



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
AUGUST 20, 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.

MOTION HEARINGS

1. Case No. 25-00725 – 3112 Frost Road – Arthur Wade R. Jr. & Arthur Anita M. CE Officer Mitchell Sebastian

Violation of Village Code of Ordinances

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

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

Citation Fine: N/A

Admin Cost: \$195.77

Recommendation: \$100.00 per day

Compliance Date: September 20, 2026

2. Case No. 25-01283- 3861 Gulfstream Road - Villa Perez Carlos M Trust CE David Urrutia

Violation of Village Code of Ordinances

Section 30-141: Overgrowth; excessive growth of weeds and vegetation. Vegetation in front of street needs trimming.

Section 34-1381: Nuisance materials stored outside and visible to neighbors; building materials.

Section 34-915: Parking; prohibits use of a vehicle, boat, trailer, or other conveyance for living or sleeping. RV is hooked up to sewer and water to the adjacent property to the north. No.

Citation Fine: N/A

Admin Cost: \$100.02

Recommendation: \$100.00 per day, per violation

Compliance Date: September 1, 2026

3. Case No. 26-00618 - 3697 Gulfstream Road - Joseph Kevine & Saint Hubert Bernadette J

CE David Urrutia

Violation of Village Code of Ordinances

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

Section 34-225: Fencing; missing or broken fence, wall, or gate (no pool).

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

Section 34-915: Parking; prohibits use of a vehicle, boat, trailer, or other conveyance for living or sleeping.

Section 34-916: Parking; commercial vehicles.

Section 10-8: Property; all exterior property, accessory structures, pools, sidewalks, and driveways shall be maintained.

Section 10-9: Building; maintenance of the exterior of a structure in good repair.

Citation Fine: N/A

Admin Cost: \$100.02

Recommendation: \$100.00 per day per violation

Compliance Date: September 1, 2026

4. Case No. 26-00728 - 4175 South Congress Avenue — Medical Services Of America INC ATTN: Tax Comp.8091

CE David Urrutia

Violation of Village Code of Ordinances

Section 70-94: Business tax receipt required for businesses operating within the Village.

Section 34-1327: Driveways and parking; failure to maintain.

Section 34-221: Landscape maintenance; responsibility of owner.

Section 34-262: Signage; prohibited signs.

Section 34-916: Parking and storing vehicles with expired Florida tags.

Citation Fine: N/A

Admin Cost: \$170.02

Recommendation: \$250.00 per day, per violation

Compliance Date: September 1, 2026

5. Case No. 26-00730 - 3939 South Congress Avenue - R&A Loan Services LLC

CE David Urrutia

Violation of Village Code of Ordinances

Section 30-143: Public nuisance; debris visible.

Section 34-916: Parking and storing inoperable vehicles with expired Florida tags.

Section 70-95: Delinquent business tax receipt, Unit 103, No. 5703-113077.

Citation Fine: N/A

Admin Cost: \$170.02

Recommendation: \$250.00 per day per violation

Compliance Date: September 1, 2026

6. Case No. 26-00699 - 300 Alemeda Drive - Gardino & Daylenis Almira
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-19(7): Dead tree removal required; public nuisance.

Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$100.00 per day
Compliance Date: CASE CONTINUED

7. Case No. 26-00067 – 2802 Seminole Road – Marcus Investment Group Inc.
CE Officer Mitchell Sebastian

Violation of Village Code of Ordinances

Section 34-914(D): Parking/storage of recreational vehicles must be inside or behind the front building line, at or below the maximum height of the roofline of the house.

Citation Fine: N/A
Admin Cost: \$195.77
Recommendation: \$100.00 a day, per violation
Compliance Date: October 30, 2026

8. Case No. 26-00781 – 261 Tam O Shanter Drive – Rivera Oscar F. Fiesco & Dania C. Suarez

CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 30-141: Overgrown residential property (vacant).

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100.00 per day
Compliance Date: September 1, 2026

PETITION FOR REDUCTION OR ABATEMENT OF FINE

9. Case No. 2025-102 (24-00338) - 3514 Lake Worth Road - Grand Lake Properties LLC

CE David Urrutia

Violation of Village Code of Ordinances

Section 34-1366: Building design guidelines for dumpsters and waste containers.

Initial Violation: April 19, 2024
Order Finding Violation: November 19, 2025
Compliance Deadline: January 30, 2026
Compliance Date: March 27, 2026
Fine Amount: \$5,500.00
Citation Fine: Paid
Admin Cost: Paid
Recommendation: \$1,100.00
Compliance Date: September 20, 2026

10. Case No. 2024-44 - 1856 Emilio Lane - Alejandro Navarro
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Gazebo/ pergola without required permits and inspections.

Initial Violation:	July 7, 2024
Order Finding Violation:	July 18, 2024 - April 12, 2016
Compliance Deadline:	September 19, 2024
Compliance Date:	June 6, 2026
Fine Amount:	TBD
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	TBD
Compliance Date:	September 16, 2026

11. Case No. 2022-12 - 3883 Park Lane - Gerald I Adams Trust
CE Tom Gehrman

Violation of Village Code of Ordinances

Section 30-143: Public nuisance; wild vegetation overgrowth and debris visible on the property.

Section 10-9: Exterior of structure and building must be maintained in good repair and structurally sound, including painting, roof, walls, doors, and windows.

Section 10-8: Exterior property areas, sheds, driveways, and parking areas must be maintained in good repair.

Initial Violation:	March 4, 2026
Order Finding Violation:	March 17, 2022
Compliance Deadline:	April 18, 2022
Compliance Date:	Feb 15, 2023
Fine Amount:	\$69,000.00
Citation Fine:	N/A
Admin Cost:	\$174.08 (paid)
Recommendation:	\$0
Compliance Date:	September 17, 2026

MOTION TO AMEND ORDER FINDING VIOLATION

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

Violation of Village Code of Ordinances

Section 14-32: No residential rental permit — complied.

Citation Fine:	Paid
Admin Cost:	Voided
Recommendation:	N/A
Compliance Date:	Complied

Next Magistrate Hearing is September 17, 2026 @ 10AM

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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

II. Persons with Disabilities:

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

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

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

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

III. Complaint Procedures:

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

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

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 25-00725

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

ARTHUR WADE R JR & ARTHUR ANITA M
3112 FROST RD, WEST PALM BEACH FL 33406 7928

Respondent.

PCN: 70434418050090061

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 **3112 FROST Rd, Palm Springs, FL 33406** and owned by **ARTHUR WADE R JR & ARTHUR ANITA M** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

SECTION 10-31 (FBC 105.1)- FAILURE TO OBTAIN BUILDING PERMIT FOR GAZEBO
SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTION NOT PERFORMED.

This above violation(s) must be corrected on or before **August 18, 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 **August 20, 2026**, at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. the special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

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

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

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



Code Enforcement Officer

Mitchell Sebastian

July 21, 2026

Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 25-00725

ARTHUR WADE R JR & ARTHUR ANITA M
3112 FROST RD,
WEST PALM BEACH FL 33406 7928

PCN: 70434418050090061

Respondent,

AFFIDAVIT OF SERVICE

On July 21, 2026, at approximately 2:00 PM, I served the attached NOTICE OF HEARING on the within-named ARTHUR WADE R JR & ARTHUR ANITA M, at 3112 FROST Rd, Palm Springs, FL 33406, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by:

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

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

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

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

By: [Signature]
Code Enforcement Officer

Date: 7-21-26

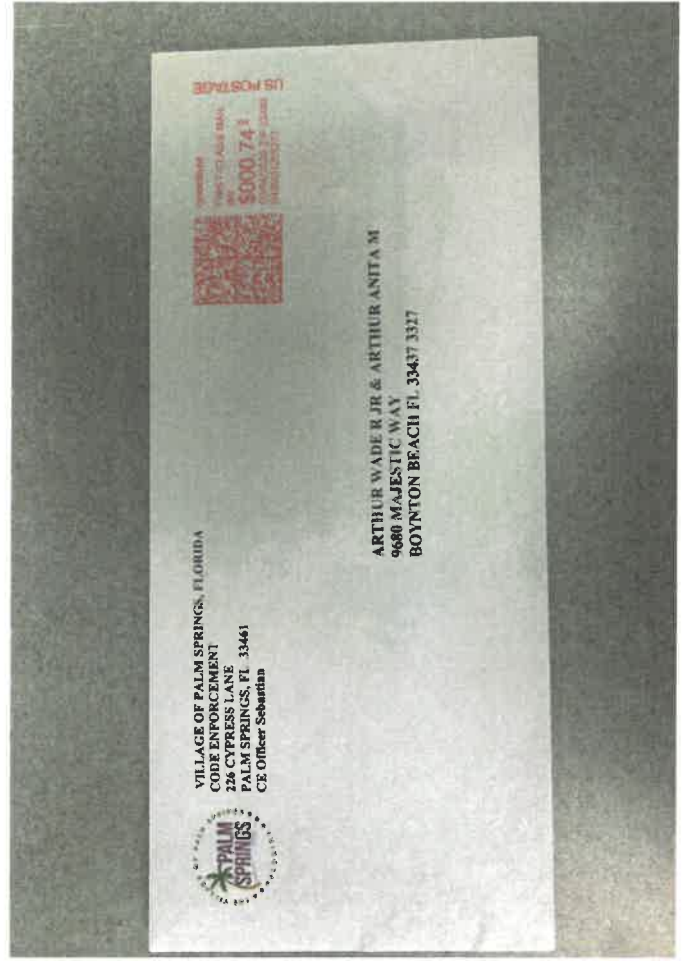
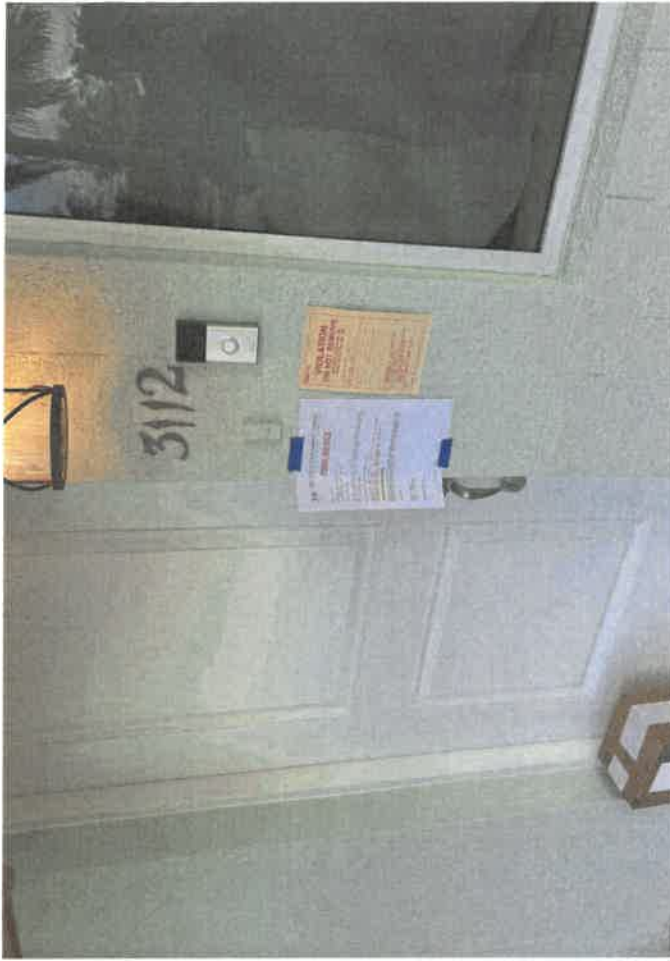
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 21 day of July 2026, by Mitchell Sebastian Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida



PERMIT NO.

VIOLATION

DO NOT REMOVE

CORRECTIONS MUST BE MADE AS NOTED BELOW

3112 EPOSS R) Palm Springs, FL 33461

☒ PLUMB ☐ ELEC ☐ MECH ☐ PLUMB ☐

Section 16-11 (FBC 1981) vs. Original Fee

602480, 602480, 602480

Section 16-11 (FBC 1981) vs. Original Fee

602480

☐ STOP WORK! CALL 951.564.5228 EXT. 5450
BETWEEN 8:30 AM - 3:00 PM

☒ VIOLATION! CORRECT AS NOTED

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

☐ Call 951-564-5228 FOR REINSPECTIONS

Date: 3-4-26

Inspector: CE Officer Sebastian









01/27/2026

01/01/2024

INVOICE NO.: 73904

DATE: 04-14-2026
DESCRIPTION: BOUNDARY SURVEY



**GT SURVEYOR
SERVICES INC.**
1680 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
E-MAIL: gtsurveying@gmail.com

ABBREVIATIONS / SYMBOLS:

A/C = AIR CONDITIONING UNIT
ADJ = ADJACENT
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CALC = CALCULATED
CA = CENTRAL ANGLE
C/L = CENTERLINE
CB = CATCH BASIN
CBS = CONCRETE BLOCK WALL
CHATT = CHATTAHOOCHEE
CONC = CONCRETE
CM = CONCRETE MONUMENT
COL = COLUMN
D = DEED
DE = DRAINAGE EASEMENT
DS = DRAINAGE STRUCTURE
ELEV. = ELEVATION
EOW = EDGE OF WATER
FD = FOUND
FF = FINISHED FLOOR
ID = IDENTIFICATION
INV = INVERT
IP = IRON PIPE
IR = IRON ROD
L = LENGTH
LAE = LIMITED ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT
LP = LIGHT POLE
M = MEASURED
ND = NAIL AND DISC
NG = NATURAL GROUND
NR = NON RADIAL
NTS = NOT TO SCALE
OHC = OVERHEAD CABLES
ORB = OFFICIAL RECORD BOOK
P = PLAT
PBCR = PALM BEACH COUNTY RECORDS
PC = POINT OF CURVATURE
PE = POOL EQUIPMENT
PI = POINT OF INTERSECTION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
RGE = RANGE
ROE = ROOF OVERHANG EASEMENT
RW = RIGHT OF WAY
SEC = SECTION
SW = SIDEWALK
TOB = TOP OF BANK
TYP = TYPICAL
UE = UTILITY EASEMENT
WF = WOOD FENCE
WPP = WOOD POWER POLE (UTILITY POLES)

OVERHEAD CABLES	CONVERSION INCHES TO DECIMAL
METAL FENCE	1" = 0.08'
WOOD FENCE	2" = 0.17'
PLASTIC FENCE	3" = 0.25'
EASEMENT LINES	4" = 0.33'
CENTERLINE (C/L)	5" = 0.42'
PLATTED LOT LINE	6" = 0.50'
BOUNDARY LINE	7" = 0.58'
	8" = 0.67'
	9" = 0.75'
	10" = 0.83'
	11" = 0.92'
	12" = 1.0'

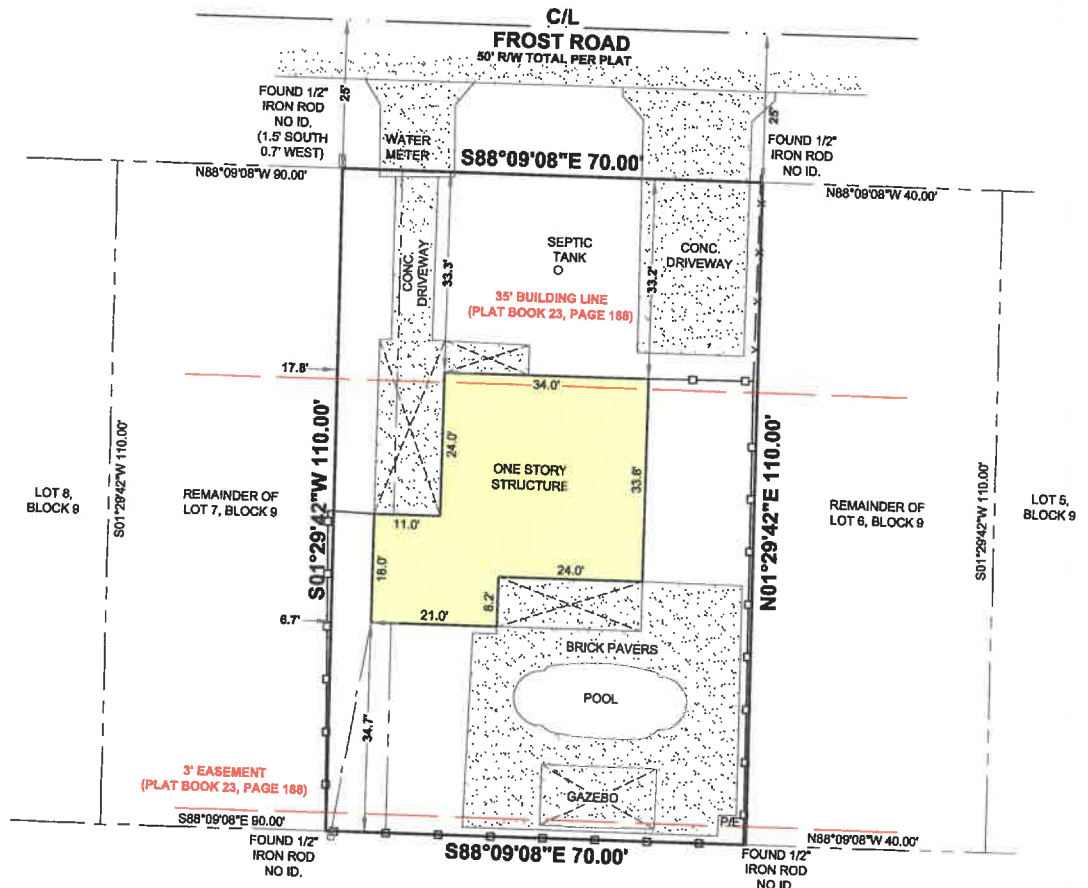
INDICATES N.A.V.D. 88
ELEVATION

GENERAL NOTES:

- BEARING BASIS PER G.P.S COORDINATE SYSTEM NAD 83, 1990 ADJUSTMENT (UNLESS OTHERWISE NOTED)
- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

** "5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.
(2) BOUNDARY MONUMENTS- (b6) WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE." (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

I HEREBY CERTIFY THAT THIS MAP OF BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE THIS SURVEY SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.
SIGNED: GINO CARLINO SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 50448
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.



PROPERTY ADDRESS:
3112 FROST ROAD, PALM SPRINGS,
FLORIDA 33406

LEGAL DESCRIPTION:

LOT 6, LESS THE EAST 40 FEET THEREOF,
AND THE EAST 10 FEET OF LOT 7, BLOCK 9,
FROST PARK, A SUBDIVISION OF PALM
BEACH COUNTY, FLORIDA, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 23, PAGE 188, OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY,
FLORIDA.

CERTIFICATIONS:

- RANDI ARTHUR

FLOOD DATA:

FLOOD ZONE: X
COMMUNITY NUMBER: 120223
COMMUNITY NAME: VILLAGE OF
PALM SPRINGS
PANEL NUMBER: 12099C0589F



SCALE: 1"=20'



VILLAGE OF PALM SPRINGS, FLORIDA

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

July 21, 2026

**ARTHUR WADE R JR & ARTHUR ANITA M
3112 FROST RD,
WEST PALM BEACH FL 33406 7928**

Dear Property Owner,

A **Notice of Violation with Hearing** has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property a **3112 FROST Rd, Palm Springs, FL 33406, PCN: 70434418050090061.**

VIOLATION/HEARING 25-00725

Section Sec. 10-31. FBC 105.1 - Failure to obtain a required Building Permit

Section Sec. 10-31. FBC 110.1 - Failure to obtain a required Building Inspection

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **August 20, 2026 at 10:00 AM** that is noted on your Notice of Violation with Hearing. This is part of your right under the judicial system.

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

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

Respectfully,

Mitchell Sebastian
Village of Palm Springs
Code Enforcement Officer

msebastian@vpsfl.org

Work Phone 561-389-1065

owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

104.10.1 Flood hazard areas. The Building Official shall coordinate with the floodplain administrator to review requests submitted to the Building Official that seek approval to modify the strict application of the flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to Section 117.

