYGEN
DEVELOPMENT



INTERNATIONAL POLO CLUB
PALM BEACH



Kimley-Horn and Associates, Inc.





INTERNATIONAL POLO CLUB
PALM BEACH



>

Services:

- ☑ DATA & VOICE
- ☑ FIBER OPTIC
- ☑ WIRELESS WIFI
- ☑ ACCESS CONTROL & VIDEO SURVEILLANCE
- ☑ FIRE ALARM SYSTEMS INSTALLATION
- ☑ NURSE CALL SYSTEMS INSTALLATION
- ☑ CONTRACTOR SERVICES



Why choose CCG?

- ⊕ Issues with Existing Cables
- ⊕ Voice, Data, and Sound Systems Installations
- ⊖ Passion for IT Networking Solutions

We have a proven record of accomplishment and we are a reliable company in the United States. We make sure that all projects are finished with utmost professionalism and reliability using quality materials.

- ⊕ Dependable Installation, Demolition & Removal Services
- ⊕ Education & Certifications

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Contractor Services
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📍 2812 Meadow Rd West Palm Beach, FL 33406

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Record #	BT-4879-112080	☐ Within City Limits	Location	2812 N MEADOW ROAD, Palm Springs, FL	Received	6/10/2017
Status	Active	☐ Out of Area	Folio	70434417050030100	Approved	11/7/2023
Type	Munis				Expires	9/30/2026
Bus. Type		Property Owner	GONZALEZ CARLOS M		Closed	
Applicant	CONSTRUCTURED CABLING GROUP INC , 2812 MEADOW ROAD , WEST PALM BEACH, FL 33406,				CRA	
Type of Business	HOME OCCUPATION ELECTRONIC REPAIRS				Homestead	No

Company	CONSTRUCTURED CABLING GROUP INC	Receipt Year to Print	
DBA		Business Start	5/12/2017
Nature of Business	HOME	Business Closed	
		# Employees	
if appl. FEIN	000000000	Drivers License / ID #	
State Issued		Reason For	
PBC License			
		Notes	

State License Type		Sales Tax #	
State License Type		Sales Tax #	
State License Type		Sales Tax #	

Tax Information

Tax 1		Tax 2	HOME-HOME OCCUPATION
Status		Status	Active
Renewal Year		Renewal Year	2025
Tax 3		Tax 4	
Status		Status	
Renewal Year		Renewal Year	
Tax 5		Tax 6	
Status		Status	
Renewal Year		Renewal Year	
Tax 7		Tax 8	
Status		Status	
Renewal Year		Renewal Year	

Details Section

[Business Permit](#) [Business Tax 2](#) [Business Tax 3](#) [Business Tax 4](#) [Business Tax 5](#) [Business Tax 6](#) [Business Tax 7](#) [Business Tax 8](#)

TH





Property Detail

Location Address : 2812 MEADOW RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-17-05-003-0100
Subdivision : BERMUDA PARK ADD 1 IN
Official Records Book/Page : 29350 / 1011
Sale Date : 08/25/2017
Legal Description : BERMUDA PARK ADD 1 LT 10 BLK 3

Owner Information**Owner(s)**

CONSTRUCTURED CABLING GROUP INC

Mailing Address

2812 MEADOW RD
 WEST PALM BEACH FL 33406 7660

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/25/2017	\$10	29350 / 01048	WARRANTY DEED	CONSTRUCTURED CABLING GROUP INC
08/25/2017	\$10	29350 / 01011	WARRANTY DEED	CONSTRUCTURED CABLING GROUP INC
04/19/2016	\$10	28257 / 01948	WARRANTY DEED	DAVIS ELIZABETH &
10/28/2011	\$135,000	24830 / 00947	REP DEED	DAVIS ELIZABETH M
09/01/1997	\$100	09998 / 01706	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Property Information**Total Number of Units Per Parcel :** 1***Total Square Feet :** 3066**Acres :** .69**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	1971	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Floor Type 2	N/A	

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number: 70-43-44-17-05-003-0100	Property Type: Real Property	Status: Active
Mailing Address: 2812 MEADOW RD West Palm Beach, FL 33406-7660	Property Address: 2812 MEADOW RD PALM SPRINGS, FL 33406	Legal Description: BERMUDA PARK ADD 1 LT 10 BLK 3
Owner of Record: CONSTRUCTURED CABLING GROUP INC	Second Owner:	

Last updated: 7/09/2026 09:17:55 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: \$11,480.62

2025 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2026) 2026:19979 | ANNUAL |

PAST DUE \$11,480.62

NOT PAYABLE 

Installment	Date	Total Tax	Paid	Amount Due If Paid By Date	Status
1	3/31/26	 \$11,480.62 Net Tax: \$10,927.97 Interest: \$546.40 Penalty: \$0.00 Fees: \$6.25 Discount: \$0.00		\$0.00  \$11,480.62  7/9/26 \$11,480.62 7/31/26 \$11,480.62	 Past Due

View Info

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	 \$10,236.82 Net Tax: \$9,439.73 Interest: \$283.19 Penalty: \$0.00 Fees: \$513.90 Discount: \$0.00	10/17/25	-\$10,236.82	 Paid

Property Detail

Location Address : 2812 MEADOW RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-17-05-003-0100
Subdivision : BERMUDA PARK ADD 1 IN
Official Records Book/Page : 29350 / 1011
Sale Date : 08/25/2017
Legal Description : BERMUDA PARK ADD 1 LT 10 BLK 3

Carlos Gonzalez
561-644-9776

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2812 MEADOW RD
 WEST PALM BEACH FL 33406 7660

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09/01/1997	\$100	09998 / 01706	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 3066
Acres : .69
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	1971
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	0
Full Baths	2
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	N/A

Building 1

Building 2

SUBAREA AND SQUARE FOOTAGE FOR BUILDING 2

CODE DESCRIPTION	SQUARE FOOTAGE
UDG Unfinished Det. Garage	1080
BAS Base Area	1
Total Square Footage	1081
Area Under Air	1
Number of Units	1
Total Square Feet*	3066
Acres	.69
Property Use Code	0100—SINGLE FAMILY
Zoning	RS—RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

*May indicate living area in residential properties.

STRUCTURAL ELEMENT FOR BUILDING 2

Bldg Type	SFR
Exterior Wall 1	MSY: CB STUCCO
Year Built	2012
Air Condition Desc.	NO HTG/AC
Heat Type	NONE
Heat Fuel	NONE
Bed Rooms	
Full Baths	
Half Baths	
Roof Structure	WOOD TRUSS
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	MASONRY OR MINIMUM
Floor Type 1	CONCRETE FINISHED
Stories	1

SKETCH

Property Detail

Location Address : 2812 MEADOW RD
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Official Records Book/Page : 29350 / 1011
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Exemption Information

No Exemption Information Available.

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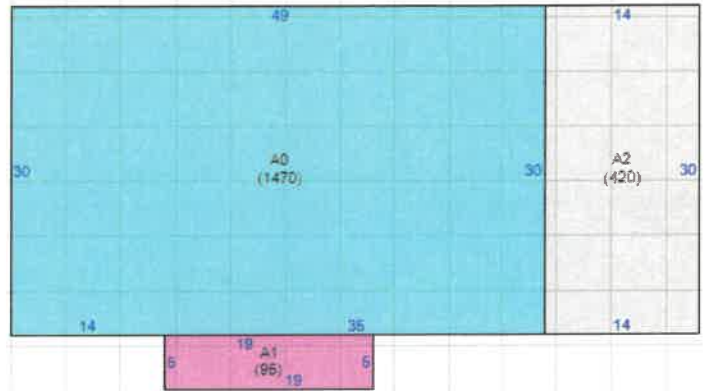
Structural Element for Building 1		Sketch for Building 1
Bldg Type	SFR	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1971	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Floor Type 2	N/A	

Stories

1

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	1470
FGR Finished Garage	420
FOP Finished Open Porch	95
Total Square Footage	1985
Area Under Air	1470



Property Extra Feature

Description	Year Built	Units
Patio	2013	240
Utility Building	2014	960

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RS	0.6894

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$294,367	\$276,505	\$228,282	\$184,204	\$177,425
Land Value	\$202,404	\$210,837	\$214,014	\$237,113	\$166,312
Total Market Value	\$496,771	\$487,342	\$442,296	\$421,317	\$343,737

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$490,398	\$445,816	\$405,287	\$368,443	\$334,948
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$490,398	\$445,816	\$405,287	\$368,443	\$334,948

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$9,558	\$8,924	\$8,179	\$7,722	\$6,956
NON AD VALOREM	\$527	\$516	\$511	\$483	\$427
TOTAL TAX	\$10,085	\$9,440	\$8,690	\$8,205	\$7,382

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

Property Detail

Location Address : 2812 MEADOW RD
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Parcel Control Number : 70-43-44-17-05-003-0100
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Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number: 70-43-44-17-05-003-0100	Property Type: Real Property	Status: Active
Mailing Address: 2812 MEADOW RD West Palm Beach, Fl 33406-7660	Property Address: 2812 MEADOW RD PALM SPRINGS, FL 33406	Legal Description: BERMUDA PARK ADD 1 LT 10 BLK 3
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Last updated: 7/02/2026 11:20:50 AM

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PAST DUE \$11,480.62

NOT PAYABLE

Installment	Date	Total Tax	Paid	Amount Due If Paid By Date	Status
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Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$10,236.82 Net Tax: \$9,439.73 Interest: \$283.19 Penalty: \$0.00 Fees: \$513.90 Discount: \$0.00	10/17/25	-\$10,236.82	Paid



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00640

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

**vs.
CONSTRUCTURED CABLING GROUP INC
2812 MEADOW ROAD
WEST PALM BEACH, FL 33406 7660**

Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
Section 70-94: No business tax receipt required (home office only).
Section 34-745: Prohibited use at a single-family residence (commercial use).
Section 34-913: Prohibited parking at a residential property.

Property Address:	2812 Meadow Road, Palm Springs, FL 33406
Legal Description:	BERMUDA PARK ADD 1 LT 10 BLK 3
PCN:	70-43-44-17-05-003-0100

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 **July 16, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- ☐ Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 70-94: No business tax receipt required (home office only).**
 - ☐ **Section 34-745: Prohibited use at a single-family residence (commercial use).**
 - ☐ **Section 34-913: Prohibited parking at a residential property.**
- ☐ Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 70-94: No business tax receipt required (home office only).**
 - ☐ **Section 34-745: Prohibited use at a single-family residence (commercial use).**
 - ☐ **Section 34-913: Prohibited parking at a residential 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 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 **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 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 July 16, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

[A copy of this order has been furnished to the
respondent at the following statutory address:
2812 MEADOW ROAD
WEST PALM BEACH FL 33406 7660](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00082

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

ROBERT MARTINEZ JR. & THERESA V MARTINEZ
3703 LAURETTE LN
PALM SPRINGS, FL 33461 3448
Respondent.

PCN: 70-42-44-24-00-000-5500

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 **June 30th, 2026** the real property located at **3703 Laurette LN Palm Springs, FL 33461** and owned by **Robert Martinez JR. & Theresa V Martinez** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

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

SECTION 34-914: Vehicles/Parking-Remove all vehicles parked on the grass.

SECTION 34-225: Fence Maintenance-Remove both broken wood fences located on the left side and right side of the property.

SECTION 30-143: Trash/Debris/Materials-Remove all trash, debris and materials stored on the right side of the property.

SECTION 10-8: Driveway Maintenance/Weeds-Remove all weeds and repair the damaged section of the concrete driveway.

SECTION 10-9: Exterior Property Maintenance-Remove or paint all awnings, touch up all sections of chipped paint on the exterior walls, remove the old stickers off the left side of the mailbox and post "3703" house ID numbers on the front of the property.

This above violation(s) must be corrected on or before July 12th, 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 July 16th, 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.

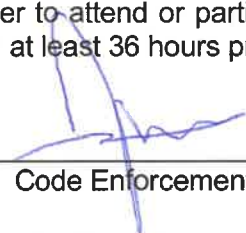
YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case in your absence.

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 Enforcement 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

June 30th, 2026

Date Issued



CODE ENFORCEMENT
VILLAGE OF PALM SPRINGS, FLORIDA

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00082

ROBERT MARTINEZ JR. & THERESA V MARTINEZ
3703 LAURETTE LN
PALM SPRINGS, FL 33461 3448 PCN: 70-42-44-24-00-000-5500

Respondent,

AFFIDAVIT OF SERVICE

On July 1st, 2026, at 5:24PM, I served the attached NOTICE OF VIOLATION/NOTICE OF HEARING on the within named Respondent (s) **Robert Martinez JR. & Theresa V Martinez** at **3703 Laurette LN** Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane Palm Springs, FL 33461, Palm Beach County, Florida by:

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

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

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

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: July 1st, 2026

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

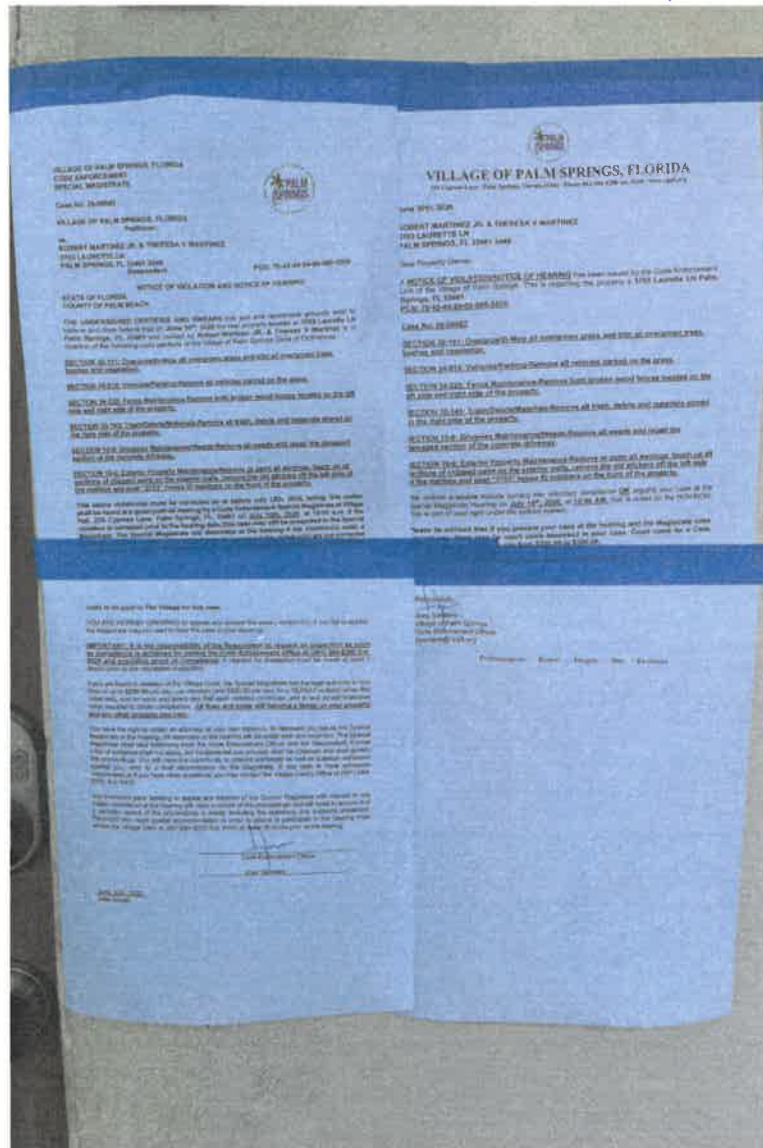
The foregoing instrument was acknowledged before me this 1st day of July 2026 by Joey Sanders Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



NOTARY PUBLIC, State of Florida

Posted Nov/Nett and Cover Letter
on
07/01/2026 @ 5:24 PM *1/35*





07/11/2026

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07/11/2006
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JLJ





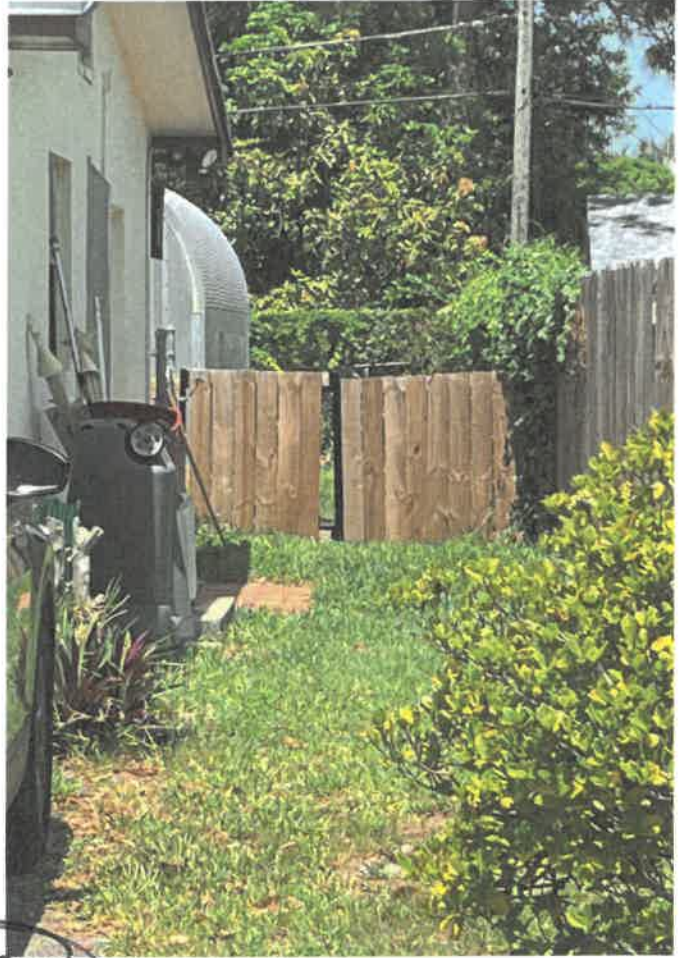
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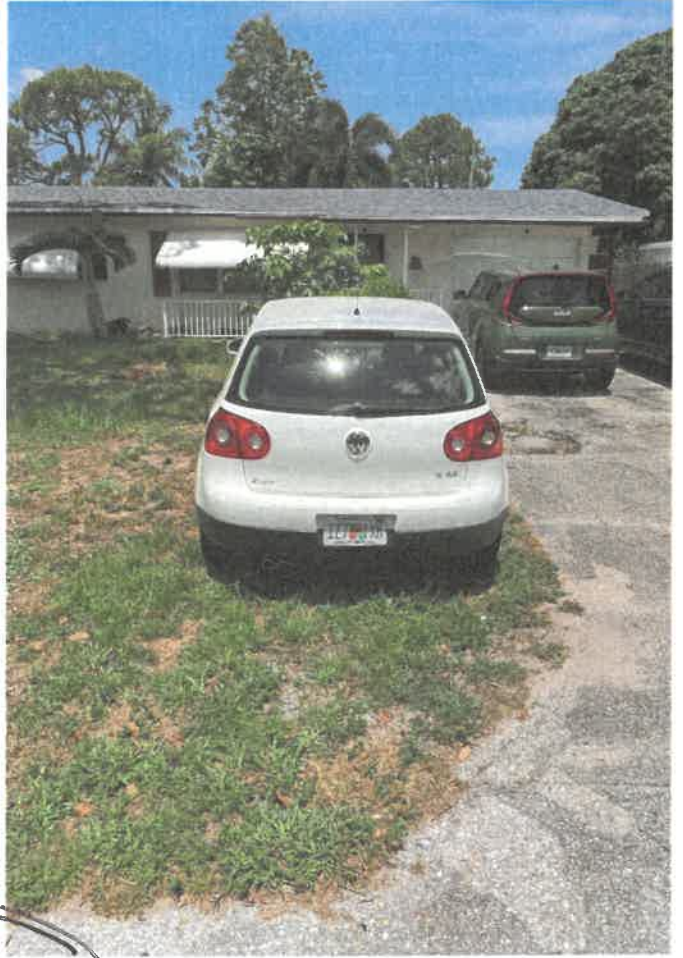