104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the Building Official shall respond in writing, stating the reasons why the alternative was not approved.

104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

104.12 Requirements not covered by code. Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the Building Official.

SECTION 105 PERMITS

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

105.1.1 Annual facility permit. In lieu of an individual permit for each alteration to an existing electrical, gas, mechanical or plumbing or interior nonstructural office system(s), the Building Official is authorized to issue an annual permit for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The Building Official shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility permit shall be assessed with an annual fee and shall be valid for one year from date of issuance. A separate permit

shall be obtained for each facility and for each construction trade, as applicable. The permit application shall contain a general description of the parameters of work intended to be performed during the year.

105.1.2 Annual Facility permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The Building Official shall have access to such records at all times or such records shall be filed with the Building Official as designated. The Building Official is authorized to revoke such permit if code violations are found to exist.

105.1.3 Food permit. In accordance with 500.12, Florida Statutes, a food permit from the Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.

105.1.4 Public swimming pool. The local enforcing agency may not issue a building permit to construct, develop, or modify a public swimming pool without proof of application, whether complete or incomplete, for an operating permit pursuant to Section 514.031, Florida Statutes. A certificate of completion or occupancy may not be issued until such operating permit is issued. The local enforcing agency shall conduct their review of the building permit application upon filing and in accordance with Chapter 553, Florida Statutes. The local enforcing agency may confer with the Department of Health, if necessary, but may not delay the building permit application review while awaiting comment from the Department of Health.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the local floodplain management ordinance. Permits shall not be required for the following:

Building:

1. Building permits are not required for replacement or repair work having a value of less than \$1,000.00, providing, however, that such work will not adversely affect the structural integrity, fire rating, exit access or egress requirements.
2. Cabinets and countertops with no reconfiguration for one- and two- Family Dwellings, painting, papering, carpeting, and similar finish work, with no electrical or plumbing work.
3. Temporary motion picture, television and theater sets and scenery.
4. Traditional swings and other standard playground equipment accessory to detached one- and two-family dwellings, as determined by the Building Official, but they may be subject to Zoning permits.
5. Retractable awnings supported by an exterior wall and do not require additional support of Groups R-3 and U occupancies, but they may be subject to Zoning permits.
6. Non-fixed and movable fixtures, cases, racks, and counters not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

109.2.1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:

- Permits;
- Plans examination;
- Certificates of competency (including fees for applications, examinations, renewal, late renewal, and reciprocity);
- Re-inspections;
- Administrative fees (including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board);
- Variance requests;
- Administrative appeals;
- Violations; and
- Other fees as established by local resolution or ordinance.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or without prior approval from the Building Official as permitted in Section 105.2.2 or 105.12 shall be subject to a fee established by the Building Official that shall be in addition to the required permit fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The Building Official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

109.6 Refunds. The Building Official is authorized to establish and publish a refund policy through local ordinance, which is located in the Village of Palm Springs Municipal Code Ch. 10, section 10-56.

SECTION 110 INSPECTIONS

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

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

110.1.1 Manufacturers and fabricators. When deemed necessary by the Building Official, he/she shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

110.1.2 Inspection service. The Building Official may make, or cause to be made, the inspections required by Section 110. He or she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications, and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the Building Official. The Building Official shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statutes.

The Building Official may require the owner to employ an inspection service in the following instances:

1. For buildings or additions of Type I construction;
2. For all major structural alterations;
3. Where the concrete design is based on compressive strength in excess of 3000 pounds per square inch;
4. For pile driving;
5. For buildings with an area greater than 20,000 square feet;
6. For buildings more than two stories in height; or
7. For buildings and structures of unusual design or methods of construction. Such inspectors shall be present when work is underway on the structural elements of the building to adequately attest to its compliance. Such inspectors shall be a registered architect, or engineer. An employee of the architect or engineer licensed under Chapter 468, Part XII, Florida Statutes may perform the inspections, under the direction of and with final certification from the architect or engineer. Such inspectors shall submit weekly progress reports including the daily inspections to the Building Official and including a code compliance opinion of the resident inspector. At the completion of the construction work or project, the architect or engineer shall submit a certificate of compliance to the Building Official, stating that the work was done in compliance with this code and in accordance with the permitted drawing. Final inspection shall be made by the Building Official before a Certificate of Occupancy or Certificate of Completion is issued; and confirmation inspections may be made at any time to monitor activities and resident inspectors.

110.1.3 Affidavit for inspection. With specific prior approval of, and in a format acceptable to the Building Official, an affidavit for certification of inspection may be accepted from the permit qualifier; when accompanied by extensive photographic evidence of sufficient detail to demonstrate code compliance. The photographic evidence shall be comprehensive in the display of the installation and/or construction and job location identifiers. The affidavit and accompanying photographs shall be provided to the inspector onsite, at the next scheduled

inspection. If the photographs are found to be insufficient by the Building Official to demonstrate compliance with this code and/or the permitted document, or clearly display location identifiers, or are missing, the inspector shall require the contractor to obtain the services of a registered Florida professional engineer to inspect and certify the installation and/or construction.

110.1.3.1 Exception: Affidavits may not be accepted for inspection of elements of construction which require inspection by the local jurisdiction under the requirements of Title 44, Code of Federal Regulations, Parts 59 and 60, and the local flood damage prevention ordinance.

110.2 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures, and sites for which an application has been filed.

110.3 Required inspections. The Building Official upon notification from the permit holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The Building Official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building:

1. *Foundation inspection.* To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components:

- Stem-wall
- Monolithic slab-on-grade
- Piling/pile caps
- Footers/grade beams

- 1.1. Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

A foundation/Form board survey prepared and certified by a registered surveyor may be required, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string-up all property lines in preparation for inspection.

- 1.2. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the Authority having Jurisdiction.

2. *Framing inspection.* To be made after the roof, all framing, fire blocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved and shall at a minimum include the following building components:

- Window/door framing
- Window U-factor/SHGC as indicated on approved calculations
- Vertical cells/columns
- Lintel/tie beams
- Framing/trusses/bracing/connectors (including truss layout and engineered drawings)

CASE PRESENTATION
CASE No. CASE 25-00725

1. Good morning, my name is Mitchell Sebastian, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, Code Enforcement Officer.
3. This is Case No. 25-00725. It concerns the property at 3112 FROST Rd, Palm Springs, FL 33406 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 ARTHUR WADE R JR & ARTHUR ANITA M
5. Under observation, there are Violations of local ordinances
 6. SECTION 10-31 (FBC 105.1)- FAILURE TO OBTAIN BUILDING PERMIT FOR GAZEBO
 7. SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTION NOT PERFORMED.
 - 8.
 9. This case was reassigned to me on 3-4-26. Due to the notes left by the previous code enforcement officer, the property owner has been aware that he needed permits for the gazebo and fence since 7-9-25. I investigated and found no building permits were submitted for the fence and gazebo. I issued a final notice on 3-4-26. The property owner contacted me the following day and I explained the reason for the final notice. Several time extensions were granted to allow time for the permit to be approved by planning, zoning, and building. The fence permit was issued on 6-8-26. The gazebo permit was left in corrections due to not having the required easement space. I spoke to the property owner and asked if he wanted to remove the gazebo or move the gazebo to a location that meets the requirements. He stated that he will not be removing the gazebo until hurricane season is over and is safe to do so.
 - 10.
 11. On July 21st, 2026, a Notice of Violation/ Notice of Hearing 25-00725 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.
 12. The Village has also incurred costs of \$195.77 in conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than September 20th, 2026
 13. Subject to any questions you might have, this concludes the Village Testimony.



The Village of Palm Springs FLORIDA



Case Administrative / Court Costs

August 20th 2026 - 3112 FROST Rd, Palm Springs, FL 334063

Case No. 25-00725

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	0.00	35.00	0.00
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. 25-00725				195.77

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number: 70-43-44-18-05-009-0061 Mailing Address: 3112 FROST RD West Palm Beach, Fl 33406-7928 Owner of Record: ARTHUR WADE R JR &	Property Type: Real Property Property Address: 3112 FROST RD PALM SPRINGS, FL 33406 Second Owner: ARTHUR ANITA M	Status: Active Legal Description: FROST PARK W 60 FT OF LT 6 & E 10 FT OF LT 7 BLK 9
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Last updated: 7/21/2026 10:27:14 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	\$6,678.88 Net Tax: \$6,815.18 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$136.30	1/30/26	-\$6,678.88	Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$6,644.30 Net Tax: \$6,644.30 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/21/25	-\$6,644.30	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	\$5,622.33 Net Tax: \$5,856.60 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$234.27	11/25/23	-\$5,622.33	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$5,445.32 Net Tax: \$5,445.32 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/7/23	-5,445.32	● Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	☐ \$4,568.30 Net Tax: \$4,758.64 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$190.34	11/30/21	-4,568.30	● Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/21	☐ \$5,212.87 Net Tax: \$4,806.85 Interest: \$144.21 Penalty: \$0.00 Fees: \$261.81 Discount: \$0.00	9/2/21	-5,212.87	● Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/20	☐ \$1,136.81 Net Tax: \$1,184.17 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$47.36	11/22/19	-1,136.81	● Paid



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 25-00725

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

vs.

ARTHUR WADE R JR & ARTHUR ANITA M

Respondent(s)

ORDER FINDING VIOLATION

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

SECTION 10-31 (FBC 105.1)- FAILURE TO OBTAIN BUILDING PERMIT FOR GAZEBO
SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTION NOT PERFORMED.

Property Address:	3112 FROST Rd, Palm Springs, FL 33406
Legal Description:	FROST PARK W 60 FT OF LT 6 & E 10 FT OF LT 7 BLK 9
PCN:	70434418050090061

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 **August 20, 2026**, and based on the evidence and testimony presented, enters the following **FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER**:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- ☐ Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **SECTION 10-31 (FBC 105.1)- FAILURE TO OBTAIN BUILDING PERMIT FOR GAZEBO**
- ☐ **SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTION NOT PERFORMED.**
- ☐ Respondent **is NOT in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **SECTION 10-31 (FBC 105.1)- FAILURE TO OBTAIN BUILDING PERMIT FOR GAZEBO**
- ☐ **SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTION 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 **September 20th, 2026**.
- ☐ Admin Fee of **\$195.77**
- ☐ 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 **September 20th, 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 **September 20th, 2026**.
- ☐ Admin Fee of **\$195.77**
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this August 20, 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:
3112 FROST RD, , WEST PALM BEACH FL 33406
7928



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 25-00725

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

ARTHUR WADE R JR & ARTHUR ANITA M
Respondent(s)

ORDER FINDING VIOLATION

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

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

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

Property Address: 3112 Frost Road, Palm Springs, FL 33406
Legal Description: FROST PARK W 60 FT OF LT 6 & E 10 FT OF LT 7 BLK 9
PCN: 70-43-44-18-05-009-0061

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 **August 20, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- ☐ Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 10-31 (FBC 105.1): Failure to obtain building permit for gazebo.**
 - ☐ **Section 10-31 (FBC 110.1): Required inspection not performed.**
- ☐ Respondent **is NOT in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 10-31 (FBC 105.1): Failure to obtain building permit for gazebo.**
 - ☐ **Section 10-31 (FBC 110.1): Required inspection 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 **September 20, 2026**.
- ☐ Administrative fee of **\$195.77**
 - ☐ 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 **September 20, 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 **September 20, 2026**.
- ☐ Administrative fee of **\$195.77**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this, August 20, 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:
3112 Frost Road,
West Palm Beach, FL 33406 7928](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 25-01283



VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

VILLA PEREZ CARLOS M TRUST
3200 TROPICAL TRL
LAKE WORTH FL 33462 3742
Respondent.

9489 0178 9820 3048 6224 51

Certified mail

PCN: 70434419110010060

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 **12/18/2025**, the real property located at **3861 GULFSTREAM Rd, Palm Springs, FL 33461** and owned by **VILLA PEREZ CARLOS M TRUST** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section 30-141 Overgrowth Excessive growth of weeds and vegetation- vegetation in front of street needs trimming

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

Section 34-915 Parking Prohibit Use of vehicle, boat, trailer or other conveyance for living of sleeping- RV is hooked up to sewer and water to adjacent property to the north.

This above violation(s) must be corrected on or before **7/31/2026**, 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 August 20, 2026, at 10:00 a.m.** If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exists, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

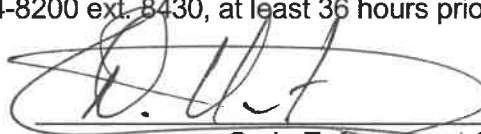
IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8200 ext. 8520 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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

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

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

A handwritten signature in black ink, appearing to read 'D. Urrutia', is written over a horizontal line.

Code Enforcement Officer

David Urrutia

July 21, 2026

Date Issued

VIOLATION DO NOT REMOVE

**CORRECTIONS MUST BE
MADE AS NOTED BELOW**

3861 Culpstream Rd

ADDRESS

☐ BLDG. ☐ ELEC. ☐ MECH. ☐ PLBG. ☒ Parking

-34-913 - Commercial vehicles
being stored at lot.

- RV trailer living not allowed
Parking Red van, two white vans,
Semi Rig, Camper. not allowed
to be stored on site.

Please call if any questions.

☐ **STOP WORK! CALL 965-4016
BETWEEN 8:30 - 4:30**

☒ **VIOLATION! CORRECT AS NOTED**

☐ **2nd REINSPECTION FEE OF \$65.00 MUST BE PAID IN
PERSON AT THE BUILDING DEPARTMENT. EACH
ADDITIONAL INSPECTION FEE INCREASES BY \$65.00.**

☐ **CALL 434-5092 FOR REINSPECTION**

VILLAGE OF PALM SPRINGS, FLORIDA

561-
801-9162
INSPECTOR

DATE

12/18/25 David Crote

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 25-01283

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

VILLA PEREZ CARLOS M TRUST
3200 TROPICAL TRL
LAKE WORTH FL 33462 3742
Respondent.



DATE: 7/23/26
TIME: 10:00

9489 0178 9820 3048 6224 51

Certified Mail

PCN: 70434419110010060

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 12/18/2025, the real property located at 3861 GULFSTREAM Rd, Palm Springs, FL 33461 and owned by VILLA PEREZ CARLOS M TRUST is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section 30-141 Overgrowth Excessive growth of weeds and vegetation- vegetation in front of street needs trimming

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

Section 34-915 Parking Prohibit Use of vehicle, boat, trailer or other conveyance for living of sleeping- RV is hooked up to sewer and water to adjacent property to the north.

This above violation(s) must be corrected on or before 7/31/2026, 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 August 20, 2026, at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exists, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

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

July 23, 2026 10:01 AM



July 23, 2026 10:01



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 25-01283

VILLA PEREZ CARLOS M TRUST
3200 TROPICAL TRL
LAKE WORTH FL 33462 3742

PCN: 70434419110010060

Respondent,

AFFIDAVIT OF SERVICE

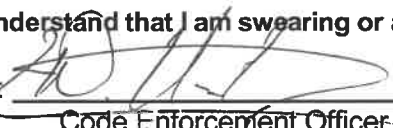
On **July 23, 2026**, at **10:00 AM**, I served the attached NOTICE OF HEARING on the within-named **VILLA PEREZ CARLOS M TRUST**, at **3861 Gulfstream Road Palm Springs Florida**, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by: August 10th, 2026

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

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

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

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

By: 
Code Enforcement Officer-

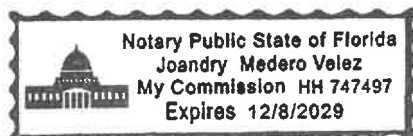
Date: 7/31/26

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 31 day of July 2026, by David Urrutia Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)


NOTARY PUBLIC, State of Florida



PRINGS, FLORIDA

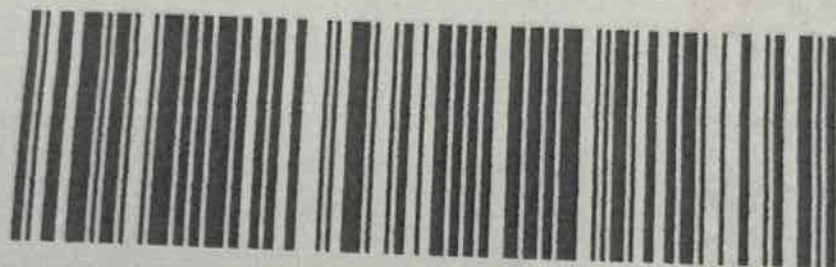
161

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



UNITED STATES
POSTAL SERVICE®

CERTIFIED MAIL®



9489 0178 9820 3048 6224 51

Label 890-QDT, March 2023

quadiant

FIRST-CLASS MAIL

IMI

\$009.24⁰

07/21/2026 ZIP 33480

043M31255277

US POSTAGE

VILLA PEREZ CARLOS M TRUST
3200 TROPICAL TRL
LAKE WORTH FL 33462 3742

Cert.

great way. -- Napoleon Hill

Tracking Number:

Remove X

9489017898203048622451

Copy

Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 12:03 pm on July 24, 2026 in LAKE WORTH, FL 33462.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

LAKE WORTH, FL 33462

July 24, 2026 12:03 PM

See All Tracking History

Feedback

What Do USPS Tracking Statuses Mean?

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus®



Product Information



See Less ^



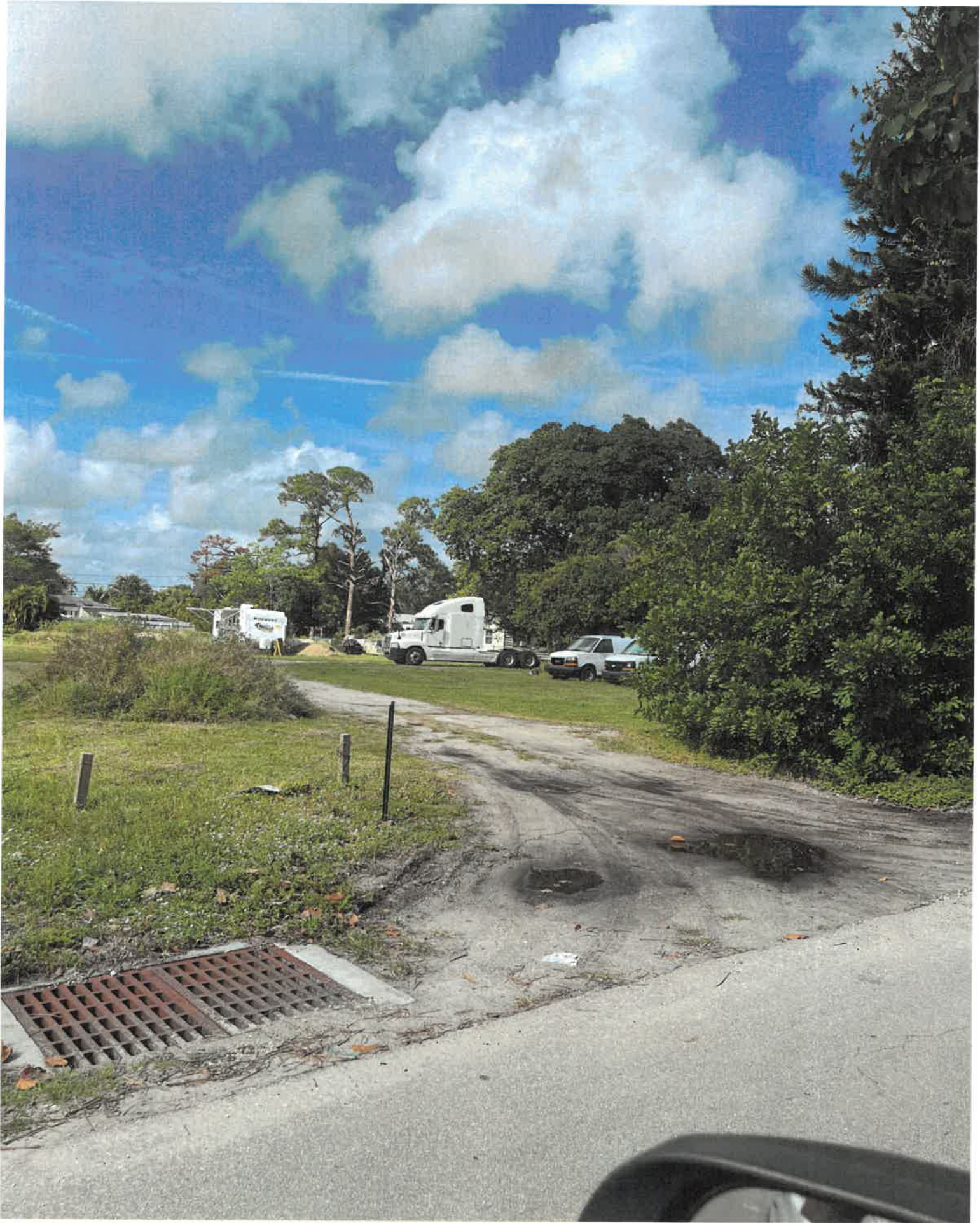




July 8, 2026 3:32 PM



July 8, 2026 3:33 PM





July 8, 2026 3:59 PM



July 8, 2026 3:55 PM



SPRINGS, FLORIDA
NT

3461



quadiant

FIRST-CLASS MAIL
IMI

\$000.78⁰⁰

07/21/2026 ZIP 334
043M31255277

VILLA PEREZ CARLOS M TRUST
3200 TROPICAL TRL
LAKE WORTH FL 33462 3742

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. 34-1381. - Nuisances generally; scope.