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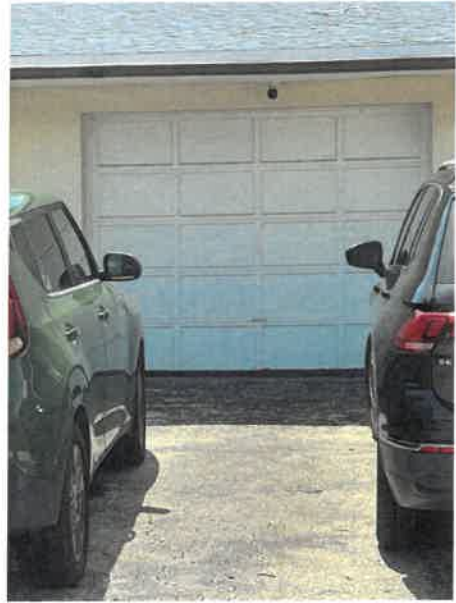


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VILLAGE OF PALM SPRINGS, FLORIDA

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

June 30th, 2026

ROBERT MARTINEZ JR. & THERESA V MARTINEZ
3703 LAURETTE LN
PALM SPRINGS, FL 33461 3448

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement Unit of the Village of Palm Springs. This is regarding the property a **3703 Laurette LN Palm Springs, FL 33461**
PCN: 70-42-44-24-00-000-5500.

Case No: 26-00082

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

SECTION 34-914: Vehicles/Parking-Remove all vehicles parked on the grass.

SECTION 34-225: Fence Maintenance-Remove both broken wood fences located on the left side and right side of the property.

SECTION 30-143: Trash/Debris/Materials-Remove all trash, debris and materials stored on the right side of the property.

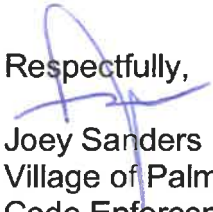
SECTION 10-8: Driveway Maintenance/Weeds-Remove all weeds and repair the damaged section of the concrete driveway.

SECTION 10-9: Exterior Property Maintenance-Remove or paint all awnings, touch up all sections of chipped paint on the exterior walls, remove the old stickers off the left side of the mailbox and post "3703" house ID numbers on the front of the property.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate Hearing on **July 16th, 2026, at 10:00 AM**, that is noted on the NOV/NOH. 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 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



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



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US POSTAGE

ROBERT MARTINEZ JR. & THERESA V MARTINEZ
3703 LAURETTE LN
PALM SPRINGS, FL 33461 3448

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



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FIRST-CLASS MAIL

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US POSTAGE

ROBERT MARTINEZ JR. & THERESA V MARTINEZ
3703 LAURETTE LN
PALM SPRINGS, FL 33461 3448

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.

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

- (a) The growth of weeds over 12 inches in height, or that which is conducive to harboring vermin, reptiles or other wild animal life, upon any lot, piece or parcel of land within the limits of the village, is hereby declared to be a nuisance and a violation of this article.
- (b) All lands in the village shall be kept free from debris, overgrowth, vegetation, including trees, or any other matter which by reason of height, proximity to neighboring structures, physical condition, disease such as, but not limited to, lethal yellowing of palms, or any other peculiar characteristics, might, in time of hurricane winds prevalent in the region, cause damage to life or property within the immediate area surrounding the region or which constitutes a hazard to health, safety or proper fire control. The existence of any debris, overgrowth, vegetation or other matter as shall create such a hazard is declared to be a nuisance.

(Code 1994, § 26-86)

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

- (a) *Public nuisance declared.* The presence of new or used construction materials (without valid permit), debris, rubbish, trash, cans, paper, stagnant water, vines, underbrush, weeds, wild growth or grass in excess of 12 inches in height from the ground on any lot, tract or parcel of land within the village shall be unlawful and is hereby prohibited and declared to be a public nuisance to the extent that it constitutes a menace to life, property, the public health or the public welfare; creates a fire hazard; or provides a nest or breeding ground for sand flies, mosquitoes, rats, mice, other rodents, snakes or other types of pests and vermin.
- (b) *Notice.* The village manager, his designee or any code enforcement officer is hereby authorized and empowered to notify, in writing, the owner of any such lot, place or area within the village, or the agent of such owner, to cut, destroy, remove or alleviate conditions existing on such lot, place or area within the village as described in subsection (a) of this section. Such notice shall be by certified mail, addressed to the owner or the agent of the owner at such owner's or agent's last known address.
- (c) *Removal by village.* Upon the failure, neglect or refusal of any owner or agent notified pursuant to subsection (b) of this section to remove and eliminate the conditions described in subsection (a) of this section within the time limit stated in the notice, the village manager is authorized, upon approval by the village council, to contract and pay for such maintenance and bill the property owner or his agent. The charges for such services shall be a lien against the property on which the nuisance is located.

(Code 1994, § 26-86)

State law reference(s)—Nuisance abatement, F.S. § 60.05.

Sec. 34-225. Fences, walls and other structures.

Fences, walls, and other structures included within buffer areas or landscaped areas shall be installed according to requirements of applicable building codes and other codes, if any, and shall be maintained in a proper manner so as to remain in compliance with such codes or shall be replaced.

(Code 1994, § 30-150)

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

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

more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.

- (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.
 - (4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.
- (d) Parking or storage locations for not more than the following:
- (1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:
 - a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
 - b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.
 - (2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.
- (e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.
- (f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.
- (g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.
- (h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.
- (i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.

-
- (j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

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

CASE PRESENTATION

CASE No. CASE 2026-00082

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 #26-00082 is concerning the property located at 3703 Laurette LN 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 Robert Martinez Jr. & Theresa V Martinez.
4. Pursuant to observation there are violations of the following local ordinances:
SECTION 30-141: Overgrowth-Mow all overgrown grass and trim all overgrown trees, bushes and vegetation.
SECTION 34-914: Vehicles/Parking-Remove all vehicles parked on the grass.
SECTION 34-225: Fence Maintenance-Remove both broken wood fences located on the left side and right side of the property.
SECTION 30-143: Trash/Debris/Materials-Remove all trash, debris and materials stored on the right side of the property.
SECTION 10-8: Driveway Maintenance/Weeds-Remove all weeds and repair the damaged section of the concrete driveway.
SECTION 10-9: Exterior Property Maintenance-Remove or paint all awnings, touch up all sections of chipped paint on the exterior walls, remove the old stickers off the left side of the mailbox and post "3703" house ID numbers on the front of the property.
Photos are included in the file.

5. On 01/23/2026, I inspected the property and observed multiple code violations to include overgrown vegetation, broken fences and other various property maintenance issues existing on 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 owners a total of two follow-up letters which included a "Final Notice Before Special Magistrate Hearing" warning notice dated 05/05/2026 with a compliance date of 05/19/2026.

Additionally, I remained in constant communication with the property owners through site visits, phone calls and text messages. A copy of all text messages exchanged between Property Owner Theresa and I have been attached to this case file. I also provided the property owners with numerous extensions over the past (6) months for code violations that were easily correctable due to the fact that the property owners initially advised that they were experiencing financial hardships.

As of this writing, the property owners have made minimal progress toward bringing the property into compliance. My last documented communication with Property Owner Theresa was a text message on 07/11/2026 in which I advised her the results of my final inspection before this Special Magistrate Hearing.

CASE No. _____

6. On **June 30th, 2026**, Notice of Violation/ Notice of Hearing **26-00082** 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 **August 1st, 2026**. If not in compliance by **August 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 **August 1st, 2026**.

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



Case Administrative / Court Costs

July 16, 2026, 3703 Laurette LN Palm Springs, FL 33461		Case 26-00082		
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
Total Costs for Case 26-00082				257.35



VILLAGE OF PALM SPRINGS, FLORIDA

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

May 5th, 2026

Robert Martinez Jr. & Theresa V Martinez
3703 Laurette LN
Palm Springs, FL 33461 3448

Final Notice Before Special Magistrate Hearing

Dear Property Owner,

You have been issued a courtesy violation notice for code violations by the Village of Palm Springs' Code Enforcement Division. This is regarding the property located at **3703 Laurette LN Palm Springs, FL 33461**
PCN: 70-42-44-24-00-000-5500

This property is in violation of the following local ordinances:

SECTION 30-141 & 10-8

Overgrowth/Weeds: Mow all overgrown grass (left side) and remove all weeds attached to the fence (right side).

SECTION 34-914

Vehicles: Is the vehicle covered with a black car cover operative and have valid registration? If not, the vehicle will need to be removed off the property.

SECTION 34-225

Fence Maintenance: Remove or replace wood fence (left side). Also, remove the chicken wire style fencing and piece of wood that's visible from the roadway (right side).

SECTION 10-9

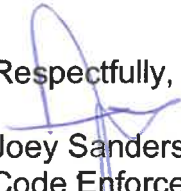
Exterior Property Maintenance/Street Numbers/Mailbox/Awnings/Painting:

- Touch up all sections of chipped paint located on the front exterior wall.
- Open and remove all black discoloration off the awnings (may need to be painted).
- Remove old existing/faded "3703" house ID numbers on the left side of the mailbox.
- Post "3703" house ID numbers on the front of the dwelling. Must be clearly visible from the roadway.

Compliance Date: May 19th, 2026

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
Village of Palm Springs
Phone: 561-584-8300 Ext: 8525
Email: jsanders@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

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

January 23rd, 2026

Robert Martinez JR & Theresa V Martinez
3703 Laurette LN
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 **3703 Laurette LN Palm Springs, FL 33461**

PCN: 70-42-44-24-00-000-5500

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

SECTION 34-914

Vehicles/Parking: Remove inoperative and/or unregistered vehicle parked on the grass in the rear of the property (black sedan).

SECTION 30-141

Overgrowth: Mow all overgrown grass (left side).

SECTION 34-225

Fence Maintenance: Replace or remove fence (left side) and repair broken fence (right side).

SECTION 30-143 & 34-1381

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

SECTION 10-9

Exterior Property Maintenance/Street Numbers/Mailbox/Awnings/Garage Door/Painting/Holiday Lights & Decor:

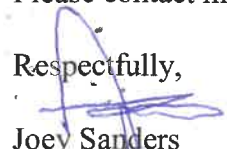
- Remove all holiday lights/decor off the property.
- Remove old existing/faded "3703" house ID numbers on the left side of the mailbox.
- Post "3703" house ID numbers on the front of the dwelling. Must be clearly visible from the roadway.
- Open and remove all black discoloration off the awnings (may need to be painted).
- Touch up all sections of chipped paint on the front exterior wall and garage door.

Compliance Date: February 6th, 2026

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: 01/23/2026 Time: _____
Location: 3703 Laurette LN

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:

34-911-VEHICLE/PARKING
30-141-OVERGROWTH
34-225-POOR MAINTENANCE
30-143/34-138-1 TRASH/DEBRIS/MATERIALS/OPEN STORAGE
10-9-EXTERIOR PROPERTY MAINTENANCE/STREET NUMBERS/
MAILBOX/AWNING/ GARAGE DOOR/PARTIAL/HOLIDAY
LIGHTS & DECOR

* REFERENCE ATTACHED LETTER *

Compliance Date: 02/06/2026

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



6:12

5G



+1 (561) 704-6665

Text Message

Fri, Mar 20 at 11:06 AM

Property owner
Theresa's cell phone
number. JJS

Text messages exchanged between
Property owner Theresa and I
Starting on 03/20/2026 and ending
on 07/11/2026. JJS

Good afternoon Theresa,

Hope all is well. I was on Laurette
LN a few moments ago and I
noticed that you're still working
on some things. I just wanted to
check in with you and see how
much more time you needed or if
you needed any help.

Please let me know. Thank you.

Respectfully,

Joey Sanders
Code Officer
Village of Palm Springs

I'm waiting to accumulate the
cash i need to do the fence and
awning. Still need more time.

I completely understand and ne

I completely understand and no problem. Let me know if you need help because there's people that will help in the community.



Text Message



6:13

 5G 

+1 (561) 704-6665 >

Thank you

Sun, Apr 19 at 11:16 AM

Good afternoon Theresa,

Hope all is well. We're reaching the (3) month mark since I initially cited the property.

I understand that you're attempting to save some money but we need to get some more progress going on the property.

I want to help you but I also have to be able to justify why I'm providing long extensions.

Please do what you can and get back to me at your earliest convenience.

Thank you and have a great day.

Respectfully,

Joey

Sat, May 23 at 3:57 PM



Text Message



6:13

 5G 

+1 (561) 704-6665 >

Good afternoon,

I wanted to check in with you in reference to the open code enforcement case on 3703 Laurette LN. I've spoken with you in the past and also sent multiple letters containing instructions and photos.

Please let me know when you intend on bringing the property into compliance. If I don't hear from you by next week, I will be left with no choice but to refer the case to the next available Special Magistrate Hearing.

This may result in fines, citations and/or a lien levied against you and your property. I do NOT want to proceed in that direction but this case needs to be resolved.

Have a good weekend.

Respectfully,

Joey Sanders
Code Officer
Village of Palm Springs



Text Message



6:13

5G 

+1 (561) 704-6665 >

Thu, Jul 2 at 9:09 AM

Good morning Joey, I received the notice that you posted outside my house. Please call me. Thank you

Wednesday 2:03 PM

Tomas: [561-452-2519](tel:561-452-2519)

Wednesday 3:31 PM

3703 Laurette Lane

Yesterday 9:04 PM

Good evening joey, I just wanted to let you know that that the shudder are done. The both fence are fixed, and the paint on the house is also done. The lawn guy is coming tomorrow for the lawn and the trees. I'll call you on Monday so you can come and see. The only thing that I was able to do was the driveway.

which was added in this last citation. My daughter is getting some qoutes to get it done. So we'll talk on Monday. Have a good night.



Text Message



6:13



+1 (561) 704-6665 >

Today 6:10 PM

Good afternoon Theresa,

On 07/11/2026, I reinspected your property located at 3703 Laurette LN. Here are the results of the inspection:

Section 30-141: Not in compliance.

Section 34-914: Complied.

Section 34-225: Not in compliance.

Section 30-143: Not in compliance.

Section 10-8: Not in compliance.

Section 10-9: Not in compliance.

The property was not brought into compliance so the code

case must now be presented at the upcoming Special Magistrate Hearing scheduled for July 16th, 2026 at 10AM.

I recommended a final



Text Message



6:13

 5G 

+1 (561) 704-6665 >

the upcoming Special Magistrate Hearing scheduled for July 16th, 2026 at 10AM.

I recommended a final compliance date of August 1st, 2026 but the Magistrate has discretion on whether he wants to accept or deny my recommendation.

Unfortunately, I will be out of town next week so one of my colleagues will present the case on my behalf.

Please keep in touch with me after the hearing as I do NOT want running fines or a lien to be levied against you.

Let's continue to work together in order to bring the property into compliance and get this code case closed out.

Have a good weekend.

Respectfully,

Joey



Text Message



Property Detail

Location Address : 3703 LAURETTE LN
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-00-000-5500
Subdivision :
Official Records Book/Page : 09364 / 0440
Sale Date : 07/01/1996
Legal Description : 24-44-42, N 80 FT OF S 268.85 FT OF W 166.45 FT OF W 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4 (LESS E 25 FT RD R/W)

Owner Information

Owner(s)	Mailing Address
MARTINEZ ROBERT JR & MARTINEZ THERESA V	3703 LAURETTE LN LAKE WORTH BEACH FL 33461 3448

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
07/01/1996	\$79,900	09364 / 00440	WARRANTY DEED	MARTINEZ ROBERT JR &
03/01/1996	\$36,000	09171 / 01826	WARRANTY DEED	
05/01/1989	\$65,000	06086 / 00466	WARRANTY DEED	
01/01/1979	\$45,000	03059 / 01920		
01/01/1976	\$33,700	02604 / 01066		

Exemption Information

Applicant/Owner(s)	Year	Detail
MARTINEZ ROBERT JR &	2026	HOMESTEAD
MARTINEZ ROBERT JR &	2026	ADDITIONAL HOMESTEAD
MARTINEZ THERESA V	2026	HOMESTEAD
MARTINEZ THERESA V	2026	ADDITIONAL HOMESTEAD

Property Information

Total Number of Units Per Parcel : 1
***Total Square Feet :** 1984
Acres : .26
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	PLASTER



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:

70-42-44-24-00-000-5500

Mailing Address:

3703 LAURETTE LN

Lake Worth Beach, FL 33461-3448

Owner of Record:

MARTINEZ ROBERT JR &

Property Type:

Real Property

Property Address:

3703 LAURETTE LN

LAKE WORTH, FL 33461

Second Owner:

MARTINEZ THERESA V

Status: Active

Legal Description:

24-44-42, N 80 FT OF S 268.85 FT OF W

166.45 FT OF W 1/2 OF SW 1/4 OF NE

1/4 OF SE 1/4 (LESS E 25 FT RD R/W)

Last updated: 7/11/2026 05:18:43 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



Recently Paid Bills



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00082

VILLAGE OF PALM SPRINGS, FLORIDA

Petitioner,

vs.

ROBERT MARTINEZ JR. & THERESA V MARTINEZ

Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
Section 30-141: Overgrowth. Mow all overgrown grass and trim all overgrown trees, bushes and vegetation.
Section 34-914: Vehicles/Parking. Remove all vehicles parked on the grass.
Section 34-225: Fence Maintenance. Remove both broken wood fences located on the left side and right side of the property.
Section 30-143: Trash/Debris/Materials. Remove all trash, debris and materials stored on the right side of the property.
Section 10-8: Driveway Maintenance/Weeds. Remove all weeds and repair the damaged section of the concrete driveway.
Section 10-9: Exterior Property Maintenance. Remove or paint all awnings, touch up all areas of chipped paint on the exterior walls, remove the old stickers from the left side of the mailbox, and post the house number "3703" on the front of the property.