- (a) No land use or land development activity may be conducted in a manner inconsistent from the normal manner of conduct of such activity and in a way which results in the unusual or extraordinary generation of noise, air or water pollution, smoke or dust, uncontrolled or uncontained solid, liquid, or airborne waste or debris, or which involves unusual accumulation of stored materials not immediately and directly required for the normal operation of the permitted use present on the property.
- (b) No materials may be stored in an outside area visible from any adjacent or nearby street or property in any residential district. No inoperative wheeled vehicle may be stored for more than five days on any parcel in a residential district, except when stored in a completely enclosed structure.

(Code 1994, § 30-956)

Sec. 34-915. - Use of vehicle, boat, trailer or other conveyance for living or sleeping; prohibited.

- (a) It shall be unlawful for any owner, operator, or person having custody of any vehicle, boat, trailer, recreational vehicle, or other conveyance to permit the use of same for living or sleeping purposes while parked or stored anywhere and at any time within the village. It shall also be unlawful for an owner or occupant of land to knowingly permit such a vehicle, boat, trailer, recreational vehicle or other conveyance to be parked or stored on property in violation of this section.
- (b) In the event of damage to a single family home caused by a natural disaster, including but not limited to fire, flood, and/or hurricane, a state registered recreational vehicle may be used for living or sleeping purposes. The recreational vehicle shall be located on the same lot as the single family home and shall meet the setback requirements. Active permits must be open for the repair of the damaged single family home. The recreational vehicle may be occupied for no more than 180 consecutive calendar days with a valid permit from the land development department. A one-time extension shall be permitted at the discretion of the land development director. The recreational vehicle shall be connected to water and sewer and water and sewer accounts shall remain active during the term of the permit.

(Ord. No. 2005-25, § 2(30-639), 10-13-2005; Ord. No. 2013-18, § 2, 7-11-2013)

CASE PRESENTATION
CASE No. CASE 25-01283

1. Good morning, my name is **David Urrutia**, and I have been sworn in.
2. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.
3. This is **Case No. 25-01283** concerning the property at **3861 Gulfstream Road** in the Village of Palm Springs, FL.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records the current owner(s) of the property is/are **Villa Perez Carlos M Trust**

5. Pursuant to my own observation, and reports from our PD department there are violations of local ordinances:

Section 30-141 Overgrowth Excessive growth of weeds and vegetation-vegetation in front of street needs trimming

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

Section 34-915 Parking Prohibit Use of vehicle, boat, trailer or other conveyance for living or sleeping- RV is hooked up to sewer and water to adjacent property to the north.

Remove RV

Remove trailer

6. On December 18th, 2025, Courtesy Notices were posted at the location and phone conversations with the property owner Carlos were had regarding violations. Again a second notice was issued on These violations continued. As of today

7. On **July 23, 2026**, I wrote **Notice of Violation/Notice of Hearing 25-01283** for the violations.

8.

9. **Section 30-141 Overgrowth Excessive growth of weeds and vegetation-vegetation in front of street needs trimming - has complied.**

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

11. **Section 34-915 Parking Prohibit Use of vehicle, boat, trailer or other conveyance for living or sleeping- RV is hooked up to sewer and water to adjacent property to the north.**

12. The Notice was mailed certified and regular to the respondents' address of record and posted at the property.

13. Photos of the violations and postings are included in the file. The property remains in violation.

14. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE with actions to correct the violations and gain compliance on **by September 1, 2026**. If not in compliance with the stated dates a **\$100.00 per day, per violation FINE shall commence.**

CASE No. _____

15. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$100.02** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **September 1, 2026**.

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



Case Administrative / Court Costs

August 20 2026 3861 Gulfstream Rd		case 25-01283		
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	9.24	9.24
7	Additional clerk time - 1 hour	0.00	28.00	0.00
8	Additional Attorney Time - per hour	0.00	195.00	0.00
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.78	0.78
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
TOTAL COST FOR CASE 25-01283				100.02

This instrument prepared by and return to:
Linda McDowell
United Title Agencies I, Inc.
1315 N. Dixie Hwy.
Lake Worth, FL 33460

File # 24-1-0-8
Tax folio #: 70-43-44-19-11-001-0060

WC # 59

Warranty Deed

This Indenture, made this March 11, 2024, between
Tencel LLC, a Florida Limited Liability Company
grantor*,

Whose post office address is: 525 South Flagler Drive, 100, West Palm Beach, Florida 33401
and

Carlos M. Villa-Perez, Trustee of Carlos M. Villa-Perez Trust U/A 12/15/2016 dated December 15, 2016, with Full
power and authority to protect, conserve, sell, lease, grant and encumber all interests conveyed and otherwise to
manage and dispose of those interests of the subject property as authorized by Section 689.073 of the Florida Statutes
grantee*,

whose post office address is: 3200 Tropical Trail, Lake Worth, Florida 33462

Witnesseth: That said grantor, for and in consideration of the sum of \$10.00 (Ten dollars) and other good and valuable
considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted,
bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate,
lying and being in Palm Beach County, Florida, to-wit:

Lot 6, Block 1, Lakewood Gardens, Plat No. 1, according to the Plat thereof, recorded in Plat Book 18,
Page(s) 38, of the Public Records of Palm Beach County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the Tenements, hereditaments, and appurtenances
there unto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity and claim
whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee
in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that
the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the
title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is
free of all encumbrances, except taxes accruing subsequent to 2024.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to
reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

*"Grantor", "person", "he", "she", "it", "they", and "grantee" or the like shall include singular, plural, past and future
tense without distinguishment and shall be considered in its proper tense, time & gender as text may require or admit.

Property Detail

Location Address : 3861 GULFSTREAM RD 1
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-001-0060
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 34898 / 388
Sale Date : 03/11/2024
Legal Description : LAKEWOOD GARDENS PLAT 1 TR 6 BLK 1

Owner Information**Owner(s)**

VILLA PEREZ CARLOS M TRUST

Mailing Address

3200 TROPICAL TRL
LAKE WORTH FL 33462 3742

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/11/2024	\$400,000	34898 / 00388	WARRANTY DEED	VILLA PEREZ CARLOS M TRUST
08/22/2019	\$10	30841 / 01960	WARRANTY DEED	TENCEL LLC
06/28/2019	\$230,000	30725 / 01901	WARRANTY DEED	ANGELOU LLC
08/20/2015	\$150,000	27757 / 00357	WARRANTY DEED	FOX BAY LLC &
10/30/2014	\$100,000	27133 / 00456	WARRANTY DEED	GENOVESE PROPERTIES 3 INC
08/15/2002	\$10	14058 / 01363	QUIT CLAIM	PALMBERG BRIAN D &
07/01/1996	\$89,000	09376 / 01788	WARRANTY DEED	
06/01/1991	\$100	06878 / 00265	QUIT CLAIM	
07/01/1990	\$100	06531 / 01363	CERT OF TITLE	
07/01/1990	\$100	06531 / 01362	CERT OF TITLE	
09/01/1988	\$90,000	05815 / 01497	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$864	\$864	\$864	\$864
Land Value	\$325,720	\$339,291	\$365,879	\$353,129	\$212,691
Total Market Value	\$325,720	\$340,155	\$366,743	\$353,993	\$213,555

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$325,720	\$284,242	\$258,402	\$234,911	\$213,555
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$325,720	\$284,242	\$258,402	\$234,911	\$213,555

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$6,322	\$5,876	\$5,762	\$5,480	\$4,396
NON AD VALOREM	\$49	\$49	\$50	\$50	\$50
TOTAL TAX	\$6,370	\$5,924	\$5,812	\$5,530	\$4,446

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT



Case No: 25-01283

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
VILLA PEREZ CARLOS M TRUST
Respondent(s)

ORDER FINDING VIOLATION

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

Section 30-141: Overgrowth; excessive growth of weeds and vegetation. Vegetation in front of the street needs trimming.

Section 34-1381: Nuisance materials stored outside and visible from the street; Building materials.

Section 34-915: Parking; prohibits use of a vehicle, boat, trailer, or other conveyance for living or sleeping. RV is hooked up to sewer and water to the adjacent property to the north.

Property Address: 3861 Gulfstream Road, Palm Springs, FL 33461
Legal Description: LAKEWOOD GARDENS PLAT 1 TR 6 BLK 1
PCN: 70-43-44-19-11-001-0060

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **August 20, 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; excessive growth of weeds and vegetation. Vegetation in front of the street needs trimming.**
 - ☐ **Section 34-1381: Nuisance materials stored outside and visible from the street; Building materials.**
 - ☐ **Section 34-915: Parking; prohibits use of a vehicle, boat, trailer, or other conveyance for living or sleeping. RV is hooked up to sewer and water to the adjacent property to the north.**
- ☐ Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 30-141: Overgrowth; excessive growth of weeds and vegetation. Vegetation in front of the street needs trimming.**
 - ☐ **Section 34-1381: Nuisance materials stored outside and visible from the street; Building materials.**
 - ☐ **Section 34-915: Parking; prohibits use of a vehicle, boat, trailer, or other conveyance for living or sleeping. RV is hooked up to sewer and water to the adjacent property to the north.**

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **September 1, 2026**.
- ☐ Administrative fee of **\$100.02**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**
- ☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **September 1, 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 **September 1, 2026**.
- ☐ Administrative fee of **\$100.02**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

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

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

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

DONE AND ORDERED August 20, 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:
3200 Tropical TRL,
Lake Worth, FL 33462 3742](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 26-00618

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

JOSEPH KEVINE & SAINT HUBERT BERNADETTE J
3697 GULFSTREAM RD,
LAKE WORTH BEACH FL 33461 3523
Respondent.



9489 0178 9820 3048 6225 05

Debt Paid

PCN: 70434419110030051

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 **May 28th, 2026**, the real property located at **3697 GULFSTREAM Rd, Palm Springs, FL 33461** and owned by **JOSEPH KEVINE & SAINT HUBERT BERNADETTE J** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

- Section. 34-1381 Nuisance materials stored outside visible to neighbors
- ✓ Section. 34-225 Fencing Missing or broken fence, wall or gate (No Pool)
- Section. 34-913 Parking Prohibited Vehicles in residential land use districts
- ✓ Section. 34-915 Parking Prohibit Use of vehicle, boat, trailer or other conveyance for living of sleeping
- Section. 34-916 Parking, Commercial Vehicles
- Section. 10-8 Property All Exterior Property, accessory structures, pools, sidewalks, driveways, maintained.
- Section. 10-9 Building Maintenance of Exterior of a structure in good repair

This above violation(s) must be corrected on or before **8/10/2026**, 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 **8/20/2026, at 10:00 a.m.** If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exists, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

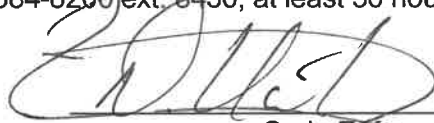
IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8200 ext.

8520 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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

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



Code Enforcement Officer

David Urrutia

July 17, 2026

Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 26-00618

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

JOSEPH KEVINE & SAINT HUBERT BERNADETTE J
3697 GULFSTREAM RD,
LAKE WORTH BEACH FL 33461 3523
Respondent.

TIME: 8:27 AM
DATE: 7/31/26



9489 0178 9820 3048 6225 05

Accepted Mail

PCN: 70434419110030051

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 **May 28th, 2026**, the real property located at **3697 GULFSTREAM Rd, Palm Springs, FL 33461** and owned by **JOSEPH KEVINE & SAINT HUBERT BERNADETTE J** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

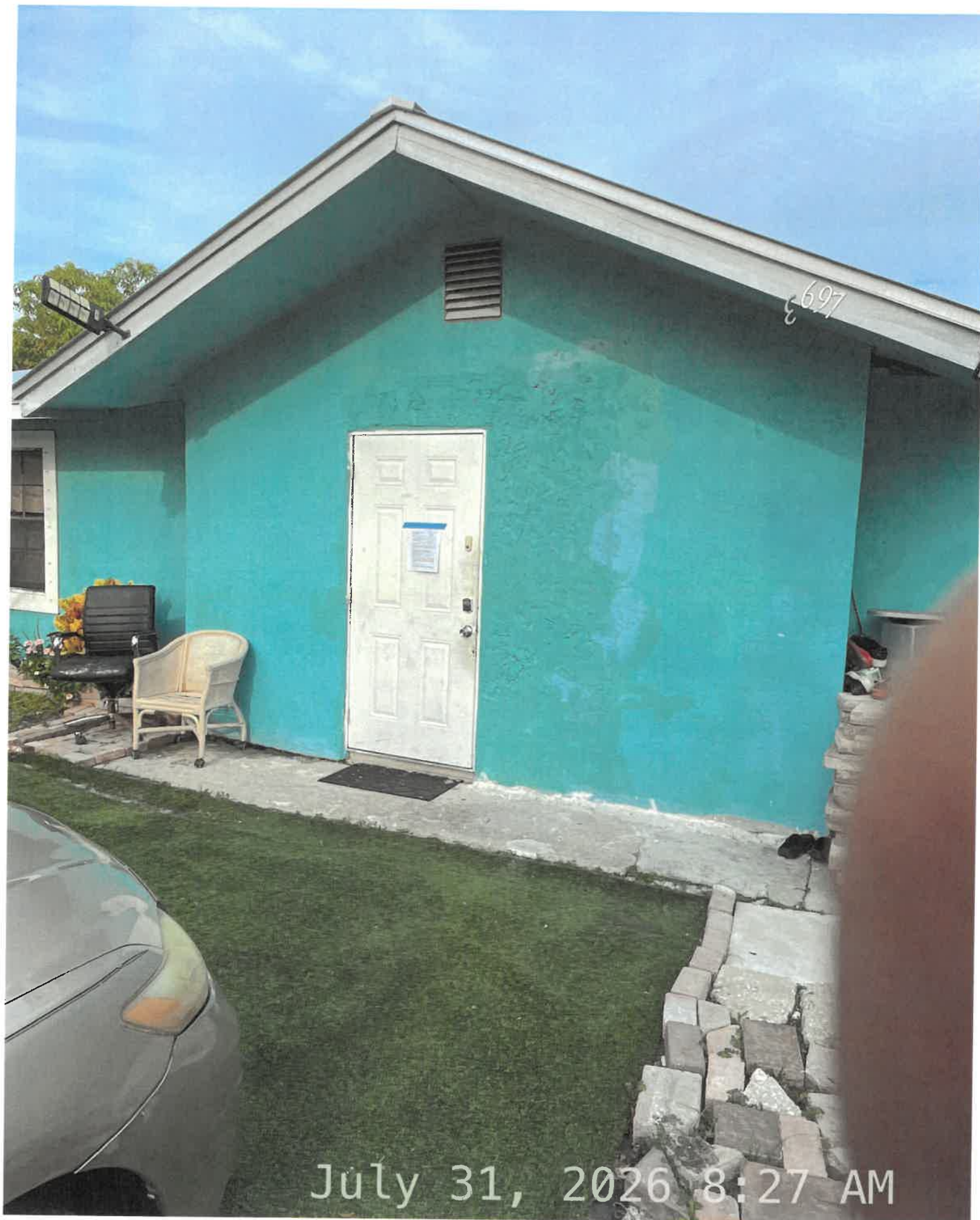
- Section. 34-1381 Nuisance materials stored outside visible to neighbors
- Section. 34-225 Fencing Missing or broken fence, wall or gate (No Pool)
- Section. 34-913 Parking Prohibited Vehicles in residential land use districts
- Section. 34-915 Parking Prohibit Use of vehicle, boat, trailer or other conveyance for living of sleeping
- Section. 34-916 Parking, Commercial Vehicles
- Section. 10-8 Property All Exterior Property, accessory structures, pools, sidewalks, driveways, maintained.
- Section. 10-9 Building Maintenance of Exterior of a structure in good repair

This above violation(s) must be corrected on or before **8/10/2026**, 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 **8/20/2026, at 10:00 a.m.** If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exists, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8200 ext.

July 31, 2026 8:27 AM





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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00618

JOSEPH KEVINE & SAINT HUBERT BERNADETTE J
3697 GULFSTREAM RD
LAKE WORTH BEACH FL 33461 3523

PCN: 70434419110030051

Respondent,

AFFIDAVIT OF SERVICE

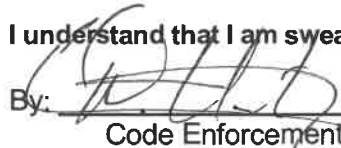
On **July 31, 2026**, at **8:27 AM**, I served the attached NOTICE OF HEARING on the within-named **JOSEPH KEVINE & SAINT HUBERT BERNADETTE J**, at **3697 Gulfstream Rd Palm Springs Florida**, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by: **August 10, 2026**

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

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

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

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

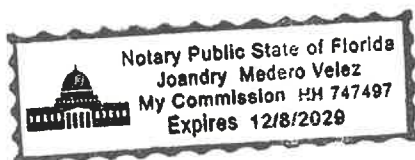
By: 
Code Enforcement Officer

Date: 7/31/26

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 31 day of July 2026, by David Urrutia Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)




NOTARY PUBLIC, State of Florida



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

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



UNITED STATES
POSTAL SERVICE®

CERTIFIED MAIL®



9489 0178 9820 3048 6225 05

Label 890-QDT, March 2023



quodient

FIRST-CLASS MAIL

IMI

\$009.24⁰⁰

07/30/2026 ZIP 33461
043M31255277

JOSEPH KEVINE & SAINT HUBERT BERNADETTE J
3697 GULFSTREAM RD
LAKE WORTH BEACH FL 33461 3523

July 30, 2026 9:04 AM

Tracking Number:

Remove X

9489017898203048622505

Copy

Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 3:08 pm on August 1, 2026 in LAKE WORTH, FL 33461.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

LAKE WORTH, FL 33461

August 1, 2026 3:08 PM

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus®



Product Information



Feedback

See Less ^





May 28, 2026 1:25 PM





May 28, 2026 1:25 PM



May 28, 2026 1:25 PM



• May 28, 2026 1:25 PM





May 28, 2026 1:27

Sec. 34-1381. - Nuisances generally; scope.

- (a) No land use or land development activity may be conducted in a manner inconsistent from the normal manner of conduct of such activity and in a way which results in the unusual or extraordinary generation of noise, air or water pollution, smoke or dust, uncontrolled or uncontained solid, liquid, or airborne waste or debris, or which involves unusual accumulation of stored materials not immediately and directly required for the normal operation of the permitted use present on the property.
- (b) No materials may be stored in an outside area visible from any adjacent or nearby street or property in any residential district. No inoperative wheeled vehicle may be stored for more than five days on any parcel in a residential district, except when stored in a completely enclosed structure.

(Code 1994, § 30-956)

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. 34-913. - 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)

Sec. 34-915. - Use of vehicle, boat, trailer or other conveyance for living or sleeping; prohibited.

- (a) It shall be unlawful for any owner, operator, or person having custody of any vehicle, boat, trailer, recreational vehicle, or other conveyance to permit the use of same for living or sleeping purposes while parked or stored anywhere and at any time within the village. It shall also be unlawful for an owner or occupant of land to knowingly permit such a vehicle, boat, trailer, recreational vehicle or other conveyance to be parked or stored on property in violation of this section.
- (b) In the event of damage to a single family home caused by a natural disaster, including but not limited to fire, flood, and/or hurricane, a state registered recreational vehicle may be used for living or sleeping purposes. The recreational vehicle shall be located on the same lot as the single family home and shall meet the setback requirements. Active permits must be open for the repair of the damaged single family home. The recreational vehicle may be occupied for no more than 180 consecutive calendar days with a valid permit from the land development department. A one-time extension shall be permitted at the discretion of the land development director. The recreational vehicle shall be connected to water and sewer and water and sewer accounts shall remain active during the term of the permit.

(Ord. No. 2005-25, § 2(30-639), 10-13-2005; Ord. No. 2013-18, § 2, 7-11-2013)

Sec. 34-916. - Parking commercial vehicles on commercial property.

- (a) It shall be unlawful for any owner, operator, or person having custody of any commercial vehicle to park or store the vehicle such as, but not limited to:
 - (1) Tractor trailers, and semi-trailer trucks;
 - (2) Tow trucks, wreckers or flatbed 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 areas;
 - (8) Boom or bucket trucks;
 - (9) Swamp buggies and half-tracks.
- (b) On commercially zoned property for more than two hours unless the vehicle has business with an on-site business, such as loading or delivering goods, and then only with the express permission of the property owner and within an area nonobstructive to other vehicles using the site and not obstructing designated parking spaces. In no case shall a refrigeration truck be allowed to operate on commercially zoned property before 7:00 a.m. or after 11:00 p.m. nor shall a commercial vehicle be used primarily as storage space.

(Code 1994, § 30-629; Ord. No. 2017-19, § 3, 9-28-2017)

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

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

Stairways, decks, porches and balconies. Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

(k) *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.

(l) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

(m) *Window and doorframes.* Every window, door and frame shall be kept in sound condition, good repair and weather tight.

(1) *Glazing.* All glazing materials shall be maintained free from cracks and holes.

(2) *Openable window.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

(n) *Doors.* All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.

(o) Holiday lights and decorations, erected during the appropriate holiday season, shall comply with all applicable building and electrical codes. Holiday lights and decorations may be erected no earlier than 30 days prior to the subject holiday, with the exception of the Christmas/Hanukkah holidays. Christmas/Hanukkah lights and decorations may be erected no earlier than October 15. All Christmas/Hanukkah lights and decorations must be removed within 30 days following the holiday. All other holiday lights and decorations shall be removed within 14 days following the holiday.

(p) Protection from windborne debris is encouraged for all structures certified for occupancy in the village. Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the building code in effect at the time such hurricane protection was permitted by the building department.

(q) It is prohibited to maintain any device (including but not limited to wood, aluminum, or approved hurricane shutters) used for securing property, which impede egress, light, and/or ventilation in a closed/secured position on occupied buildings after a designated hurricane watch or warning has terminated. In addition, it is prohibited to maintain any hurricane protective devices, with the exception of those covering clerestory windows, in a closed/secured position for periods in excess of ten consecutive days unless:

(1) A hurricane occurs during the ten-day period, at which point the ten-day period begins anew the day after hurricane conditions have subsided; or

(2) Hurricane or tropical storm watch conditions are predicted to occur within 48 hours after the tenth day; or

(3)

The structure is used for residential purposes, but no person is in residence for a period in excess of ten consecutive days, except that (1) and (2), above, shall still apply during periods when a person is in residence.

- (4) Clerestory windows exempted under this section, shall be removed ten days after the official conclusion of the hurricane season.
- (r) The owner of an occupied structure shall promptly repair any broken door or window so that a temporary boarded up condition is limited. Any such repair, other than in the case of a natural disaster, shall be made within ten (10) consecutive days. Any means of securing property including crime prevention devices shall be subject to review by the building official for safety and compliance with the Florida Building Code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Real property may be secured via boarding up windows, doors, or other openings upon the requirement of the building official provided a permit is issued by the village prior to securing a property.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2007-07, § 2, 9-13-2007)

CASE PRESENTATION
CASE No. CASE 26-00618

1. Good morning, my name is **David Urrutia**, and I have been sworn in.
2. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.
3. This is **Case No. 26-00618** concerning the property at **3697 Gulfstream Road** in the Village of Palm Springs, FL.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records the current owner(s) of the property is **Joseph Kevine & Saint Hubert Bernadette J**
5. Pursuant to my own observation, and reports from our PD department there are violations of local ordinances:

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

Section. 34-225 Fencing Missing or broken fence, wall or gate (No Pool) - **complied**

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

Section. 34-915 Parking Prohibit Use of vehicle, boat, trailer or other conveyance for living of sleeping- **not in use**

Section. 34-916 Parking, Commercial Vehicles

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

Section. 10-9 Building Maintenance of Exterior of a structure in good repair

6. On **May 28th, 2026**, Courtesy Notices were posted at the location and phone conversations with the property owner Kevine were had regarding violations. These violations continued. **As of today, the fence has been corrected. And RV is not being occupied.**

7. On **July 31, 2026**, I wrote **Notice of Violation/Notice of Hearing 26-00618** for the violations.

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

9. Section. 34-225 Fencing Missing or broken fence, wall or gate (No Pool) **complied**

10. Section. 34-913 Parking Prohibited Vehicles in residential land use districts

11. Section. 34-915 Parking Prohibit Use of vehicle, boat, trailer or other conveyance for living of sleeping - **not in use**

12. Section. 34-916 Parking, Commercial Vehicles

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

14. Section. 10-9 Building Maintenance of Exterior of a structure in good repair

- 15..

16. The Notice was mailed certified and regular to the respondents' address of record and posted at the property.

17. Photos of the violations and postings are included in the file. The property remains in violation.

CASE No. _____

18. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE with actions to correct the violations and gain compliance on by September 1, 2026. If not in compliance with the stated dates a **\$100.00 per day, per violation FINE shall commence.**

19. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$100.02** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **September 1, 2026.**

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



Case Administrative / Court Costs

August 20 2026 3697 Gulfstream Rd			case 26-00618	
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	9.24	9.24
7	Additional clerk time - 1 hour	0.00	28.00	0.00
8	Additional Attorney Time - per hour	0.00	195.00	0.00
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.78	0.78
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
TOTAL COST FOR CASE 26-00618				100.02

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

JOSEPH KEVINE & SAINT HUBERT BERNADETTE J
3697 GULFSTREAM RD
LAKE WORTH BEACH FL 33461 3523



quadrant
FIRST-CLASS MAIL
IML
\$000.78
07/30/2026 ZIP 33461
043M31255277

July 30, 2026 9:04 AM



VILLAGE OF PALM SPRINGS, FLORIDA

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

May 28, 2026

JOSEPH KEVINE & SAINT HUBERT BERNADETTE J
3697 GULFSTREAM RD,
LAKE WORTH BEACH FL 33461 3523

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 3697 GULFSTREAM Rd, Palm Springs, FL 33461.

PCN: 70434419110030051

This property is in violation of local ordinances.

Section. 34-1381 Nuisance materials stored outside visible to neighbors- all debris visible from street,

Section. 34-225 Fencing Missing or broken fence, wall or gate (No Pool)-rear fence

Section. 34-913 Parking Prohibited Vehicles in residential land use districts-Trailer

Section. 34-915 Parking Prohibit Use of vehicle, boat, trailer or other conveyance for living of sleeping- Recreational vehicle in rear is opened positioned.

Section. 34-916 Parking, Commercial Vehicles- bucket truck

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

Compliance Date: June 29, 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,

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



Prepared by
Donna Alvarado, an employee of
First American Title Insurance Company
1926 10th Avenue North, Suite 204
Lake Worth, Florida 33461
(561)586-2800

Return to: Grantee

File No.: 12669-2643515
Consideration: \$180,000.00

WARRANTY DEED

This indenture made on **June 15, 2020 A.D.**, by

Joseph Osterby, a single man

whose address is: **61 W Arch Dr Lake Worth, FL 33467-4805**
hereinafter called the "grantor", to

Kevine Joseph, a single man and Bernadette Joseph Saint Hubert, a single woman, as joint tenants with rights of survivorship

whose address is: **3697 Gulfstream Rd Palm Springs, FL 33461**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Palm Beach County, Florida**, to-wit:

That part of Tract Five (5), Block Three (3) of LAKEWOOD GARDENS, PLAT NO. 1, described as follows: Beginning at the Northeast corner, thence running West 156.25 feet; thence running South 105.91 feet; thence running East 156.25 feet to the East line; thence running North 105.91 feet to the Point of Beginning. Plat of LAKEWOOD GARDENS, PLAT NO. 1 is recorded in Plat Book No. 18, Page 38, in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida. Less and except road right of way.

Parcel Identification Number: **70-43-44-19-11-003-0051**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Property Detail

Location Address : 3697 GULFSTREAM RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-003-0051
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 31511 / 422
Sale Date : 06/15/2020
Legal Description : LAKEWOOD GARDENS PLAT 1 N 105.91 FT OF TR 5 /LESS E 15 FT RD R/W/ BLK 3

Owner Information**Owner(s)**

JOSEPH KEVINE &
 SAINT HUBERT BERNADETTE J

Mailing Address

3697 GULFSTREAM RD
 LAKE WORTH BEACH FL 33461 3523

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/15/2020	\$180,000	31511 / 00422	WARRANTY DEED	JOSEPH KEVINE &
11/01/1998	\$300	10728 / 01699	CERT OF TITLE	OSTERBY JOSEPH
01/01/1996	\$100	09111 / 01153	QUIT CLAIM	
10/01/1995	\$100	08946 / 01903	QUIT CLAIM	
08/01/1986	\$100	04959 / 01351	QUIT CLAIM	

Exemption Information

Applicant/Owner(s)	Year	Detail
JOSEPH KEVINE &	2026	ADDITIONAL HOMESTEAD
JOSEPH KEVINE &	2026	HOMESTEAD

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$62,273	\$60,048	\$49,411	\$39,387	\$38,328
Land Value	\$163,581	\$170,397	\$187,054	\$194,112	\$148,668
Total Market Value	\$225,854	\$230,445	\$236,465	\$233,499	\$186,996

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$225,854	\$230,445	\$236,465	\$233,499	\$186,996
Exemption Amount	\$50,722	\$50,000	\$50,000	\$50,000	\$0
Taxable Value	\$175,132	\$180,445	\$186,465	\$183,499	\$186,996

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$3,562	\$3,664	\$3,815	\$3,837	\$3,850
NON AD VALOREM	\$527	\$516	\$511	\$483	\$427
TOTAL TAX	\$4,088	\$4,179	\$4,325	\$4,320	\$4,276

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

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT



Case No: 26-00618

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

JOSEPH KEVINE & SAINT HUBERT BERNADETTE J
Respondent(s)

ORDER FINDING VIOLATION

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

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

Section 34-225: Fencing; missing or broken fence, wall, or gate (no pool).

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

Section 34-915: Parking; prohibits use of a vehicle, boat, trailer, or other conveyance for living or sleeping.

Section 34-916: Parking; commercial vehicles.

Section 10-8: Property; all exterior property, accessory structures, pools, sidewalks, and driveways shall be maintained.

Section 10-9: Building; maintenance of the exterior of a structure in good repair.

Property Address: 3697 Gulfstream Road, Palm Springs, FL 33461

Legal Description: LAKEWOOD GARDENS PLAT 1 N 105.91 FT OF TR 5/LESS E
15 FT RD R/W/ BLK 3

PCN: 70-43-44-19-11-003-0051

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 **August 20, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- ☐ Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 34-1381: Nuisance materials stored outside and visible to neighbors.**
 - ☐ **Section 34-225: Fencing; missing or broken fence, wall, or gate (no pool).**
 - ☐ **Section 34-913: Parking; prohibited vehicles in residential land use districts.**
 - ☐ **Section 34-915: Parking; prohibits use of a vehicle, boat, trailer, or other conveyance for living or sleeping.**
 - ☐ **Section 34-916: Parking; commercial vehicles.**
 - ☐ **Section 10-8: Property; all exterior property, accessory structures, pools, sidewalks, and driveways shall be maintained.**
 - ☐ **Section 10-9: Building; maintenance of the exterior of a structure in good repair.**
- ☐ Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 34-1381: Nuisance materials stored outside and visible to neighbors.**
 - ☐ **Section 34-225: Fencing; missing or broken fence, wall, or gate (no pool).**
 - ☐ **Section 34-913: Parking; prohibited vehicles in residential land use districts.**
 - ☐ **Section 34-915: Parking; prohibits use of a vehicle, boat, trailer, or other conveyance for living or sleeping.**
 - ☐ **Section 34-916: Parking; commercial vehicles.**
 - ☐ **Section 10-8: Property; all exterior property, accessory structures, pools, sidewalks, and driveways shall be maintained.**
 - ☐ **Section 10-9: Building; maintenance of the exterior of a structure in good repair.**

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **September 1, 2026**.
- ☐ Administrative fee of **\$100.02**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**
- ☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **September 1, 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 **September 1, 2026**.
- ☐ Administrative fee of **\$100.02**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

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

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

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

DONE AND ORDERED August 20, 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:
3697 Gulfstream Road,
Lake Worth Beach, FL 33461 3523](#)

9489 0178 9820 3048 6345 15
Certified Mail

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00728

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

MEDICAL SERVICES OF AMERICA INC ATTN: TAX COMP. 8091
PO BOX 2431
LEXINGTON SC 29071 2431
Respondent.

PCN: 70434430010320030

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 29th, 2026**, the real property located at **4175 S CONGRESS Ave, Palm Springs, FL 33461** and owned by **MEDICAL SERVICES OF AMERICA INC ATTN: TAX COMP. #8091** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section. 70-94 business tax receipt required for business operating within the Village.

Church occupying units E and F

Section. 34-1327 Driveways and parking, Failure to Maintain- **coat and stripe parking lot spaces**

Section. 34-221 Landscape Maintenance, Responsibility of Owner-**tree trimming maintained**

Section. 34-262 Signage Prohibited Signs-**banners are prohibited**

Section 34-916 parking and storing inoperable vehicles with expired FI tags- **blue Camaro, white vans, license plates are included with attachments.**

This above violation(s) must be corrected on or before **August 10th, 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 **August 20th, 2026**, at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exists, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

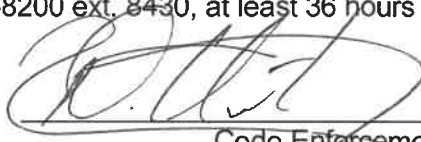
IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8200 ext.

8520 and providing proof of Compliance. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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

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



Code Enforcement Officer

David Urrutia

July 29, 2026

Date Issued

1489 0178 9820 3048 6345 15
Certified Mail

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 26-00728

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

MEDICAL SERVICES OF AMERICA INC ATTN: TAX COMP. 8091
PO BOX 2431
LEXINGTON SC 29071 2431
Respondent.



TIME: 8:50 AM
DATE: 7/31/26

PCN: 70434430010320030

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 29th, 2026, the real property located at 4175 S CONGRESS Ave, Palm Springs, FL 33461 and owned by MEDICAL SERVICES OF AMERICA INC ATTN: TAX COMP. #8091 is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section. 70-94 business tax receipt required for business operating within the Village.

Church occupying units E and F

Section. 34-1327 Driveways and parking, Failure to Maintain- coat and stripe parking lot spaces

Section. 34-221 Landscape Maintenance, Responsibility of Owner-tree trimming maintained

Section. 34-262 Signage Prohibited Signs-banners are prohibited

Section 34-916 parking and storing Inoperable vehicles with expired FI tags- blue Camaro, white vans, license plates are included with attachments.

This above violation(s) must be corrected on or before August 10th, 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 August 20th, 2026, at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exists, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8200 ext.





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

**VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner**

Case No. 26-00728

**MEDICAL SERVICES OF AMERICA INC ATTN: TAX COMP. 8091
PO BOX 2431
LEXINGTON SC 29071 2431**

PCN: 70434430010320030

Respondent,

AFFIDAVIT OF SERVICE

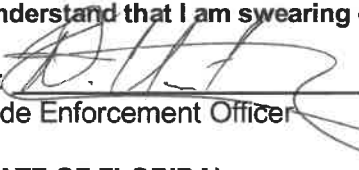
On **July 31, 2026, at 8:50 AM**, I served the attached NOTICE OF HEARING on the within-named **MEDICAL SERVICES OF AMERICA INC ATTN: TAX COMP. #8091, at 4175 South Congress in the Village of Palms Springs Florida**, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by: **August 10th, 2026**

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

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

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

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

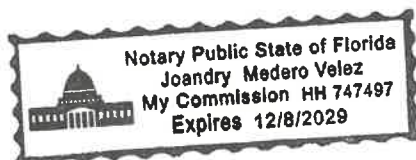
By: 
Code Enforcement Officer

Date: 7/31/2026

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

The foregoing instrument was acknowledged before me this 31 day of July 2026, by David Urrutia Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)




NOTARY PUBLIC, State of Florida

OF PALM SPRINGS, FLORIDA
ORCEMENT
SS LANE
NGS, FL 33461



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FIRST-CLASS
IMI
\$000.78
07/30/2026 ZIP
043M31250277

MEDICAL SERVICES OF AMERICA INC
ATTN: TAX COMP. 8091
PO BOX 2431
LEXINGTON SC 29071 2431

July 30, 2026 8:55 AM



VILLAGE OF PALM SPRINGS, FLORIDA

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

June 29, 2026

MEDICAL SERVICES OF AMERICA INC ATTN: TAX COMP. #8091
PO BOX 2431
LEXINGTON SC 29071 2431

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 4175 S CONGRESS Ave, Palm Springs, FL 33461.
PCN: 70434430010320030

This property is in violation of local ordinances.

Section. 70-94 business tax receipt required for business operating within the Village.

Section. 70-95 delinquent business tax receipts.

Section. 34-1327 Driveways and parking, Failure to Maintain- Potholes scattered,
Parking spaces lines faded.

Section. 34-221 Landscape Maintenance, Responsibility of Owner- trees along road
overgrown

Section. 34-262 Signage Prohibited Signs- Barber shop has a flag and A frame sign.

Section. 46-3 Graffiti a Public Nuisance, removal from Property - rear wall has writing

Section. 10-9 Building, Maintenance of Exterior of a structure in good repair- Parking lot
needs new seal and new striping, also cars without current tags must be removed.

Compliance Date: July 29th, 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,
David Urutia
Village of Palm Springs
Code Enforcement Officer
561 584 8400 EXT8521
561 801 9162
durutia@vpsfl.org

This property is in violation of local ordinances.

Section. 70-94 business tax receipt required for business operating within the Village.

Section. 70-95 delinquent business tax receipts.

Section. 34-1327 Driveways and parking, Failure to Maintain- Potholes scattered, parking spaces lines faded.

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Section. 10-9 Building, Maintenance of Exterior of a structure in good repair- Parking lot needs new seal and new striping, also cars without current tags must be removed.