Property Address: 3703 LAURETTE LANE PALM SPRINGS, FL 33461 3448

Legal Description: 24-44-42, N 80 FT OF S 268.85 FT OF W 166.45 FT OF W

1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4 (LESS E 25 FT RD R/W)

PCN: 70-42-44-24-00-000-5500

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 **July 16th, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

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

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

CONCLUSIONS OF LAW

- ☐ Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 30-141: Overgrowth. Mow all overgrown grass and trim all overgrown trees, bushes and vegetation.**
 - ☐ **Section 34-914: Vehicles/Parking. Remove all vehicles parked on the grass.**
 - ☐ **Section 34-225: Fence Maintenance. Remove both broken wood fences located on the left side and right side of the property.**
 - ☐ **Section 30-143: Trash/Debris/Materials. Remove all trash, debris and materials stored on the right side of the property.**
 - ☐ **Section 10-8: Driveway Maintenance/Weeds. Remove all weeds and repair the damaged section of the concrete driveway.**
 - ☐ **Section 10-9: Exterior Property Maintenance. Remove or paint all awnings, touch up all areas of chipped paint on the exterior walls, remove the old stickers from the left side of the mailbox, and post the house number "3703" on the front of the property.**
- ☐ Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 30-141: Overgrowth. Mow all overgrown grass and trim all overgrown trees, bushes and vegetation.**
 - ☐ **Section 34-914: Vehicles/Parking. Remove all vehicles parked on the grass.**
 - ☐ **Section 34-225: Fence Maintenance. Remove both broken wood fences located on the left side and right side of the property.**
 - ☐ **Section 30-143: Trash/Debris/Materials. Remove all trash, debris and materials stored on the right side of the property.**
 - ☐ **Section 10-8: Driveway Maintenance/Weeds. Remove all weeds and repair the damaged section of the concrete driveway.**
 - ☐ **Section 10-9: Exterior Property Maintenance. Remove or paint all awnings, touch up all areas of chipped paint on the exterior walls, remove the old stickers from the left side of the mailbox, and post the house number "3703" on the front of the property.**

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **August 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 **August 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 **August 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 16th day of July 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:

[3703 LAURETTE LN](#)
[PALM SPRINGS, FL 33461 3448](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00271

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

JEANTINOBLE MIRENE & JEANTINOBLE DANIEL
65 ABACO DR, , LAKE WORTH BEACH FL 33461 2955

Respondent.

PCN: 70434419230740081

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 **65 ABACO Dr, Palm Springs, FL 33461** and owned by **JEANTINOBLE MIRENE & JEANTINOBLE DANIEL** violates the following code sections of the Village of Palm Springs Code of Ordinances.

SECTION 10-31 (FBC 105.1)- WORK WITHOUT A VALID BUILDING PERMIT. (NEW FENCE WITH DOOR REPLACEMENT INCLUDED, WATER HEATER, OUTDOOR SINK, AND ACCESSORY ROOF MUST BE REMOVED PER BUILDING OFFICIAL).
SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTIONS

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

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

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

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



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00271

JEANTINOBLE MIRENE & JEANTINOBLE DANIEL
65 ABACO DR, , LAKE WORTH BEACH FL 33461 2955 **PCN: 70434419230740081**

Respondent,

AFFIDAVIT OF SERVICE

On 1 at 1, I served the attached NOTICE OF HEARING on the within-named JEANTINOBLE MIRENE & JEANTINOBLE DANIEL, at 65 ABACO DR, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by:

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

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

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

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

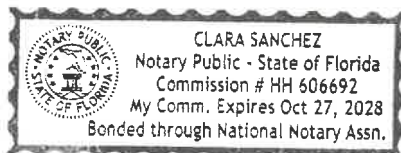
By: [Signature]
Code Enforcement Officer

Date: 7/6/26

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida







VILLAGE OF PALM SPRINGS, FLORIDA

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

July 06, 2026

JEANTINOBLE MIRENE & JEANTINOBLE DANIEL
65 ABACO DR, LAKE WORTH BEACH, FL 33461 2955

Dear Property Owner,

A **NOTICE OF VIOLATION AND HEARING** has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property at **65 ABACO Dr, Palm Springs, FL 33461, PCN: 70434419230740081.**

VIOLATION/HEARING 26-00271.

SECTION 10-31 (FBC 105.1)- WORK WITHOUT A VALID BUILDING PERMIT. (NEW FENCE WITH DOOR REPLACEMENT INCLUDED, WATER HEATER, OUTDOOR SINK, AND ACCESSORY ROOF MUST BE REMOVED PER BUILDING OFFICIAL).

SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTIONS

The options available include coming into voluntary compliance, paying the citation, or arguing your case at the Special Magistrate hearing JULY 16TH, 2026 at **10:00 AM** as noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,

Henry Stout
Village of Palm Springs
Code Enforcement Officer

hstout@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



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

NOV



UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL®



9489 0178 9820 3048 6224 06

Label 890-QDT, March 2023



quodient

FIRST-CLASS MAIL
IMI

\$008.86⁹

07/06/2026 ZIP 33480
043M31255277

US POSTAGE

JEANTINOBLE MIRENE & JEANTINOBLE DANIEL
65 ABACO DR,
LAKE WORTH BEACH, FL 33461 2955



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

Cover



quodient

FIRST-CLASS MAIL
IMI

\$000.74⁹

07/06/2026 ZIP 33480
043M31255277

US POSTAGE

JEANTINOBLE MIRENE & JEANTINOBLE DANIEL
65 ABACO DR,
LAKE WORTH BEACH, FL 33461 2955

CASE PRESENTATION
CASE No. CASE 26-00271

1. Good morning, my name is HENRY STOUT, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, Code Enforcement Officer.
3. This is Case No. 26-00271. It concerns the property at 65 ABACO 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 JEANTINOBLE MIRENE & JEANTINOBLE DANIEL
5. Under observation, there are Violations of local ordinances
6. SECTION 10-31 (FBC 105.1)- WORK WITHOUT A VALID BUILDING PERMIT. (NEW FENCE WITH DOOR REPLACEMENT INCLUDED, WATER HEATER, OUTDOOR SINK AND ACCESSORY ROOF MUST BE REMOVED PER BUILDING OFFICIAL).
7. SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTIONS
8. 3/8- CASE OPEN- DUE DATE MARCH 30TH
9. 3/9- ccv and red tag issued
- 10.
11. 3-10, a property owner came to the PZB department requesting to speak to Ofc. Stout. I went and spoke to the property owner, advising that he is out. The property owner had questions about the violations. I explained that the fence and door need to have a permit to be built and changed out. He asked about the windows as well. I advised him that the windows will also need a permit. I gave him the information to create an account online to submit his documents for the permit. The property owner had questions I was unable to answer, and I informed him to call Ofc Stout tomorrow (3-11-26) for further assistance. I wrote on the CCV what time to call between.
12. 3/11- read the above-HSTOUT
13. On March 11, I called the owner but received no answer. I left a voicemail at 561-255-0164.
14. 3/24 Peter and Kyle inspected the property and found that the roof was installed too close to the property line. It must be removed. Additionally, a new water heater installation, an outdoor sink, and an addition for the water heater. still need a new fence and door permits.
15. 4/12- NO PROGRESS
16. 5/11- no progress- spoke with resident gave new deadline of June 5th
17. 5/19- NO PROGRESS
18. 6/4- NO PROGRESS.
19. 6/17- no progress on violations... will setup for court on July
20. 6/30- no progress
21. 7/12- NO PROGRESS
22. On JULY 6TH, 2026, a Notice of Violation/ Notice of Hearing 26-00271 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.

CASE No. _____

23. The Village has also incurred costs of \$265.77 in conducting this investigation and hearing. I request that the respondent be ordered to reimburse the Village for those costs by no later than JULY 31ST 2026.
24. Subject to any questions you might have, this concludes the Village Testimony.

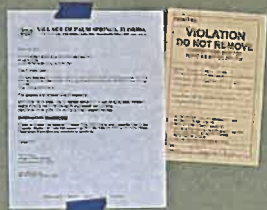


Case Administrative / Court Costs

JULY 16TH- 65 ABACO		Case No. 26-00271		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 26-00271				265.77



65



Property Detail

Parcel Control Number: 70-43-44-19-23-074-0081 Location Address: 65 ABACO DR
Owners: JEANTINOBLE DANIEL & JEANTINOBLE MIRENE & Municipality: PALM SPRINGS
Mailing Address: 65 ABACO DR, , LAKE WORTH BEACH FL 33461 2955
Last Sale: 09/01/2015 Book/Page#: 27777 / 00843 Price: \$175,000
Property Use Code: 0100 - SINGLE FAMILY Zoning: RS - RESIDENTIAL SINGLE-FAMILY
Legal Description: VILLAGE OF PALM SPRINGS NO 8 REPL IN PB 28 P 14 LOT 8-A BLK 74-AAA Total SF: 1672 Acres .18

**2025 Values**

Improvement Value \$216,025
Land Value \$138,381
Total Market Value \$354,406
Assessed Value \$176,007
Exemption Amount \$50,722
Taxable Value \$125,285

All values are as of January 1st each year.

2025 Taxes

Ad Valorem \$2,594
Non Ad Valorem \$4,101
Total Tax \$6,695

2025 Qualified Exemptions

HOMESTEAD
ADDITIONAL HOMESTEAD

Applicants

JEANTINOBLE MIRENE &
JEANTINOBLE DANIEL

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

Description	Area Sq. Footage
BAS Base Area	1066
FST Finished Storage	110
FOP Finished Open Porch	68
BAS Base Area	176
BAS Base Area	252
Total Square Footage :	1672
Total Area Under Air :	1494

Extra Features

Description	Year Built	Unit
Deck	1972	256
Utility Building	1972	48

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

Structural Details (Building 1)

Description	
1 Bldg Type	SFR
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1972
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	0
8 Full Baths	2
9 Half Baths	0
10 Exterior Wall 2	NONE
11 Roof Structure	GABLE/HIP
12 Roof Cover	ASPHALT/COMPOSITION
13 Interior Wall 1	DRYWALL
14 Interior Wall 2	N/A
15 Floor Type 1	CERAMIC/QUARRY TILE

Owner : JEANTINOBLE DANIEL PCN: 70434419230740081 1 of 1

16 Floor Type 2	N/A
17 Stories	1
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA	
3/8/2026	

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number: 70-43-44-19-23-074-0081 Mailing Address: 65 ABACO DR Lake Worth Beach, FL 33461-2955 Owner of Record: JEANTINOBLE MIRENE &	Property Type: Real Property Property Address: 65 ABACO DR PALM SPRINGS, FL 33461 Second Owner: JEANTINOBLE DANIEL	Status: Active Legal Description: VILLAGE OF PALM SPRINGS NO 8 REPL IN PB 28 P 14 LOT 8-A BLK 74-AAA
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Last updated: 7/13/2026 10:58:29 AM

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

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

Tax Bills

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

Total Payable: \$0.00

+ Recently Paid Bills

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	\$6,570.25	11/26/25	-\$6,570.25	Paid
	Net Tax: \$6,695.07			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$124.82			
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$6,487.83	11/26/24	-\$6,487.83	Paid
	Net Tax: \$6,608.84			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$121.01			
Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	\$5,378.03	11/28/23	-\$5,378.03	Paid
	Net Tax: \$5,495.86			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$117.83			

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	☐ \$1,033.57 Net Tax: \$1,033.57 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	2/16/24	- \$1,033.57	Paid
3/31/23	☐ \$6,331.17 Net Tax: \$6,446.08 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$114.91	11/23/22	- \$6,331.17	Paid
3/31/22	☐ \$6,253.20 Net Tax: \$6,364.87 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$111.67	11/24/21	- \$6,253.20	Paid
3/31/21	☐ \$5,193.62 Net Tax: \$5,304.19 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$110.57	11/25/20	- \$5,193.62	Paid
3/31/20	☐ \$5,153.18 Net Tax: \$5,262.07 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$108.89	11/26/19	- \$5,153.18	Paid



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00271

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

vs.