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



quodient
FIRST-CLASS MAIL
IMI
\$000.74⁰²
08/29/2026 ZIP 33480
043M31255277

MEDICAL SERVICES OF AMERICA INC
ATTN: TAXCOMP. #8091
PO BOX 2431
LEXINGTON SC 29071 2431



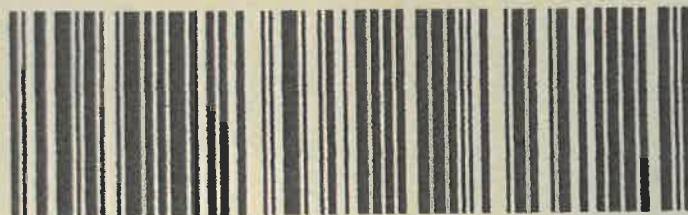
VILLAGE OF PALM SPRING
SHERIFF'S OFFICE
DE ENFORCEMENT
CYPRESS LANE
PALM SPRINGS, FL 33461

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



UNITED STATES
POSTAL SERVICE®

CERTIFIED MAIL®



9489 0178 9820 3048 6345 15

Label 890-QDT, March 2023



quadiant

FIRST-CLASS MAIL
IMI

\$009.24⁰⁰

07/30/2026 ZIP 33461
043M31255277

MEDICAL SERVICES OF AMERICA INC
ATTN: TAX COMP. 8091
PO BOX 2431
LEXINGTON SC 29071 2431

July 30, 2026 8:56 AM

U.S. POSTAGE

Tracking Number:

Remove X

9489017898203048634515

Copy Add to Informed Delivery

Expected Delivery by

TUESDAY

4 August 2026 ⓘ by 9:00pm ⓘ

Your item arrived at our USPS facility in COLUMBIA SC PROCESSING CENTER on August 3, 2026 at 6:29 am. The item is currently in transit to the destination.

Feedback

Get More Out of USPS Tracking:

USPS Tracking Plus®

- Delivered
- Out for Delivery
- Preparing for Delivery

On the Way

Arrived at USPS Facility

COLUMBIA SC PROCESSING CENTER
August 3, 2026 6:29 AM

Arrived at USPS Facility

MIAMI FL DISTRIBUTION CENTER
July 31, 2026 5:56 PM



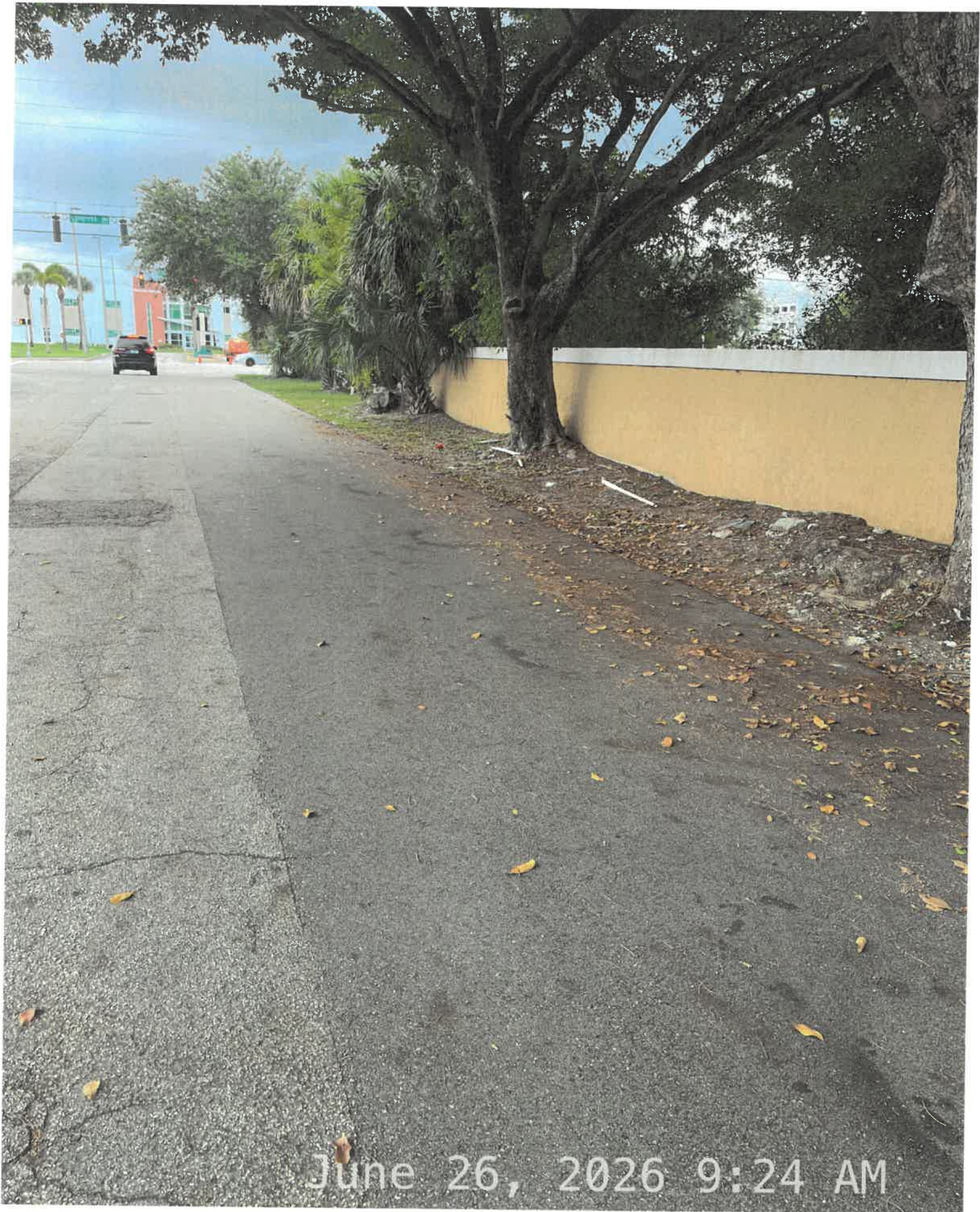




June 26, 2026 9:24 AM



June 26, 2026 9:24 AM



June 26, 2026 9:24 AM



June 26, 2026 9:24 AM



June 26, 2026 9:24 AM



June 26, 2026 9:25 AM



June 26, 2026 9:25 AM



June 26, 2026 9:30 AM

Congress Square

ABA THERAPY  SPEECH THERAPY
Living Soul

PETER J. LOWE M.D.

June 26, 2026 9:21

Congress Square

ABA
THERAPY



SPEECH
THERAPY

Living Soul

PETER J. LOWE M.D.

June 26, 2026 9:22 AM

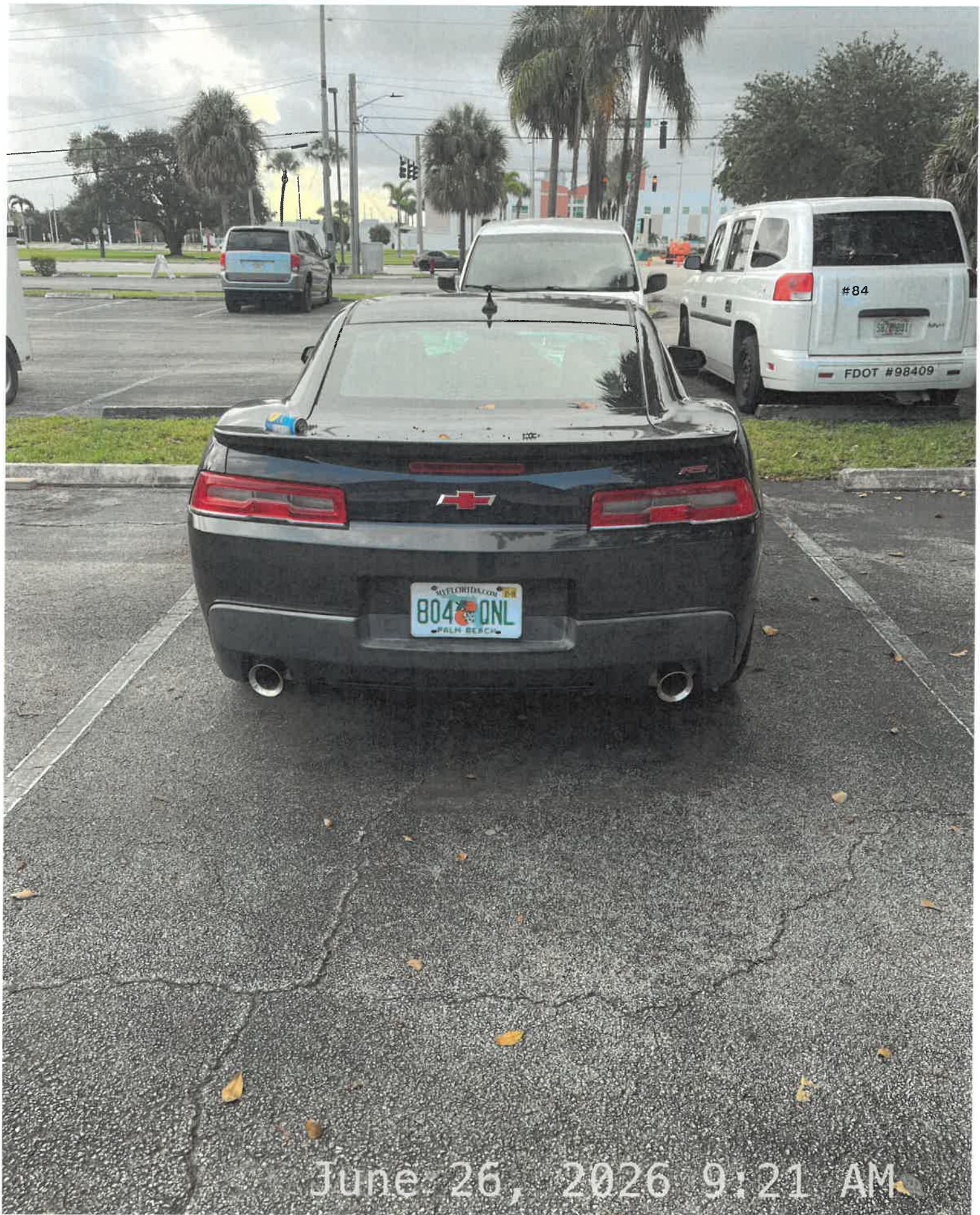


June 26, 2026 9:21 AM

MYFLORIDA.COM
AW9  9VP
SUNSHINE STATE

01-26

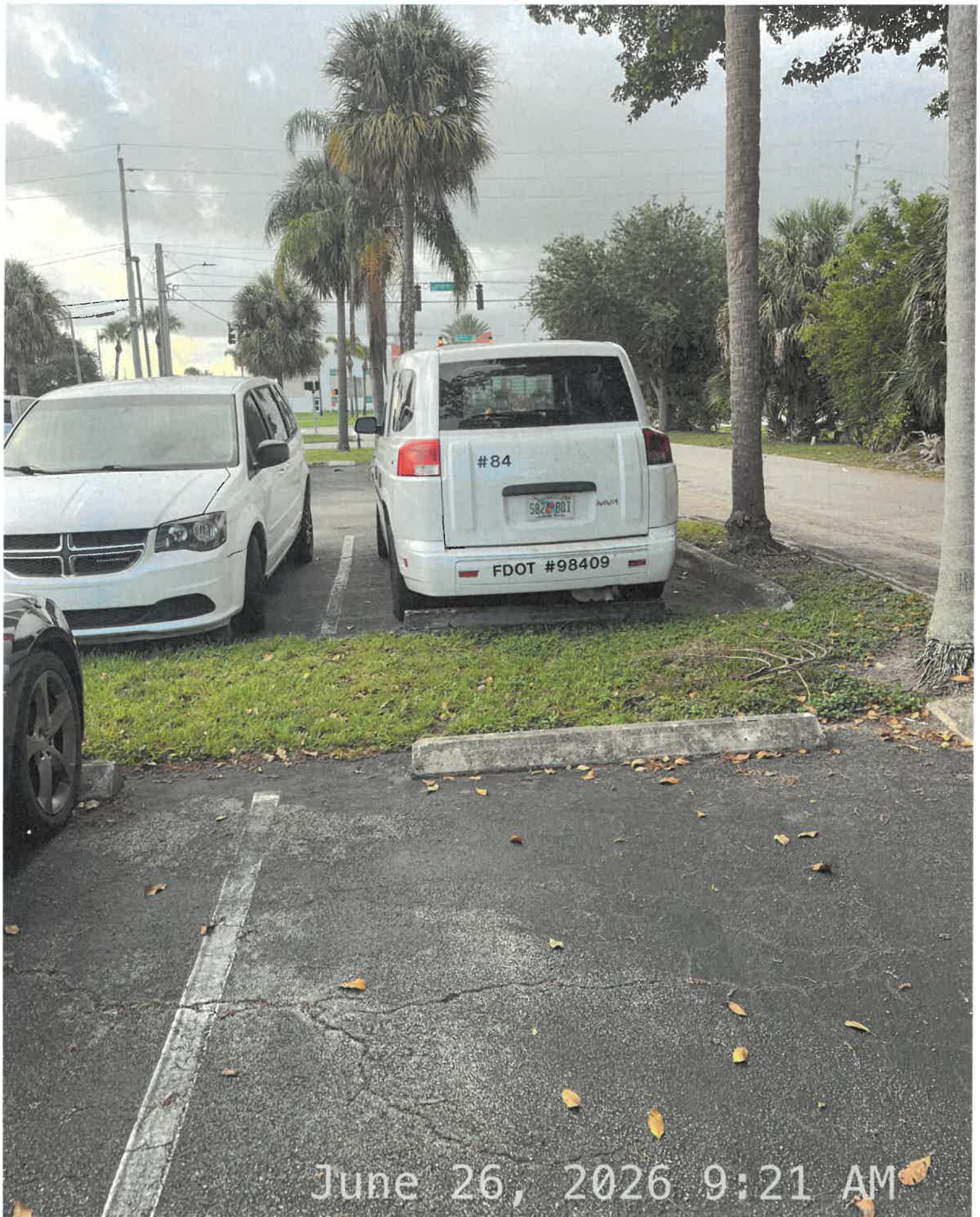
June 26, 2026 9:21 AM



June 26, 2026 9:21 AM



June 26, 2026 9:21 AM



MYFLORIDA.COM 02-15
S82 80I
SUNSHINE STATE

OT #98409

June 26, 2026 9:21 AM

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. 34-1327. - 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.
- (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— Definitions generally, § 1-2.

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

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

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

Sec. 34-262. - Prohibited signs.

The following signs are prohibited:

- (1) Animated signs with surface movements, flashing lights, flashing and/or moving messages, bright flashing colors or exposed outdoor neon; or changeable sign copy (except as expressly permitted in this article), extruding figures, translucent fiberglass or composite awnings, illumination (interior or exterior) resulting in an unshielded light source visible from adjacent properties or public right-of-way, waving, fluttering, revolving or any other such device to attract attention. This prohibition includes any form of light treatments used with the intent to draw attention to a business, which is not within an approved sign package (except for seasonal, accent, building lighting, or landscape ornamental lighting), visible beyond the property line on which it is located.
- (2) Statuary of any kind, except that of a distinctly religious nature.
- (3) Signs which produce noise or sounds capable of being heard even though the sounds produced are not understandable.
- (4) Signs which emit visible smoke, vapors, particles or odors.
- (5) Signs or other advertising matter as regulated by this article, erected at the intersection of any street or in any street right-of-way in such a manner as to obstruct free and clear vision, or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device; or which makes use of the words "stop," "look," "drive-in," or any other word, phrase, symbol or character, in such a manner as to interfere with, mislead or confuse vehicular traffic as determined by the village council.
- (6) Signs erected, constructed or maintained so as to obstruct or be attached to any firefighting equipment, window, door or opening used as a means of ingress or egress, or for firefighting purposes, or placed so as to interfere with any opening required for proper light and ventilation as required by the building code of the village.
- (7) Signs with any lighting or control mechanism which causes radio, television or other communication interruption or interference.
- (8) Flags, except those exempted by section 34-291(b)(2), banners, streamers, twirling, A type, sandwich type, sidewalk or curb signs, balloons or other air-filled or gas-filled figures and blank copy signs, as well as vehicular signs.
- (9) Moving or stationary advertising signs on any vessel plying the canals or other waterbodies.
- (10) Outdoor advertising of any kind or character where any live animals or human beings are used as part of the advertising and which is visible from any public street or adjacent property, including use of human directionals.

- (11) Off-premises signs (i.e., signs/billboards offering services or products for sale or rent and not offered or provided on the same lot or premises as the advertising structure).
- (12) Any snipe sign.
- (13) Any banner over any street or sidewalk within any village playground or park, without permission from the village manager.
- (14) Any sign, portable or fixed, placed or erected on or over any part of the ultimate road right-of-way, other than directional signs erected by county, state or village officials.
- (15) Signs erected on public property including public rights-of-way, with the exception of signs erected by a public authority for public purposes and temporary signs as permitted by section 34-324.
- (16) Any illuminated sign of an intensity that the vision of the observer becomes momentarily impaired.
- (17) Any sign which exhibits any lewd, lascivious, indecent, pornographic or immoral material.
- (18) Any sign attached to a tree, utility pole, trailer, roller casters, trash receptacle and any other unapproved supporting structure, including portable signs and vehicular signs, including those on trailers.
- (19) Flashing signs, searchlights and beacons not operated by a governmental agency, and signs with chasing borders and twinkling lamps.
- (20) Any roof sign or projecting sign.
- (21) Bus bench advertising, except ads permitted per palm tran shelter/bench contracts, or where such bench advertises the bus or transit carrier for whose benefit the bench is installed.
- (22) Murals require prior approval from the village council as set forth in section 34-295 and are otherwise prohibited.
- (23) Any type of light banding around signs, windows, or gas canopies.
- (24) Any flag pole taller than 25 feet.
- (25) Electronic changeable copy signs; except time and temperature signs at financial institutions and gas/fuel price signs, and public service message signs on governmental/public/educational properties, all of which are subject to the requirements of section 34-267.
- (26) Pole signs and pylon signs, except as provided in section 34-327(c).

(Code 1994, § 30-177; Ord. No. 2008-10, § 3, 8-28-2008; Ord. No. 2012-29, § 3, 1-10-2013; Ord. No. 2014-27, § 2, 11-13-2014; Ord. No. 2015-04, § 2, 3-12-2015; Ord. No. 2015-13, § 2, 5-14-2015; Ord. No. 2016-02, § 2, 3-10-2016)

Sec. 34-916. - Parking commercial vehicles on commercial property.

- (a) It shall be unlawful for any owner, operator, or person having custody of any commercial vehicle to park or store the vehicle such as, but not limited to:
 - (1) Tractor trailers, and semi-trailer trucks;
 - (2) Tow trucks, wreckers or flatbed 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 areas;
 - (8) Boom or bucket trucks;
 - (9) Swamp buggies and half-tracks.
- (b) On commercially zoned property for more than two hours unless the vehicle has business with an on-site business, such as loading or delivering goods, and then only with the express permission of the property owner and within an area nonobstructive to other vehicles using the site and not obstructing designated parking spaces. In no case shall a refrigeration truck be allowed to operate on commercially zoned property before 7:00 a.m. or after 11:00 p.m. nor shall a commercial vehicle be used primarily as storage space.

(Code 1994, § 30-629; Ord. No. 2017-19, § 3, 9-28-2017)

CASE PRESENTATION
CASE No. CASE 26-00728

1. Good morning, my name is **David Urrutia**, and I have been sworn in.
2. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.
3. This is **Case No. 26-00728** concerning the property at **4175 S Congress Avenue** in the Village of Palm Springs, FL.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records the current owner(s) of the property is Medical Services Of America INC Attn: Tax Comp.8091

5. Pursuant to my own observation, there are violations of local ordinances:

Section. 70-94 business tax receipt is required for businesses operating within the Village. **Church units E and F**

Section. 34-1327 Driveways and parking, Failure to Maintain **potholes scattered and lines are faded.**

Section. 34-221 Landscape Maintenance, Responsibility of Owner **trees overhanging the building**

Section. 34-262 Signage Prohibited Signs - **banners prohibited**

Section. 34-916 Parking and storing inoperable vehicles with expired Florida tags. - **blue Camaro, white vans, license plates are in attachments.**

6. On **June 29th, 2026**, Courtesy Notices were posted at the location and sent by mail regarding violations. These violations continued.

7. On **July 31, 2026**, I wrote **Notice of Violation/Notice of Hearing 26-00728** for the violations.

Section. 70-94 business tax receipt is required for businesses operating within the Village.

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

Section. 34-221 Landscape Maintenance, Responsibility of Owner

Section. 34-262 Signage Prohibited Signs

Section. 34-916 Parking and storing vehicles with expired Florida tags.

8. The Notice was mailed certified and regular to the respondents' address of record and posted at the property.

9. Photos of the violations and postings are included in the file. The property remains in violation.

10. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE with actions to correct the violations and gain compliance on **by September 1, 2026**. If not in compliance with the dates stated a **\$250.00 per day, per violation FINE shall commence.**

CASE No. _____

11. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$170.02** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **September 1, 2026.**

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



Case Administrative / Court Costs

August 20 2026 4175 S Congress ave		case 26-00728		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	4.00	35.00	140.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	9.24	9.24
7	Additional clerk time - 1 hour	0.00	28.00	0.00
8	Additional Attorney Time - per hour	0.00	195.00	0.00
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.78	0.78
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
TOTAL COST FOR CASE 26-00728				170.02

NOT A CERTIFIED COPY

DEC-17-1992 03:37PM 92-386463

ORB 7520 Pg 1502

WILL CALL 03
Prepared by/Return to:
Rae Franks, Esquire
1000 Southern Boulevard #201
West Palm Beach, FL 33405

92-386463
CON 1,200,000.00 Doc 8,400.00
CLERK OF THE COURT - FB COUNTY, FL

Grantee SS No.:
Name: Wilshire Corporation

Property appraiser's P.I.N.
00 43 44 30 01 031 0040
00 43 44 30 01 031 0030

WARRANTY DEED

THIS WARRANTY DEED, made and executed this 17th day of December, 1992, by WILSHIRE CORPORATION, a Delaware corporation authorized to do business in the State of Florida, whose address is 375 South County Road, Palm Beach, Florida 33480, hereinafter called the Grantor, to MEDICAL SERVICES OF AMERICA, INC., a Virginia corporation, whose post office address is P.O. Box 21763, Columbia, South Carolina 29221, hereinafter called the Grantee:

WITNESSETH: That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) DOLLARS and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land situate, lying and being in PALM BEACH County, Florida, to-wit:

Lots C and D, Block 31, together with Lots C and D, Block 32, PALM BEACH FARMS COMPANY PLAT NO. 7, as recorded in Plat Book 5, Page 72, in and for the Public Records of Palm Beach County, Florida, (less and except for the east 10 feet of Lots C and D, Block 32, PALM BEACH FARMS COMPANY, PLAT NO. 7, as recorded in Plat Book 5, Page 72, in and for the Public Records of Palm Beach County, Florida, conveyed as a right of way to Palm Beach County in Official Records Book 4783, Page 204, Public Records of Palm Beach County, Florida.)

SUBJECT TO: restrictions, reservations and easements of record; zoning and other governmental restrictions; taxes for the year 1993 and all subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Property Detail

Location Address : 4175 S CONGRESS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-30-01-032-0030
Subdivision : PALM BEACH FARMS CO PL 7 IN
Official Records Book/Page : 7520 / 1502
Sale Date : 12/17/1992
Legal Description : PALM BEACH FARMS CO PLAT 7 LTS C & D BLK 32 (LESS CONGRESS AVE R/W)

Owner Information**Owner(s)**

MEDICAL SERVICES OF AMERICA INC
ATTN: TAX COMP. #8091

Mailing Address

PO BOX 2431
LEXINGTON SC 29071 2431

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/17/1992	\$1,200,000	7520 / 01502	WARRANTY DEED	MEDICAL SERVICES OF AMERICA INC

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$1,759,520	\$1,571,688	\$1,608,310	\$1,558,877	\$1,290,225
Land Value	\$808,990	\$693,304	\$693,304	\$660,136	\$566,293
Total Market Value	\$2,568,510	\$2,264,992	\$2,301,614	\$2,219,013	\$1,856,518

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$2,491,491	\$2,264,992	\$2,246,387	\$2,042,170	\$1,856,518
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$2,491,491	\$2,264,992	\$2,246,387	\$2,042,170	\$1,856,518

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$48,842	\$44,008	\$44,367	\$42,045	\$38,218
NON AD VALOREM	\$4,201	\$3,881	\$3,766	\$3,597	\$3,429
TOTAL TAX	\$53,044	\$47,889	\$48,133	\$45,642	\$41,647

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

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

 **Payment Info** - Select to Expand Payment History for PIN

 Account Information

Property Control Number:

70-43-44-30-01-032-0030

Mailing Address:

PO BOX 2431
Lexington, Sc 29071-2431

Owner of Record:

MEDICAL SERVICES OF AMERICA INC

Property Type:

Real Property

Property Address:

4175 S CONGRESS AVE
LAKE WORTH, FL 33461

Second Owner:

ATTN: TAX COMP. #8091

Status: Active

Legal Description:

PALM BEACH FARMS CO PLAT 7 LTS C & D
BLK 32 (LESS CONGRESS AVE R/W)

Last updated: 8/04/2026 09:28:46 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	 \$52,513.28 Net Tax: \$53,043.71 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$530.43	2/13/26	-\$52,513.28	 Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	 \$46,931.57 Net Tax: \$47,889.36 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$957.79	1/6/25	-\$46,931.57	 Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	 \$46,207.29 Net Tax: \$48,132.59 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$1,925.30	11/16/23	-\$46,207.29	 Paid



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search By Street Address](#) /

4175 s congress

Entity Name List

Corporate Name	Document Number	Status	Street Address
FAMILY SOLUTION CARE LYNN LLC	L20000053252	INACT/UA	4175 S CONGRESS AVENUE
GETMA HOMECARE AGENCY,INC	P22000002316	INACT	4175 S CONGRESS AVE
GETMA MINISTRY INC	N20000013416	Active	4175 S CONGRESS AVE
GRACE CHOIR INC	N23000000703	Active	4175 S CONGRESS AVE
LMS TRANSPORTATION LLC	L19000066612	Active	4175 S CONGRESS AVE
LUCO R.E.I. LLC	L16000226178	INACT	4175 S CONGRESS AVENUE
RENEWED HEALTH CENTER, LLC	L18000256653	Active	4175 S CONGRESS AVE
ROBBY EXPRESS	L25000019764	Active	4175 S CONGRESS AVE
MULTISERVICES LLC			
SPARKLY 123 CLEANING SERVICES LLC	L21000047485	INACT	4175 S CONGRESS AVE
WEBBO FREIGHT TRANSPORT .LLC	L21000267229	INACT	4175 S CONGRESS AVE SUITE B
YOUR HEALTH NURSE PRACTITIONER (YHNP) LLC	L15000213147	Active	4175 S Congress Ave



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00728

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

MEDICAL SERVICES OF AMERICA INC ATTN: TAX COMP. 8091
Respondent(s)

ORDER FINDING VIOLATION

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

Section 70-94: Business tax receipt required for businesses operating within the Village.

Section 34-1327: Driveways and parking; failure to maintain.

Section 34-221: Landscape maintenance; responsibility of owner.

Section 34-262: Signage; prohibited signs.

Section 46-3: Graffiti; a public nuisance, removal from property.

Section 10-9: Building; maintenance of exterior of a structure in good repair.

Property Address: 4175 S. Congress Avenue, Palm Springs, FL 33461

Legal Description: PALM BEACH FARMS CO PLAT 7 LTS C & D BLK 32
(LESS CONGRESS AVE R/W)

PCN: 70-43-44-30-01-032-0030

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **August 20, 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: Business tax receipt required for businesses operating within the Village.**
 - ☐ **Section 34-1327: Driveways and parking; failure to maintain.**
 - ☐ **Section 34-221: Landscape maintenance; responsibility of owner.**
 - ☐ **Section 34-262: Signage; prohibited signs.**
 - ☐ **Section 46-3: Graffiti; a public nuisance, removal from property.**
 - ☐ **Section 10-9: Building; maintenance of exterior of a structure in good repair.**
- ☐ Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 70-94: Business tax receipt required for businesses operating within the Village.**
 - ☐ **Section 34-1327: Driveways and parking; failure to maintain.**
 - ☐ **Section 34-221: Landscape maintenance; responsibility of owner.**
 - ☐ **Section 34-262: Signage; prohibited signs.**
 - ☐ **Section 46-3: Graffiti; a public nuisance, removal from property.**
 - ☐ **Section 10-9: Building; maintenance of exterior of a structure in good repair.**

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **September 1, 2026**.
- ☐ Administrative fee of **\$170.02**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**
- ☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **September 1, 2026**. If Respondent fails to comply within the time given, a fine of **\$250.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **September 1, 2026**.
- ☐ Administrative fee of **\$170.02**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4),

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

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

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

DONE AND ORDERED this August 20, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

**BY: _____
Special Magistrate**

**A copy of this order has been furnished to the
respondent at the following statutory address:
PO BOX 2431,
LEXINGTON SC 29071 2431**

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 26-00730



VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

9489 0178 9820 3048 6345 22

Certified mail

**R&A LOAN SERVICES LLC
5720 GREEN ISLAND DR
LAKE WORTH FL 33463 7394**

Respondent

PCN: 70434419140030140

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 29th 2026**, the real property located at **3939 S CONGRESS Ave, Palm Springs, FL 33461** and owned by **R&A LOAN SERVICES LLC** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section 30-143 Public Nuisance; debris visible

Section 34-916 parking and storing inoperable vehicles with expired FI tags

Section 70-95 delinquent BTR unit 103 # 5703-113077

This above violation(s) must be corrected on or before **August 07, 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 **August 20, 2026, at 10:00 a.m.** If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exists, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

day(s) prior to the requested inspection.

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

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

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



Code Enforcement Officer

David Urrutia

July 29, 2026

Date Issued



VILLAGE OF PALM SPRINGS, FLORIDA

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

June 29, 2026

R&A LOAN SERVICES LLC
5720 Green Island Drive
Lake Worth FL 33463-7394

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 3939 S CONGRESS Ave, Palm Springs, FL 33461.
PCN: 70434419140030140

This property is in violation of local ordinances.

Section 30-143 Public Nuisance; debris visible- Scattered thrash and debris
Section 34-916 parking and storing inoperable vehicles with expired FI tags-rear of property

Section. 10-31 FBC 110.1 Failure to obtain a required Building Inspection; FBC 110.1 roofing materials on site

Section 10-31 FBC 105.1 Failure to obtain a required Building Permit; FBC 105.1 roofing materials on site

Compliance Date: July 29, 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,

David Urrutia
Village of Palm Springs
Code Enforcement Officer
561 584 8400 EXT8521
561 801 9162
durrutia@vps



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00730

R&A Loans Services LLC
5720 Green Island Dr
Lake Worth Fl 33463 7394

PCN: 70434419140030140

Respondent,

AFFIDAVIT OF SERVICE

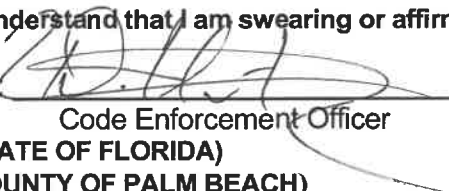
On **July 31, 2026, 8:43 AM**, I served the attached NOTICE OF HEARING on the within-named **R&A Loan Services LLC**, at **3939 South Congress Avenue Palms Springs Florida**, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by: August 10th, 2026

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

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

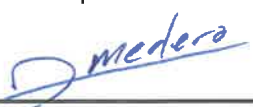
X
_____ **POSTED BY:** Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

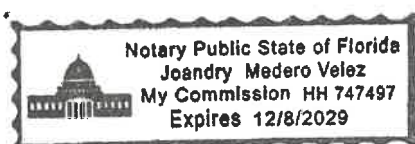
I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

By  Date: 7/31/26
Code Enforcement Officer
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 31 day of July 2026, by David Urrutia Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)


NOTARY PUBLIC, State of Florida





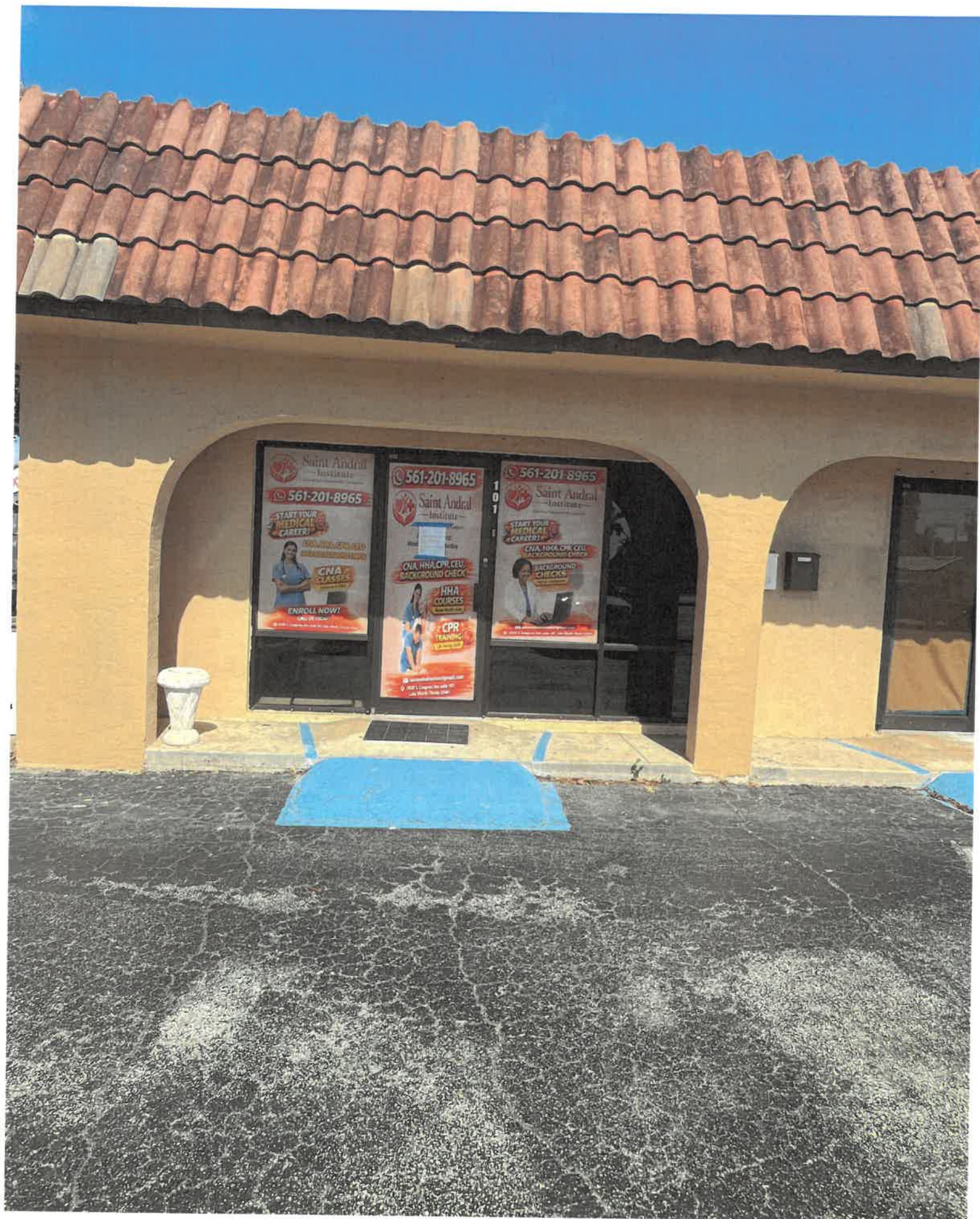
VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
226 CYPRESS LANE
PALM SPRINGS, FL 33461



quadiant
FIRST-CLASS MAIL
IMI
\$000.78⁰
07/30/2026 ZIP 33460
043M31255277

R&A LOAN SERVICES LLC
5720 GREEN ISLAND DR
LAKE WORTH FL 33463 7394

July 30, 2026 9:03 AM





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



quadiant
FIRST-CLASS MAIL
IMI
\$000.74⁹
06/29/2026 ZIP 33480
043M31255277

R&A Loan Services LLC
5720 Green Island Drive
Lake Woth FL 33463-7394

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No: 26-00730



VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.

R&A LOAN SERVICES LLC
5720 GREEN ISLAND DR
LAKE WORTH FL 33463 7394

9489 0178 9820 3048 6345 22

Certified mail

DATE: 7/31/26

TIME: 8:43 AM

Respondent

PCN: 70434419140030140

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 29th 2026, the real property located at 3939 S CONGRESS Ave, Palm Springs, FL 33461 and owned by R&A LOAN SERVICES LLC is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

Section 30-143 Public Nuisance; debris visible

Section 34-916 parking and storing inoperable vehicles with expired FI tags

Section 70-95 delinquent BTR unit 103 # 5703-113077

This above violation(s) must be corrected on or before August 07, 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 August 20, 2026, at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exists, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

July 31, 2026 8:43 AM



July 31, 2026 8:44 AM



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

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



UNITED STATES
POSTAL SERVICE®

CERTIFIED MAIL®



9489 0178 9820 3048 6345 22

Label 880-QDT, March 2023



quadiant

FIRST-CLASS MAIL
IMI

\$009.24⁰

07/30/2026 ZIP 33480
043M31255277

**R&A LOAN SERVICES LLC
5720 GREEN ISLAND DR
LAKE WORTH FL 33463 7394**

July 30, 2026 9:02 AM
US POSTAGE

ALERT: WILDFIRES IN THE PACIFIC NORTHWEST REGION OF THE U.S. MAY DELAY FINAL DELIVERY OF YOUR MAIL AND PACKAGES. [READ MORE](#) ›

USPS Tracking®

[FAQs](#) ›

**Track Packages
Anytime, Anywhere**

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Feedback

Tracking Number:

[Remove](#) X

9489017898203048634522

[Copy](#)

[Schedule a Redelivery](#)

Latest Update

We attempted to deliver your item at 2:49 pm on August 3, 2026 in LAKE WORTH, FL 33463 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning August 4, 2026. If this item is unclaimed by August 18, 2026 then it will be returned to sender.