**JEANTINOBLE MIRENE & JEANTINOBLE DANIEL
Respondent(s)**

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1): Work without a valid building permit (new fence with door replacement included, water heater, outdoor sink, and accessory roof must be removed per the Building Official).

Section 10-31 (FBC 110.1): Required inspections.

Property Address:	65 ABACO Dr, Palm Springs, FL 33461
Legal Description:	VILLAGE OF PALM SPRINGS NO 8 REPL IN PB 28 P 14 LOT 8-A BLK 74-AAA
PCN:	70-43-44-19-23-074-0081

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): Work without a valid building permit (new fence with door replacement included, water heater, outdoor sink, and accessory roof must be removed per the Building Official).**
 - ☐ **Section 10-31 (FBC 110.1): 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): Work without a valid building permit (new fence with door replacement included, water heater, outdoor sink, and accessory roof must be removed per the Building Official).**
 - ☐ **Section 10-31 (FBC 110.1): 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 **July 30, 2026**.
- ☐ Admin Cost **\$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 **July 30, 2026**. If Respondent fails to comply within the time given, a fine of **\$100 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **July 30, 2026**.
- ☐ Admin Cost **\$265.77**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this July 16th, 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:
65 ABACO DRIVE,
LAKE WORTH BEACH FL 33461 2955](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00610

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

MENENDEZ TERESITA C TRUST FINGULIN TERESITA TR
3318 YOUNG ST, , WINTER PARK FL 32792 2938

Respondent.

PCN: 70434418060940120

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 **365 OSBORNE Dr, Palm Springs, FL 33461** and owned by **MENENDEZ TERESITA C TRUST FINGULIN TERESITA TR** violates the following code sections of the Village of Palm Springs Code of Ordinances.

SECTION 10-31(FBC 105.1) NO PERMIT FOR NEW FENCE.
SECTION 10-31(FBC 110.1) NO INSPECTIONS DONE

The above violation(s) must be corrected on or before JULY 15TH, 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 July 16, 2026, at 10:00 a.m. If the violation is corrected before the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

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

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

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



Code Enforcement Officer

Henry Stout

July 06, 2026

Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00610

MENENDEZ TERESITA C TRUST FINGULIN TERESITA TR
3318 YOUNG ST, , WINTER PARK FL 32792 2938 PCN: 70434418060940120

Respondent,

AFFIDAVIT OF SERVICE

On July 06, 2026, at 12:00 AM, I served the attached NOTICE OF HEARING on the within-named MENENDEZ TERESITA C TRUST FINGULIN TERESITA TR, at 365 OSBORNE__, 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.

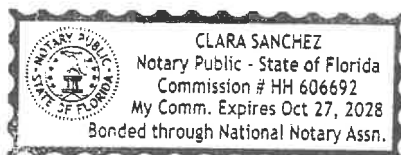
By: Henry Stout
Code Enforcement Officer

Date: 7/6/26

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

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

(SEAL)



Clara Sanchez
NOTARY PUBLIC, State of Florida







VILLAGE OF PALM SPRINGS, FLORIDA

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

July 06, 2026

**MENENDEZ TERESITA C TRUST FINGULIN TERESITA TR
3318 YOUNG ST, WINTER PARK, FL 32792 2938**

Dear Property Owner,

A **NOTICE OF VIOLATION AND HEARING** has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property at **365 OSBORNE Dr, Palm Springs, FL 33461, PCN: 70434418060940120.**

VIOLATION/HEARING 26-00610.

**SECTION 10-31(FBC 105.1) NO PERMIT FOR NEW FENCE.
SECTION 10-31(FBC 110.1) NO INSPECTIONS DONE**

The options available include coming into voluntary compliance, paying the citation, or arguing your case at the Special Magistrate hearing, **JULY 16, 2026, at 10:00 AM** as noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,

Henry Stout
Village of Palm Springs
Code Enforcement Officer

hstout@vpsfl.org

Professionalism • Respect • Integrity • Duty • Excellence



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

NOV



UNITED STATES
POSTAL SERVICE

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US POSTAGE

MENENDEZ TERESITA C TRUST FINGULIN TERESITA TR
3318 YOUNG ST,
WINTER PARK, FL 32792 2938



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

Cover



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07/06/2026 ZIP 33480
043M31255277

US POSTAGE

MENENDEZ TERESITA C TRUST FINGULIN TERESITA TR
3318 YOUNG ST,
WINTER PARK, FL 32792 2938

CASE PRESENTATION
CASE No. CASE 26-00610

1. Good morning, my name is HENRY STOUT, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, Code Enforcement Officer.
3. This is Case No. 26-00610. It concerns the property at 365 OSBORNE 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 MENENDEZ TERESITA C TRUST FINGULIN TERESITA TR
5. Under observation, there are Violations of local ordinances
6. SECTION 10-31(FBC 105.1) NO PERMIT FOR NEW FENCE.
7. SECTION 10-31(FBC 110.1) NO INSPECTIONS DONE
8. 5/27- NO PERMIT FOR NEW FENCE. DUE DATE JUNE 27TH
9. 6/8- homeowner's daughter called and was instructed to call PZB and to acquire a fence permit after the fact.
10. 6/17-no permit on file as of yet
11. 6/28- NO PROGRESS.
12. 7/5-no progress
13. 7/6- NOV ISSUED
14. 7/6-NOV POSTED/28- CASE OPEN-DUE DATE FEB 4TH
15. 1/28- CCV POSTED
16. 2/3-NOT IN COMPLIANCE-TURCK ON GRASS AND SEMI STILL BEHIND FENCE
17. 2/8- IN VIOLATION - NOV FEB 9TH
18. 2/9- NOV POSTED
19. On JULY 6TH, 2026, a Notice of Violation/ Notice of Hearing 26-00610 was issued for the Violations. The notice was mailed certified and regular to the respondent's address of record and posted at the property and Village Hall.
20. The Village has also incurred costs of \$265.77 in conducting this investigation and hearing. I request that the respondent be ordered to reimburse the Village for those costs by no later than JULY 31ST 2026.
21. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

JULY 16TH, 2026- 365 OSBORNE		Case No. 26-00610		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 26-00610				265.77



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



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\$000.74⁹
05/27/2026 ZIP 33480
043M31255277

US POSTAGE

TR

MENENDEZ TERESITA C TRUST FINGULIN TERESITA
3318 YOUNG ST,
WINTER PARK FL 32792 2938

Property Detail

Parcel Control Number:	70-43-44-18-06-094-0120	Location Address:	365 OSBORNE DR		
Owners:	MENENDEZ TERESITA C TRUST& FINGULIN TERESITA TR	Municipality:	PALM SPRINGS		
Mailing Address:	3318 YOUNG ST., WINTER PARK FL 32792 2938				
Last Sale:	08/02/2019	Book/Page#:	30854 / 00023	Price:	\$10
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RS - RESIDENTIAL SINGLE-FAMILY		
Legal Description:	VILLAGE OF PALM SPRINGS PLAT 1LT 12 BLK 94	Total SF:	1372	Acres	.25

**2025 Values**

Improvement Value	\$173,912
Land Value	\$147,787
Total Market Value	\$321,699
Assessed Value	\$321,699
Exemption Amount	\$0
Taxable Value	\$321,699

All values are as of January 1st each year.