Delivery Attempt: Action Needed

Notice Left (No Authorized Recipient Available)

LAKE WORTH, FL 33463
August 3, 2026 2:49 PM

Arrived at Post Office

LAKE WORTH, FL 33467
August 3, 2026 8:56 AM

[See All Tracking History](#)

[Get More Out of USPS Tracking:](#)

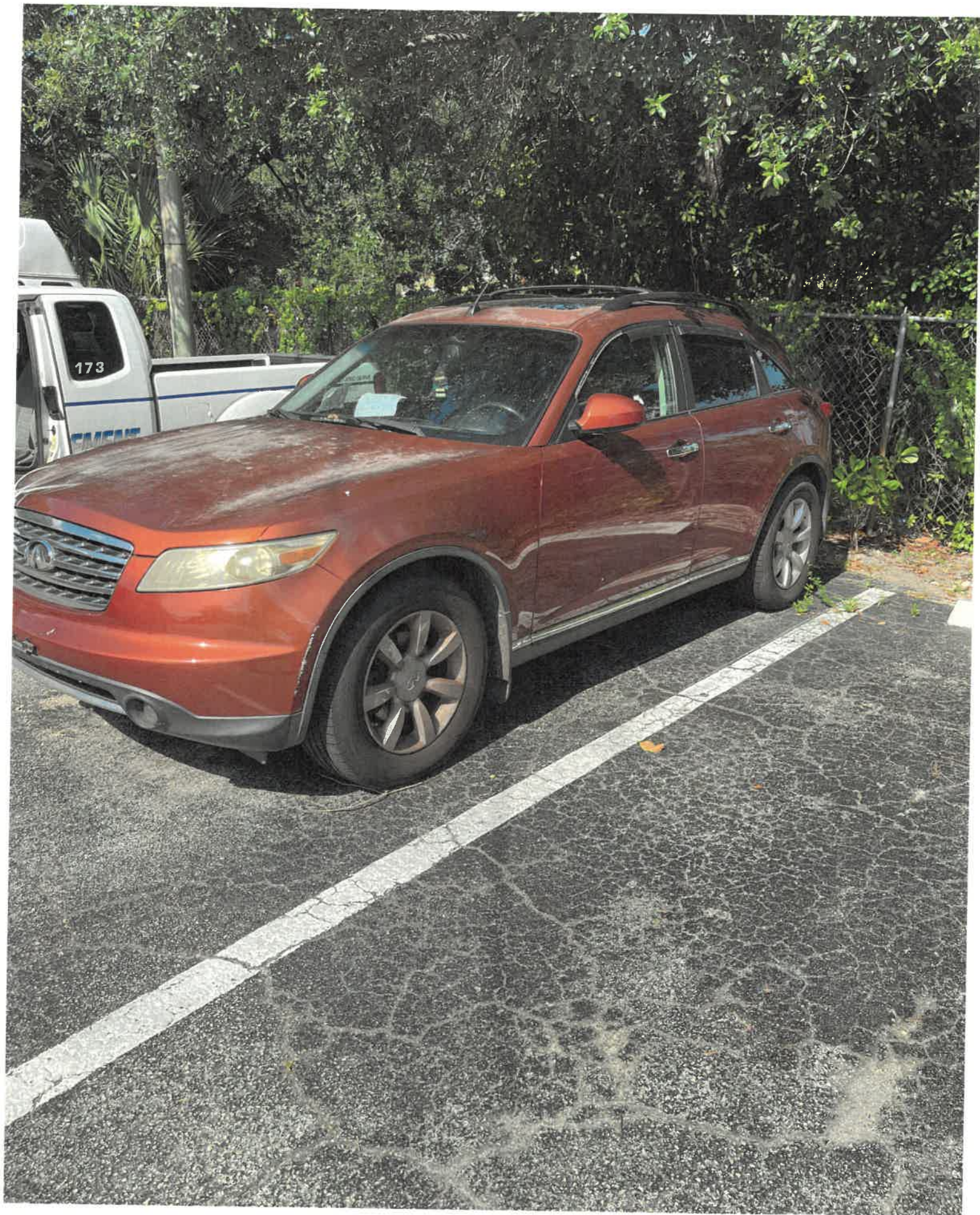
[What Do USPS Tracking Statuses Mean?](#)

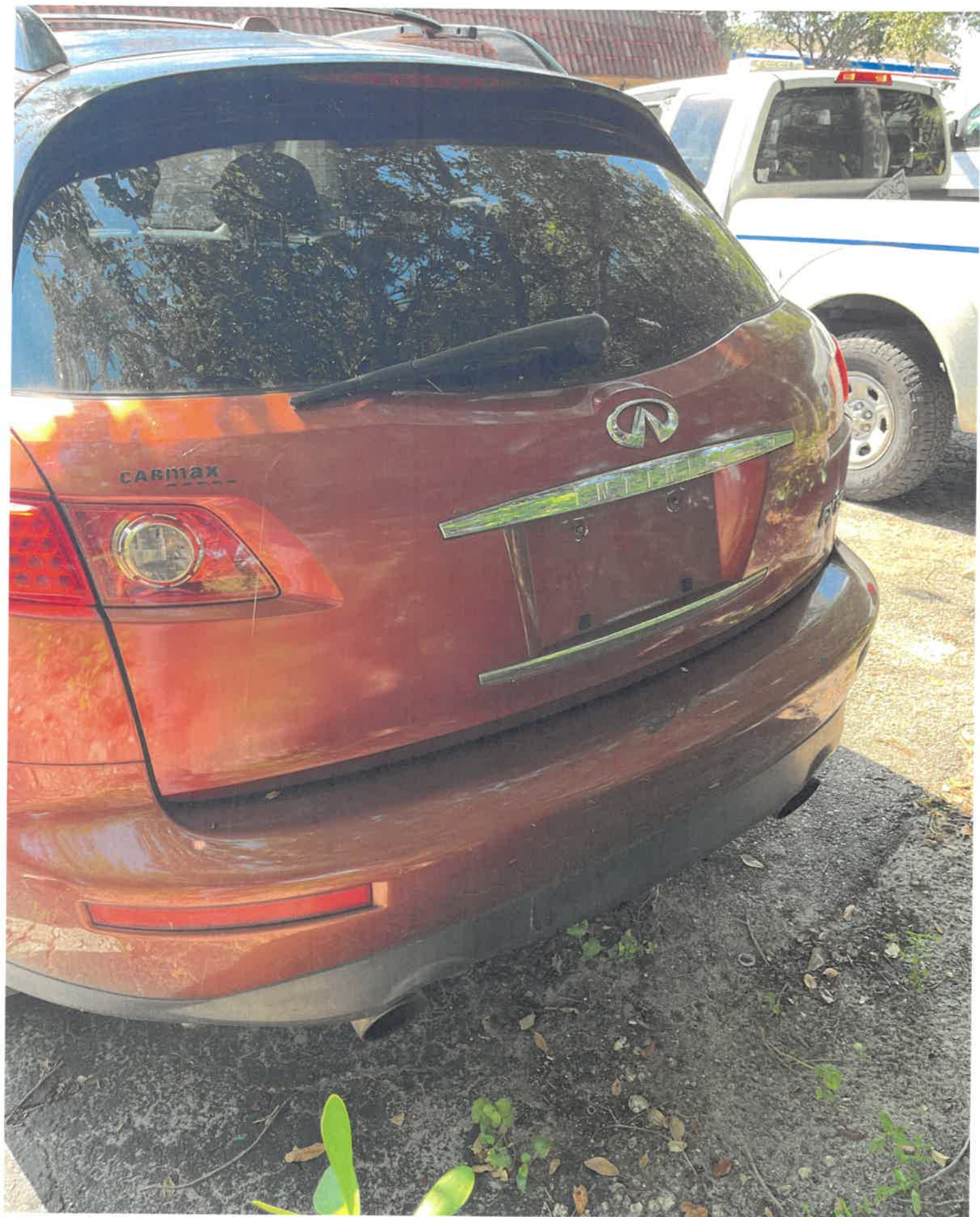


June 29, 2026 10:07 AM



June 29, 2026 10:07 AM









June 29, 2026 10:06 AM



June 29, 2026 10:07 AM



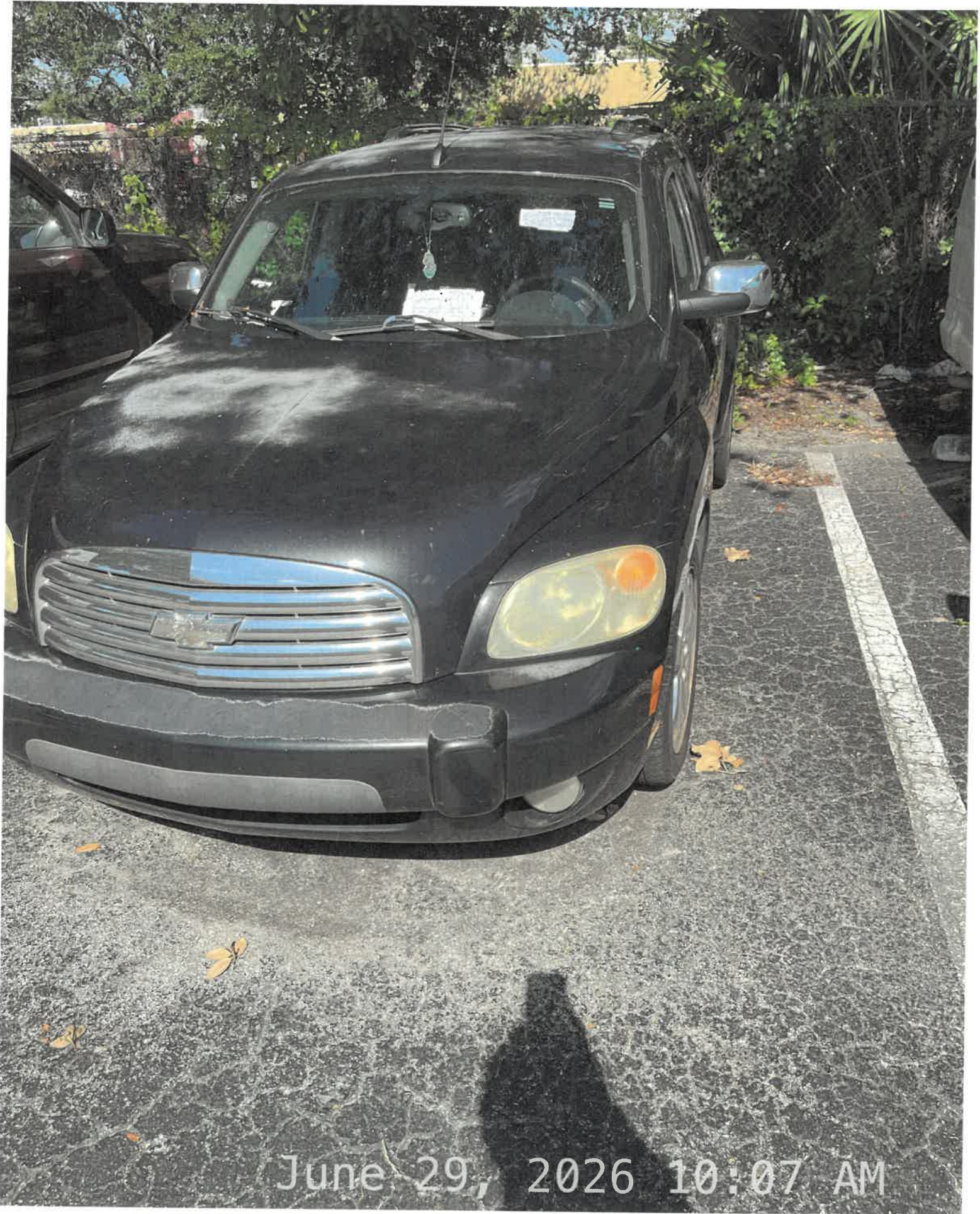
June 29, 2026 10:07 AM



June 29, 2026 10:07 AM



June 29, 2026 10:07 AM



June 29, 2026 10:07 AM



June 29, 2026 10:07 AM

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— Nuisance abatement, F.S. § 60.05.

Sec. 34-916. - Parking commercial vehicles on commercial property.

- (a) It shall be unlawful for any owner, operator, or person having custody of any commercial vehicle to park or store the vehicle such as, but not limited to:
 - (1) Tractor trailers, and semi-trailer trucks;
 - (2) Tow trucks, wreckers or flatbed 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 areas;
 - (8) Boom or bucket trucks;
 - (9) Swamp buggies and half-tracks.
- (b) On commercially zoned property for more than two hours unless the vehicle has business with an on-site business, such as loading or delivering goods, and then only with the express permission of the property owner and within an area nonobstructive to other vehicles using the site and not obstructing designated parking spaces. In no case shall a refrigeration truck be allowed to operate on commercially zoned property before 7:00 a.m. or after 11:00 p.m. nor shall a commercial vehicle be used primarily as storage space.

(Code 1994, § 30-629; Ord. No. 2017-19, § 3, 9-28-2017)

CASE PRESENTATION
CASE No. CASE 26-00730

1. Good morning, my name is **David Urrutia**, and I have been sworn in.
2. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.
3. This is **Case No. 26-00730** concerning the property at **3939 S Congress Avenue** in the Village of Palm Springs, FL.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records the current owner(s) of the property is **R & A Loan Services LLC**
5. Pursuant to my own observation, there are violations of local ordinances:

Section 30-143 Public Nuisance; debris visible- scattered thrash all around parcel.
Section 34-916 parking and storing inoperable vehicles with expired FI tags
Section 70-95 delinquent BTR unit 103 # 5703-113077
6. On **June 29th, 2026**, Courtesy Notices were posted at the location and sent by mail regarding violations. These violations continued.
7. On **July 31, 2026**, I wrote **Notice of Violation/Notice of Hearing 26-00730** for the violations.
Section 30-143 Public Nuisance; debris visible
Section 34-916 parking and storing inoperable vehicles with expired FI tags
Section 70-95 delinquent BTR unit 103 # 5703-113077.
- 8.
9. The Notice was mailed certified and regular to the respondents' address of record and posted at the property.
10. Photos of the violations and postings are included in the file. The property remains in violation.
11. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE with actions to correct the violations and gain compliance on **by September 1, 2026**. If not in compliance with the dates stated a **\$250.00 per day, per violation FINE shall commence**.
12. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$170.02** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **September 1, 2026**.
13. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



Case Administrative / Court Costs

August 20 2026 3939 S Congress ave		case 26-00730		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	4.00	35.00	140.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	9.24	9.24
7	Additional clerk time - 1 hour	0.00	28.00	0.00
8	Additional Attorney Time - per hour	0.00	195.00	0.00
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.78	0.78
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
TOTAL COST FOR CASE 26-00730				170.02

Prepared by and return to:
JORDANA SARRELL
Jordana Sarrell, P.A.
5301 N. Federal Highway, Suite 190
Boca Raton, FL 33487
(561) 807-7107
File Number: 26-144
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of APRIL, 2026 between **Stephanie Balaouras, a Married Woman, individually and as Trustee under of the Eleftheria Balaouras Trust of 1997 whose post office address is 48 WILSHIRE ST, WINTHROP, MA 02152, grantor, and R&A LOAN SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose post office address is 5720 GREEN ISLAND DRIVE, LAKE WORTH, FL 33463, grantee:**

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in **Palm Beach County, Florida** to-wit:

Lot 14, less the East 25 feet thereof and all of Lots 15 through 19, inclusive, Block 3, Plat of the East Half of Miller's Addition, according to the plat thereof as recorded in Plat Book 16, Page 16, Public Records of Palm Beach County, Florida, together with that portion of the North 25 feet of Coral Ave., as shown on said plat lying contiguous with, and South of, said Lots 14 and 19, and bordered on the East by a Southerly extension of the East lint of Lot 14, less the East 25 feet thereof, and bordered on the West by a Southerly extension of the West line of Lot; LESS and EXCEPT that portion described as Additional Right of Way contained in the Stipulated Order of Taking recorded in O.R. Book 16862, Page 289, Public Records of Palm Beach County, Florida.

Parcel Number: 70-43-44-19-14-003-0140

Grantor warrants and represents that that the subject property is not his/her/their homestead, nor is it the homestead of his/her spouse, and that the subject property is not contiguous to the homestead of the affiant or his/her spouse.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to .

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Property Detail

Location Address : 3939 S CONGRESS AVE 101
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-14-003-0140
Subdivision : MILLERS ADD PL OF E 1/2 IN
Official Records Book/Page : 36495 / 1985
Sale Date : 04/16/2026
Legal Description : MILLERS ADD PL OF E 1/2 LTS 14 & 15 LYG W OF & ADJ TO CONGRESS AVE R/W & LTS 16 THRU 19 BLK 3 & N 1/2 OF 50 FT ABND CORAL AVE R/W LYG S OF & ADJ TO

Owner Information**Owner(s)**

R&A LOAN SERVICES LLC

Mailing Address
 5720 GREEN ISLAND DR
 LAKE WORTH FL 33463 7394
Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/16/2026	\$1,300,000	36495 / 01985	WARRANTY DEED	R&A LOAN SERVICES LLC
05/01/1998	\$100	10566 / 00167	QUIT CLAIM	BALAOURAS ELEFThERIA TRUST
09/01/1988	\$425,000	05818 / 00045	WARRANTY DEED	
08/01/1984	\$161,500	04346 / 01292	WARRANTY DEED	
02/01/1982	\$128,000	03717 / 01502	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$767,331	\$797,461	\$685,864	\$641,070	\$530,700
Land Value	\$497,408	\$456,994	\$456,994	\$435,232	\$373,056
Total Market Value	\$1,264,739	\$1,254,455	\$1,142,858	\$1,076,302	\$903,756

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$1,264,739	\$1,202,900	\$1,093,545	\$994,132	\$903,756
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,264,739	\$1,202,900	\$1,093,545	\$994,132	\$903,756

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$24,546	\$23,697	\$21,743	\$20,442	\$18,605
NON AD VALOREM	\$2,124	\$1,975	\$1,921	\$1,842	\$1,763
TOTAL TAX	\$26,671	\$25,672	\$23,663	\$22,284	\$20,368

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

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number: 70-43-44-19-14-003-0140 Mailing Address: 48 REVERE ST Winthrop, Ma 02152-1608 Owner of Record: BALAOURAS ELEFThERIA TRUST	Property Type: Real Property Property Address: 3939 S CONGRESS AVE 101 PALM SPRINGS, FL 33461 Second Owner:	Status: Active Legal Description: MILLERS ADD PL OF E 1/2 LTS 14 & 15 LYG W OF & ADJ TO CONGRESS AVE R/W & LTS 16 THRU 19 BLK 3 & N 1/2 OF 50 FT ABND CORAL AVE R/W LYG S OF & ADJ TO
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Previous Owner
System not updated
as of 8/6/26

Last updated: 8/06/2026 09:34:24 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: \$13,035.32

Select the installment(s) you wish to pay from the [Payment Options](#) column and then click [Add to Cart](#) at the bottom of the grid.

2026 | BILL TYPE: ORIGINAL | BILL NO: 207045373 | ESTIMATED |
 PAST DUE \$13,035.32

NOT PAYABLE

Installment	Due Date	Total	Paid	Payment Options
1	7/31/26	\$6,667.69 Net Tax: \$6,667.69 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	\$0.00	
2	9/30/26	\$6,367.63 Net Tax: \$6,667.68 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$300.05	\$0.00	

View Info

Recently Paid Bills



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00730

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

R&A LOAN SERVICES LLC
Respondent(s)

ORDER FINDING VIOLATION

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

Section 30-143: Public nuisance; debris visible.

Section 34-916: Parking and storing inoperable vehicles with expired Florida tags.

Section 70-95: Delinquent business tax receipt, Unit 103, No. 5703-113077.

Property Address: 3939 S Congress Avenue, Palm Springs, FL 33461

Legal Description: MILLERS ADD PL OF E 1/2 LTS 14 & 15 LYG W OF &
ADJ TO CONGRESS AVE R/W & LTS 16 THRU 19 BLK 3
& N 1/2 OF 50 FT ABND CORAL AVE R/W LYG S OF &

PCN: 70-43-44-19-14-003-0140

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 **August 20, 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 30-143: Public nuisance; debris visible.**
 - ☐ **Section 34-916: Parking and storing inoperable vehicles with expired Florida tags.**
 - ☐ **Section 70-95: Delinquent business tax receipt, Unit 103, No. 5703-113077.**
- ☐ Respondent **was in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 30-143: Public nuisance; debris visible.**
 - ☐ **Section 34-916: Parking and storing inoperable vehicles with expired Florida tags.**
 - ☐ **Section 70-95: Delinquent business tax receipt, Unit 103, No. 5703-113077.**

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **September 1, 2026**.
- ☐ Administrative fee of **\$170.02**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**
- ☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **September 1, 2026**. If Respondent fails to comply within the time given, a fine of **\$250.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **September 1, 2026**.
- ☐ Administrative fee of **\$170.02**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this **August 20, 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:
5720 Green Island Dr.
Lake Worth, FL 33463-7394](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00067

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

MARCUS INVESTMENT GROUP INC
4923 BONANZA RD,
LAKE WORTH FL 33467 4780
Respondent.

PCN: 70434408160000030

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 **2802 SEMINOLE Rd, Palm Springs, FL 33406** and owned by **MARCUS INVESTMENT GROUP INC** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

SECTION 34.914 (D) PARKING/STORAGE OF RECREATIONAL VEHICLES MUST BE INSIDE OR BEHIND THE FRONT BUILDING LINE AT THE MAX HIGHT OF OR BELOW THE ROOFLINE OF THE HOUSE.