2025 Taxes

Ad Valorem	\$6,244
Non Ad Valorem	\$527
Total Tax	\$6,770

2025 Qualified Exemptions**Applicants****Building Footprint (Building 1)****Subarea and Square Footage (Building 1)**

Description	Area Sq. Footage
FOP Finished Open Porch	20
BAS Base Area	1352
Total Square Footage :	1372
Total Area Under Air :	1352

Extra Features

Description	Year Built	Unit
Screen Enclosure	1970	288
Patio	1970	561
Utility Building	1970	80
Patio Roof	1970	275
Cabana	1970	100

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

Structural Details (Building 1)

Owner : MENENDEZ TERESITA C TRUST PCN: 70434418060940120 1 of 1

Description	
1 Bldg Type	SFR
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1970
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	0
8 Full Baths	2
9 Half Baths	0
10 Exterior Wall 2	NONE
11 Roof Structure	GABLE/HIP
12 Roof Cover	ASPHALT/COMPOSITION
13 Interior Wall 1	DRYWALL
14 Interior Wall 2	N/A
15 Floor Type 1	TERAZZO MONOLITHIC
16 Floor Type 2	N/A
17 Stories	1

Payment Info - Select to Expand
Payment History for PIN

Account Information

Property Control Number: 70-43-44-18-06-094-0120 Mailing Address: 3318 YOUNG ST Winter Park, FL 32792-2938 Owner of Record: MENENDEZ TERESITA C TRUST	Property Type: Real Property Property Address: 365 OSBORNE DR PALM SPRINGS, FL 33461 Second Owner: FINGULIN TERESITA TR	Status: Active Legal Description: VILLAGE OF PALM SPRINGS PLAT 1LT 12 BLK 94
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Last updated: 7/13/2026 10:47:03 AM

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

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

Tax Bills

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

Total Payable: \$0.00

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	\$6,607.05 Net Tax: \$6,770.16 Interest: \$0.00 Penalty: \$0.00 Fees: \$40.00 Discount: -\$203.11	12/23/25	-\$6,607.05	Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$6,720.23 Net Tax: \$6,720.23 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/31/25	-\$6,720.23	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	\$7,164.83 Net Tax: \$6,608.49 Interest: \$198.25 Penalty: \$0.00 Fees: \$358.09 Discount: \$0.00	4/8/25	-\$7,164.83	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$1,621.46 Net Tax: \$1,689.01 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$67.55	11/30/22	-\$1,621.46	Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	☐ \$1,593.78 Net Tax: \$1,609.88 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$16.10	2/24/22	-\$1,593.78	Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/21	☐ \$1,525.00 Net Tax: \$1,588.54 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$63.54	11/21/20	-\$1,525.00	Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/20	☐ \$1,507.12 Net Tax: \$1,569.91 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$62.79	11/26/19	-\$1,507.12	Paid



VILLAGE OF PALM SPRINGS

CODE ENFORCEMENT

Case No: 26-00610

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

MENENDEZ TERESITA C TRUST FINGULIN TERESITA TR
Respondent(s)

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1): No permit for a new fence.

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

Property Address:	365 Osborne Drive, Palm Springs, FL 33461
Legal Description:	VILLAGE OF PALM SPRINGS PLAT 1LT 12 BLK 94
PCN:	70-43-44-18-06-094-0120

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 **July 16, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- ☐ Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 10-31 (FBC 105.1): No permit for a new fence.**
- ☐ **Section 10-31 (FBC 110.1): Required inspections not completed.**
- ☐ Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 10-31 (FBC 105.1): No permit for a new fence.**
- ☐ **Section 10-31 (FBC 110.1): Required inspections not completed.**

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 30, 2026**.
- ☐ Admin Cost **\$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 **July 30, 2026**. If Respondent fails to comply within the time given, a fine of **\$100 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **July 30, 2026**.
- ☐ Admin Cost **\$265.77**
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this July 16, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the
respondent at the following statutory address:
3318 YOUNG ST,
WINTER PARK FL 32792 2938

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 25-01284

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

GARCIA LIUSDANY E
3097 EMERSON AVE, , LAKE WORTH BEACH FL 33461 2023

Respondent.

PCN: 70434418040000730

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 **3097 EMERSON Ave, Palm Springs, FL 33461** and owned by **GARCIA LIUSDANY E** violates the following code sections of the Village of Palm Springs Code of Ordinances.

SECTION 10-31 (FBC 105.1) NO PERMIT FOR NEW DOOR ON THE WEST SIDE OF HOUSE AND ADDITIONS AND/OR STRUCTURAL AND/OR STRUCTURE ADDED TO REAR OF HOUSE.

SECTION 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED.

The above violation(s) must be corrected on or before July 13th, 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 July 16, 2026, at 10:00 a.m. If the violation is corrected before the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

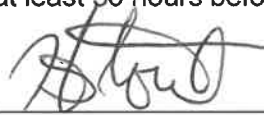
IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8200 ext. 8520 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) before the requested inspection.

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

any other property you own.

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

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



Code Enforcement Officer

Henry Stout

July 06, 2026

Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA

Petitioner

Case No. 25-01284

GARCIA LIUSDANY E

**3097 EMERSON AVE, LAKE WORTH BEACH, FL 33461 2023
70434418040000730**

PCN:

Respondent,

AFFIDAVIT OF SERVICE

On, at, I served the attached NOTICE OF HEARING on the within-named GARCIA LIUSDANY E, at 3097 EMERSON and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by:

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

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

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

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

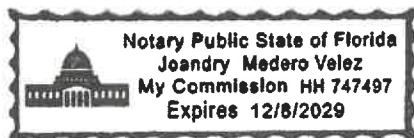
By: [Signature]
Code Enforcement Officer

Date: 7/6/26

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

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

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida

3097

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
OFFICE

Code No. 24-1124

VILLAGE OF PALM SPRINGS, FLORIDA
Post Office

TO: GARCIA LAURENCE E.
1001 BURNING JAIL, LAKE WORTH BEACH FL 33409 2022



Document No. 1026 76444-00-0000726

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that just and accurate grounds exist to believe that those before that on, the first meeting named as 1001 BURNING JAIL, Palm Springs, FL 33409 and owned by GARCIA LAURENCE E. within the following code sections of the Village of Palm Springs Code of Ordinances:

SECTION 16-21 (FPC 16.21) NO PERMIT FOR NEW DOOR ON THE WEST SIDE OF HOUSE
AND LAUNDRY AREA OR STRUCTURAL ANCHOR STRUCTURE ADJACENT TO REAR OF HOUSE

SECTION 16-21 (FPC 16.21) NO REPAIRS INSPECTIONS PERMITTED

The above referenced event is scheduled as or before July 17, 2024, failing, with notice shall be held as a public hearing by a Code Enforcement Board composed of Village Hall, 200 Cypress Lane, Palm Springs, FL 33461, on July 18, 2024, at 10:00 a.m. If the violation is corrected before the hearing date, this case may not be presented to the hearing. The hearing will determine if the violation exists, if the violation exists, a citation will be issued, and if the citation is not timely corrected, a citation will be issued, the citation will impose administrative costs to be paid by the owner for this case.

YOU ARE HEREBY ORDERED to appear and answer the above citation. If you fail to appear, the citation may proceed to hear the case in your absence.

IMPORTANT: It is the responsibility of the respondent to present an attorney or other person to represent them at the hearing. The Code Enforcement Office at 1001 BURNING JAIL and the Village of Palm Springs, Florida, is not responsible for the respondent's failure to appear at the hearing.

If you are found to be in violation of the Village Code, the Village Manager has the legal authority to levy fines of up to \$500.00 per day per violation and \$500.00 per day, for a total of \$1,000.00 per day, and for every day that such violation continues, and in the event of non-payment, the Village Manager has the legal authority to suspend the respondent's license to operate the business.







VILLAGE OF PALM SPRINGS, FLORIDA

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

July 06, 2026

GARCIA LIUSDANY E
3097 EMERSON AVE, LAKE WORTH BEACH, FL 33461 2023

Dear Property Owner,

A **NOTICE OF VIOLATION AND HEARING** has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property at **3097 EMERSON Ave, Palm Springs, FL 33461, PCN: 70434418040000730.**

VIOLATION/HEARING 25-01284.

SECTION 10-31 (FBC 105.1) NO PERMIT FOR NEW DOOR ON THE WEST SIDE OF HOUSE AND ADDITIONS AND/OR STRUCTURAL AND/OR STRUCTURE ADDED TO REAR OF HOUSE.

SECTION 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **JULY 16TH, 2026, 10:00 AM, which** is noted on your citation. This is part of your right under the judicial system.

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

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

Respectfully,

Henry Stout
Village of Palm Springs
Code Enforcement Officer

hstout@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



VILLAGE OF PALM S
CODE ENFORCEMEN
226 CYPRESS LANE
PALM SPRINGS, FL 3.
CEO H. STOUT

NGV



UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL



9489 0178 9820 3048 6224 13

Label 890-QDT, March 2023



quodient

FIRST-CLASS MAIL
IMI

\$008.86²

07/06/2026 ZIP 33480
043M31255277

US POSTAGE

GARCIA LIUSDANY E
3097 EMERSON AVE,
LAKE WORTH BEACH, FL 33461 2023



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

Cover



quodient

FIRST-CLASS MAIL
IMI

\$000.74²

07/06/2026 ZIP 33480
043M31255277

US POSTAGE

GARCIA LIUSDANY E
3097 EMERSON AVE,
LAKE WORTH BEACH, FL 33461 2023

CASE PRESENTATION

CASE No. CASE 25-01284

1. Good morning, my name is HENRY STOUT, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, Code Enforcement Officer.
3. This is Case No. 25-01284. It concerns the property at 3097 EMERSON 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 GARCIA LIUSDANY E
5. Under observation, there are Violations of local ordinances
6. SECTION 10-31 (FBC 105.1) NO PERMIT FOR NEW DOOR ON THE WEST SIDE OF HOUSE AND ADDITIONS AND/OR STRUCTURAL AND/OR STRUCTURE ADDED TO REAR OF HOUSE.
7. SECTION 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED.
8. 12/17- SEVERAL COMPLAINTS HAVE COME INTO THE UNIT ABOUT THE JACK-HAMMERING OF THE SIDE WALL. WE HAVE INVESTIGATED AND FOUND THAT ON THE WEST SIDE OF THE HOUSE, NEXT TO THE GARAGE, A DOOR HAS BEEN ADDED AND THAT THE WHOLE WALL HAS BEEN OPENED. THERE SEEMS TO BE SOME WORK GOING ON IN THE BACK OF THE HOUSE DUE TO THE NOISE OF A SAW/ CHAIN SAW OR SOME CUTTING MACHINE FOR WOOD OR BUILDING MATERIAL.
9. 1/4/26-no progress
10. 1/6- NO PROGRESS
11. 1/11 - A woman called regarding the above address, stating that the resident is working on the drawings and needs an extension. 561-543-7273.
12. 1/11- THE EXTENSION WAS GRANTED TO FEB 14TH.
13. 1/18- NO PROGRESS
14. 1/26-NO PROGRESS
15. 2/10-no progress
16. 2/17- GOT A VOICEMAIL THAT HAS JUST BEEN GIVEN THE ARCHITECTURAL PLANS.
17. 2/17- TRIED CALLING HER BACK BUT NO ANSWER AND VOICEMAIL HAS NOT BEEN SETUP. 561-543-7273
18. 2/17- GOT A CALL BACK. SHE SAID SHE WILL BE SUBMITTING FOR ALL THE PERMITS TODAY.
19. 2/25-202600194 Corrections Required Permit 3097 EMERSON Ave, Palm Springs, FL 33461 add one bathroom and bathroom 02/17/2026
20. 3/4- The corrections have not been made by today. The application with section 5 has not been uploaded as discussed yesterday. I will start the Court/Magistrate process.
21. 3/5-202600194 Need to Pay Permit Fees Permit 3097 EMERSON Ave, Palm Springs, FL 33461 add one bathroom and bathroom 02/17/2026
22. 6/8-202600670 Final Verification Pending Permit 3097 EMERSON Ave, Palm Springs, FL 33461 NEW METER COMBO TO REPLACE EXISTING 100 A BREAKER PANEL INSIDE THE KITCHEN 04/28/2026
23. 202600194 Corrections Required Permit 3097 EMERSON Ave, Palm Springs, FL 33461 add one bathroom and bathroom 02/17/2026
24. 6/29/26- extension until JULY 14TH GRANTED

CASE No. _____

25. 7/5- AFTER FURTHER RESEARCH, THIS CASE BEEN OPEN SINCE 12/2025 AND THEY HAVE ALREADY RECEIVED A PRIOR EXTENSION. CASE UP FOR HEARING JULY 16, 2026. On
26. **JULY 6TH, 2026**, a Notice of Violation/ Notice of Hearing **25-01284** 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.
27. The Village has also incurred costs of **\$265.77** in conducting this investigation and hearing. I request that the respondent be ordered to reimburse the Village for those costs by no later than **JULY 31ST 2026**.
28. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

JULY 16TH- 3097 EMERSON		Case No. 26-01284		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 26-01284				265.77

PERMIT NO.
111
**VIOLATION
DO NOT REMOVE
CORRECTIONS MUST BE
MADE AS NOTED BELOW**

3097 EMERSON
3097 EMERSON AVE
PALM SPRINGS, FL 33461
DEEDS DELEG. CLERK [] [] []
SECTION 10-31 (FBC 105.1) NO PERMIT FOR NEW DOOR ON THE WEST SIDE OF HOUSE AND ADDITIONS AND/OR STRUCTURAL AND/OR STRUCTURE ADDED TO REAR OF HOUSE
SECTION 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED
STOP WORK! CALL 954-884-8233 EXT. 000 BETWEEN 8:30 AM - 5:00 PM
VIOLATION! CORRECT AS NOTED
2nd INSPECTION FEE OF \$100 IS MUST BE PAID EACH ADDITIONAL INSPECTION FEE INCREASED BY \$100.00
CALL 954-884-8233 FOR INSPECTIONS
Date: 12/17/15
Inspector: Harry Stark #222



PALM SPRINGS POLICE DEPARTMENT
1st Officer Lane / Palm Springs, Florida 33461 / Phone 954-884-8233 ext. 000 / www.pspfl.org

December 17, 2015

GARCIA LINDAANN E
3097 EMERSON AVE
PALM SPRINGS, FL 33461

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 3097 EMERSON AVE, Palm Springs, FL 33461. PCN: 70434418040000730

This property is in violation of local ordinances.
SECTION 10-31 (FBC 105.1) NO PERMIT FOR NEW DOOR ON THE WEST SIDE OF HOUSE AND ADDITIONS AND/OR STRUCTURAL AND/OR STRUCTURE ADDED TO REAR OF HOUSE

SECTION 10-31 (FBC 110.1) NO REQUIRED INSPECTIONS PERFORMED

Compliance Date: JANUARY 14th, 2016

Failure to comply can result in a Citation Fines, Court Costs and possible Lien on the property. Please call Code Enforcement at (954) 884-8389 ext. 8223 or Code Officer listed below if you have any concerns or questions.

Respectfully,

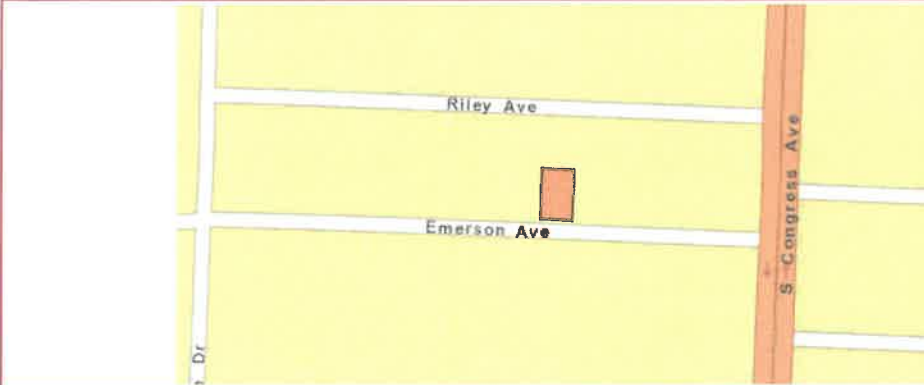
Harry Stark
Palm Springs Police Department
Code Enforcement Officer

hstark@pspd.org

Professionalism - Respect - Integrity - Duty - Excellence

Property Detail

Parcel Control Number: 70-43-44-18-04-000-0730 Location Address: 3097 EMERSON AVE
 Owners: GARCIA LIUSDANY E Municipality: PALM SPRINGS
 Mailing Address: 3097 EMERSON AVE, , LAKE WORTH BEACH FL 33461 2023
 Last Sale: 09/18/2025 Book/Page#: 36062 / 01813 Price: \$440,000
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RS - RESIDENTIAL SINGLE-FAMILY
 Legal Description: CONGRESS PARK ADD 2 LT 73 Total SF: 1260 Acres .20

**2025 Values**

Improvement Value \$153,521
 Land Value \$155,760
 Total Market Value \$309,281
 Assessed Value \$95,835
 Exemption Amount \$50,722
 Taxable Value \$45,113

All values are as of January 1st each year.

2025 Taxes

Ad Valorem \$1,038
 Non Ad Valorem \$527
 Total Tax \$1,565

2025 Qualified Exemptions

HOMESTEAD
 ADDITIONAL HOMESTEAD

Applicants

GUTIERREZ RICARDO &
 REYES YAQUELINE

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

Description	Area Sq. Footage
BAS Base Area	910
FOP Finished Open Porch	64
FGR Finished Garage	286
Total Square Footage	1260
Total Area Under Air	910

Extra Features

Description	Year Built	Unit
Patio	1955	144

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

Structural Details (Building 1)

Description	
1 Bldg Type	SFR
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1955
4 Air Condition Desc.	HTG & AC
5 Heat Type	FORCED AIR DUCT
6 Heat Fuel	NONE
7 Bed Rooms	3
8 Full Baths	1
9 Half Baths	0
10 Exterior Wall 2	NONE
11 Roof Structure	GABLE/HIP
12 Roof Cover	ASPHALT/COMPOSITION
13 Interior Wall 1	PLASTER
14 Interior Wall 2	N/A
15 Floor Type 1	CERAMIC/QUARRY TILE
16 Floor Type 2	CARPETING
17 Stories	1

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number: 70-43-44-18-04-000-0730 Mailing Address: 3097 EMERSON AVE Lake Worth Beach, FL 33461-2023 Owner of Record: GUTIERREZ RICARDO &	Property Type: Real Property Property Address: 3097 EMERSON AVE PALM SPRINGS, FL 33461 Second Owner: REYES YAQUELINE	Status: Active Legal Description: CONGRESS PARK ADD 2 LT 73
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Last updated: 7/13/2026 11:17:26 AM

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

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

Tax Bills

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

Total Payable: \$0.00

+

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	\$1,502.08 Net Tax: \$1,564.68 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$62.60	11/26/25	-\$1,502.08	Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$1,450.98 Net Tax: \$1,511.43 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$60.45	11/27/24	-\$1,450.98	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	\$1,405.27 Net Tax: \$1,463.83 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$58.56	11/28/23	-\$1,405.27	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$1,346.04 Net Tax: \$1,402.12 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$56.08	11/29/22	-\$1,346.04	● Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	☐ \$1,270.88 Net Tax: \$1,323.84 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$52.96	11/24/21	-\$1,270.88	● Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/21	☐ \$1,251.93 Net Tax: \$1,304.10 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$52.17	11/25/20	-\$1,251.93	● Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/20	☐ \$1,227.28 Net Tax: \$1,278.41 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$51.13	11/26/19	-\$1,227.28	● Paid



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 25-01284

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

GARCIA LIUSDANY E
Respondent(s)

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 105.1): No permit for a new door on the west side of the house or for additions and/or structural work at the rear of the house.

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

Property Address:	3097 Emerson Avenue, Palm Springs, FL 33461
Legal Description:	CONGRESS PARK ADD 2 LT 73
PCN:	70-43-44-18-04-000-0730

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 **July 16, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- ☐ Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 10-31 (FBC 105.1): No permit for a new door on the west side of the house or for additions and/or structural work at the rear of the house.**
 - ☐ **Section 10-31 (FBC 110.1): Required inspections not performed.**
- ☐ Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 10-31 (FBC 105.1): No permit for a new door on the west side of the house or for additions and/or structural work at the rear of the house.**
 - ☐ **Section 10-31 (FBC 110.1): Required inspections not performed.**

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 30, 2026**.
- ☐ Admin Cost **\$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 **July 30 2026**. If Respondent fails to comply within the time given, a fine of **\$100 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **July 30, 2026**.
- ☐ Admin Cost **\$265.77**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this July 16, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

[A copy of this order has been furnished to the respondent at the following statutory address:
3097 EMERSON AVENUE,
LAKE WORTH BEACH FL 33461 2023](#)