This above violation(s) must be corrected on or before **August 19, 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 **August 20, 2026**, at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. the special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

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

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

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



Code Enforcement Officer

Mitchell Sebastian

August 05, 2026

Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00067

MARCUS INVESTMENT GROUP INC
4923 BONANZA RD,
LAKE WORTH FL 33467 4780 PCN: 70434408160000030
Respondent,

AFFIDAVIT OF SERVICE

On August 5th, 2026, at 3:00 PM, I served the attached NOTICE OF HEARING on the within-named MARCUS INVESTMENT GROUP INC, at _____, and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Palm Beach County, Florida, by:

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

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

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

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

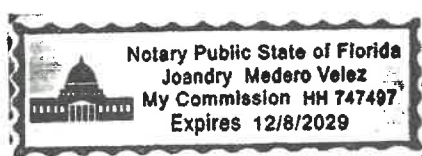
By: MSV
Code Enforcement Officer

Date: 8-5-26

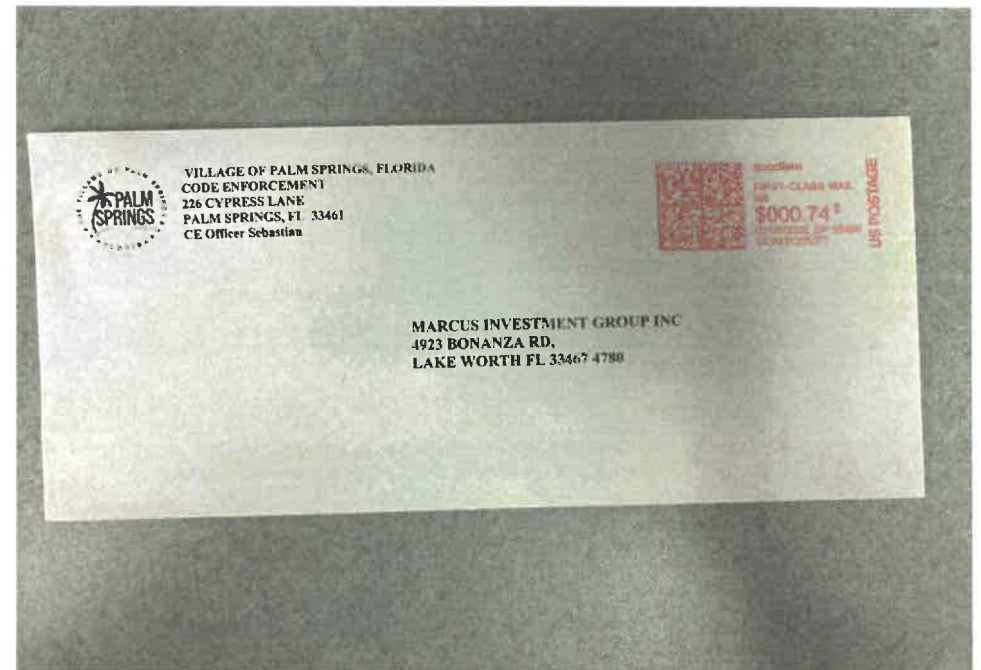
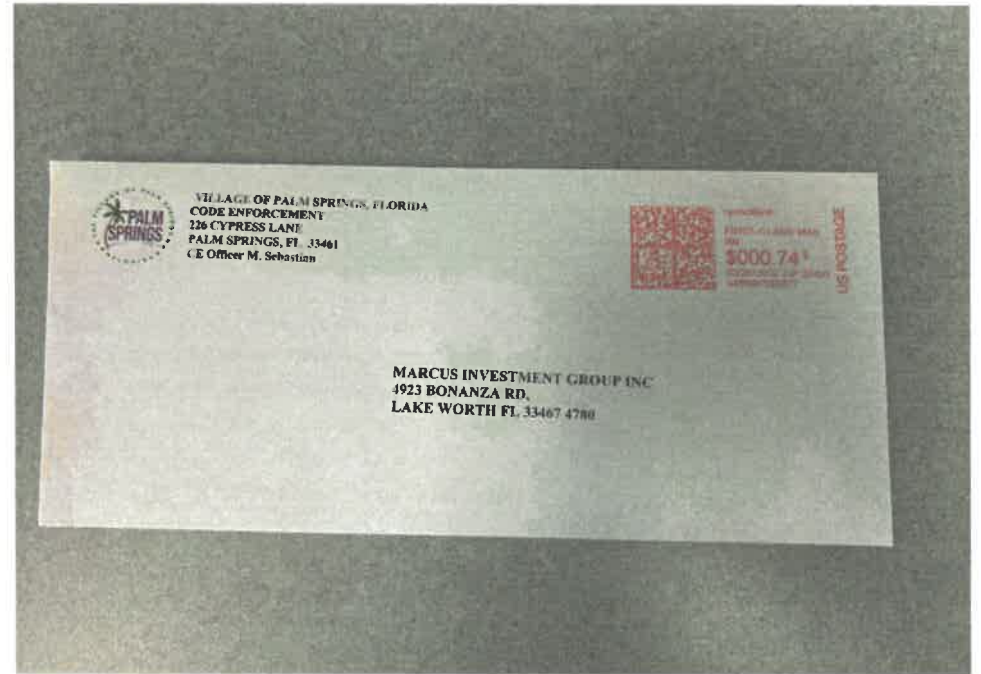
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

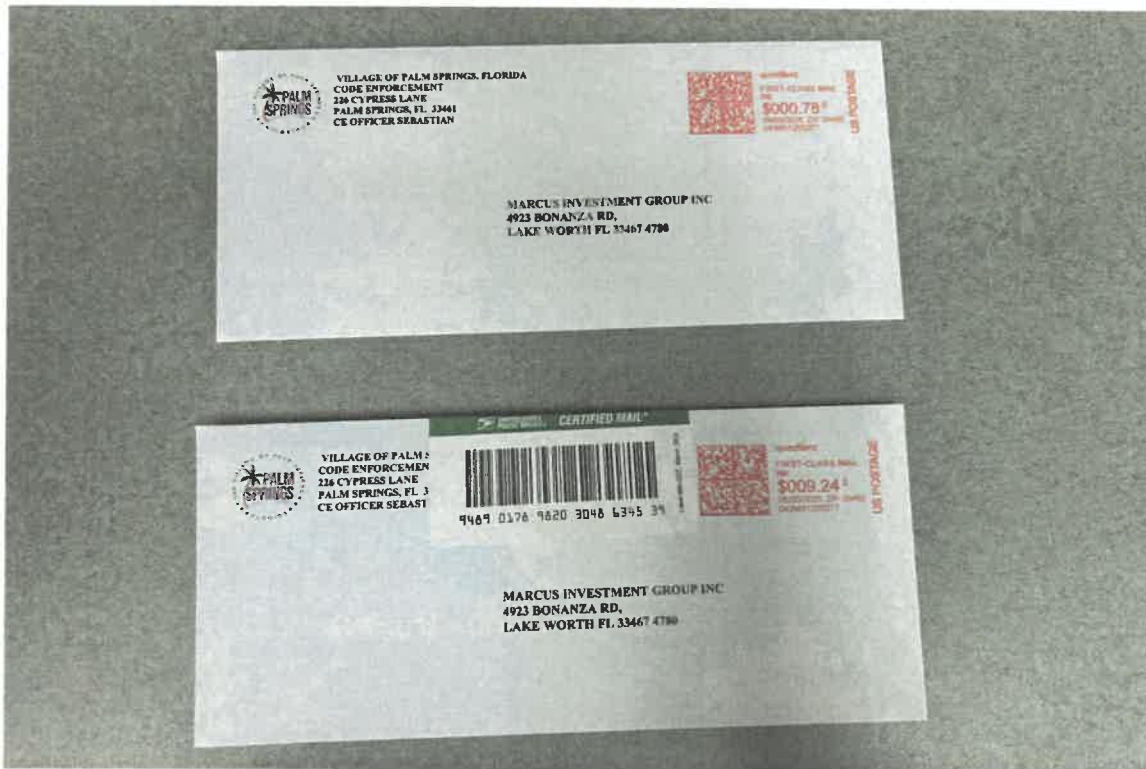
The foregoing instrument was acknowledged before me this 5 day of August 2026, by Mitchell Sebastian Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



Joandry Medero
NOTARY PUBLIC, State of Florida







IN THE COUNTY COURT IN AND FOR
PALM BEACH COUNTY, FLORIDA

COUNTY CIVIL DIVISION: "RD"
CASE NO.: 50-2026-CC-006005-XXA-SB

JEAN APOLLON,
Plaintiff/Petitioner

vs.

LUIS ANTONIO CARCAMO MOLINA,
Defendant/Respondent.

**ORDER FINAL JUDGMENT FOR POSSESSION, AND ORDER
DIRECTING THE CLERK OF COURT TO CLOSE THE FILE**

(DFFJ)

THIS CAUSE came before the Court upon Plaintiff's Complaint for Eviction. After a review of the Pleadings and Defendant's answer, the Court finds that the Defendant has failed to allege a legally recognized defense to the complaint. As a result, the Court shall strike the Answer and enter a *default* against the Defendant(s).

After a review of the court file and being otherwise informed in the premises, it is hereby **ORDERED AND ADJUDGED** as follows:

1. A **DEFAULT** is entered against the Defendant(s), **LUIS ANTONIO CARCAMO MOLINA**.
2. The Plaintiff (s), **JEAN APOLLON**, does have and must recover from the Defendant(s), **LUIS ANTONIO CARCAMO MOLINA**, possession of the following premises located in Palm Beach County, Florida, to wit:
2794 SEMINOLE RD PALM SPRINGS, FL 33406
3. Clerk must issue a Writ of Possession for the property listed in paragraph 2 upon the Plaintiff's application and submission of the appropriate fees.
4. The Clerk of Court is directed to close the file. The Court reserves jurisdiction to enter monetary judgment and enter further orders as necessary and appropriate.

DONE AND ORDERED in Chambers, at Delray Beach, Palm Beach County, Florida.

50-2026-CC-006005-XXA-SB 05/06/2026
Reginald R. Corlew
Reginald R. Corlew County Judge

50-2026-CC-006005-XXA-SB 05/06/2026
Reginald R. Corlew
County Judge

IN THE COUNTY COURT OF THE FIFTEENTH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA

COUNTY CIVIL DIVISION RD
CASE NO. 50-2026-CC-006005-XXXXA-SB

JEAN APOLLON,
Plaintiff/Petitioner
vs.
LUIS ANTONIO CARCAMO MOLINA,
Defendant/Respondent.

ORDER DENYING DEFENDANT'S EMERGENCY MOTIONS

THIS MATTER came before the Court, in chambers, on the Defendant's Emergency Motion to Stay Writ of Possession and Motion for a Court Hearing filed with the Clerk of the Court on May 11, 2026. The Court having reviewed the motions, court file and otherwise being fully advised in the premises, it is;

ORDERED AND ADJUDGED that said Defendant's Emergency Motions are DENIED.

DONE AND ORDERED in Chambers, at Delray Beach, Palm Beach County, Florida.

50-2026-CC-006005-XXXXA-SB 05/11/2026

Reginald R. Corlew County Judge

50-2026-CC-006005-XXXXA-SB 05/11/2026
Reginald R. Corlew
County Judge

COPIES TO:

JEAN APOLLON	4923 BONANZA RD	japollon3839@aol.com
	LAKE WORTH, FL 33467	
LUIS ANTONIO CARCAMO MOLINA	2794 SEMINOLE RD	KCRAZY46@YAHOO.COM
	PALM SPRINGS, FL 33406	



**Fourth District Court of Appeal
110 South Tamarind Avenue
West Palm Beach, Florida 33401
(561) 242-2000**

AMENDED- as to fee status only.

ACKNOWLEDGMENT OF NEW CASE

DATE: May 13, 2026

LUIS ANTONIO CARCAMO MOLINA,
Appellant(s),

CASE NO.: 4D2026-1406

v.

JEAN APOLLON,
Appellee(s).

The Fourth District Court of Appeal has received a case initiating document reflecting a filing date of May 11, 2026.

The county of origin is Palm Beach County.

The lower tribunal case number provided is 502026CC006005XXXASB.

FEE STATUS: WAIVED

Case Type: NOA Final - County Civil - Other

The Fourth District Court of Appeal's case number must be utilized on all pleadings and correspondence filed in this cause. Moreover, ALL PLEADINGS MUST INCLUDE THE ATTORNEY'S FLORIDA BAR NUMBER and a physical address.

ELECTRONIC FILING INFORMATION

Incoming filings must be submitted through the Florida Courts E-Filing Portal.
Outgoing filings will be sent by the Court through C-Track CMS service email.

EFFECTIVE SEPTEMBER 10, 2023, PARTY/PARTICIPANT ACCESS TO CASES WILL BE VIA ACIS.FLCOURTS.GOV INSTEAD OF EDCA.

FONT REQUIREMENTS

All computer-generated documents are required to be filed in either Arial 14-point font or Bookman Old Style 14-point font. See Fla. R. App. P. 9.045(b).

FILING FEES MAY NOW BE PAID ELECTRONICALLY THROUGH THE FLORIDA COURTS E-FILING PORTAL – SEE THE COURT'S WEBSITE FOR INSTRUCTIONS



VILLAGE OF PALM SPRINGS, FLORIDA

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

August 05, 2026

MARCUS INVESTMENT GROUP INC
4923 BONANZA RD,
LAKE WORTH FL 33467 4780

Dear Property Owner,

A **Notice of Violation with Hearing** has been issued by the Code Enforcement unit of the Village of Palm Springs. This is regarding the property a **2802 SEMINOLE Rd, Palm Springs, FL 33406, PCN: 70434408160000030.**

VIOLATION/HEARING 26-00067

SECTION 34.914 (D) PARKING/STORAGE OF RECREATIONAL VEHICLES MUST BE INSIDE OR BEHIND THE FRONT BUILDING LINE AT THE MAX HIGHT OF OR BELOW THE ROOFLINE OF THE HOUSE.

The options available include coming into voluntary compliance, **OR** arguing your case at the Special Magistrate hearing, **August 20th, 2026, at 10:00 AM** that is noted on your Notice of Violation with Hearing. This is part of your right under the judicial system.

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

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

Respectfully,

Mitchell Sebastian
Village of Palm Springs
Code Enforcement Officer

msebastian@vpsfl.org
Cell Phone 561-389-1065

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 26-00067

1. Good morning, my name is Mitchell Sebastian, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, Code Enforcement Officer.
3. This is Case No. 26-00067. It concerns the property at 2802 SEMINOLE RD 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 MARCUS INVESTMENT GROUP INC
5. Under observation, there are Violations of local ordinances
 6. SECTION 34.914 (D) PARKING/STORAGE OF RECREATIONAL VEHICLES MUST BE INSIDE OR BEHIND THE FRONT BUILDING LINE AT THE MAX HIGHT OF OR BELOW THE ROOFLINE OF THE HOUSE.
 - 7.
 8. THIS CASE WAS OPENED ON 1-20-2026 AND WAS REASSIGNED TO ME ON 2-26-2026. THIS CASE WAS BROUGHT TO OUR ATTENTION FROM A RESIDENT ISSUING A COMPLAINT ON THIS PROPERTY. THE PROPERTY HAS COME INTO COMPLIANCE WITH OTHER VIOLATIONS BUT HAS NOT COME INTO COMPLIANCE WITH SECTION 34-914(D). SEVERAL CURTOSY NOTICES WERE POSTED AND MAILED BUT THE PROPERTY OWNER NEVER MADE CONTACT WITH ME UNTIL I REACHED OUT. I MADE CONTACT WITH THE TENANT WHO IS THE OWNER OF THE RV AND INFORMED HIM OF THE VIOLATION AND REQUESTED HIM TO RELOCATE IT. THE TENANT REQUESTED ADDITIONAL TIME TO FIND A LOCATION TO STORE IT AND WAS GIVEN IN TOTAL APPROXIMATELY 2 MONTHS TO DO SO. THE TENANTS LAST EXTENSTION DUE DATE WAS 5-31-26. THE LAST EXTENSION WAS GIVEN BECAUSE THE TENANT INFORMED THAT HE WAS MOVING OUT BY THAT DATE. ON 6-1-26 I CALLED THE TENANT REGARDING THE RV STILL BEING ON THE PROPERTY AND WAS INFORMED THAT HE WAS BEING EVICTED. I ASKED FOR THE PROPERTY OWNERS NUMBER AND THE TENANT COMPLIED. I SPOKE TO THE PROPERTY OWNER WHO CONFIRMED THE EVICTION PROCESS HAS STARTED AND I ASKED IF HE COULD COME TO THE OFFICE TO SHOW ME THE DOCUMENTS AS PROOF. ON 6-2-26 THE PROPERTY OWNER CAME TO PLANNING, ZONING, AND BULDING AND SHOWED ME THE EVICTION DOCUMENTS WHICH I HAVE ATTACHED TO THIS CASE. THE PROPERTY OWNER ADVISED ME THAT HE IS WAITING FOR THE COURT TO GRANT HIM THE EVICTION. I REINSPECTED THE PROPERTY ON 7-28-26 AND NO PROGRESS OR UPDATES WERE MADE.
 - 9.
 10. On August 5st, 2026, a Notice of Violation/ Notice of Hearing 26-00067 was issued for the Violations. The notice was mailed certified and regular to the respondent's address of record and posted at the property and Village Hall.

11. The Village has also incurred costs of \$195.77 in conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than October 30TH, 2026
12. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

August 5th 2026 - 2802 SEMINOLE RD

Case No. 26-00067

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	0.00	35.00	0.00
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. 26-00067				195.77

Property Detail

Parcel Control Number: 70-43-44-08-16-000-0030 Location Address: 2802 SEMINOLE RD
 Owners: MARCUS INVESTMENT GROUP INC Municipality: PALM SPRINGS
 Mailing Address: 4923 BONANZA RD, , LAKE WORTH FL 33467 4780
 Last Sale: 06/03/2011 Book/Page#: 24558 / 00084 Price: \$35,000
 Property Use Code: 0800 - MULTIFAMILY < 5 UNITS Zoning: RM - RESIDENTIAL MULTI-FAMILY
 Legal Description: MEADOW PARK REPLAT LT 3 Total SF: 1728 Acres .23

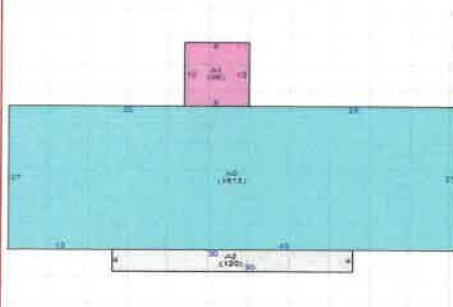
**2025 Values**

Improvement Value \$155,687
 Land Value \$138,016
 Total Market Value \$293,703
 Assessed Value \$206,616
 Exemption Amount \$0
 Taxable Value \$206,616

All values are as of January 1st each year.

2025 Taxes

Ad Valorem \$4,561
 Non Ad Valorem \$653
 Total Tax \$5,213

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

Description	Area Sq. Footage
BAS Base Area	1512
FST Finished Storage	96
FOP Finished Open Porch	120
Total Square Footage :	1728
Total Area Under Air :	1512

Extra Features

Description	Year Built	Unit
Patio	1963	240

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

Structural Details (Building 1)

Description	
1 Bldg Type	DUPLEX
2 Exterior Wall 1	MSY: CB STUCCO
3 Year Built	1963
4 Air Condition Desc.	NO HTG/AC
5 Heat Type	NONE
6 Heat Fuel	NONE
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	CARPETING
16 Floor Type 2	N/A
17 Stories	1

Owner : MARCUS INVESTMENT GROUP INC PCN: 70434408160000030

1 of 1

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

Account Information

Property Control Number:

70-43-44-08-16-000-0030

Mailing Address:

4923 BONANZA RD

Lake Worth, FL 33467-4780

Owner of Record:

MARCUS INVESTMENT GROUP INC

Property Type:

Real Property

Property Address:

2802 SEMINOLE RD

PALM SPRINGS, FL 33406

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

MEADOW PARK REPLAT LT 3

Last updated: 8/05/2026 10:36:33 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: \$5,948.64

2025 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2026) 2026:19973 |
ANNUAL |
PAST DUE \$5,948.64

NOT PAYABLE 

Installment	Date	Total Tax	Paid	Amount Due If Paid By Date	Status
1	3/31/26	 \$5,948.64 Net Tax: \$5,859.42 Interest: \$282.97 Penalty: \$0.00 Fees: \$6.25 Discount: \$0.00	\$0.00	 \$5,948.64  8/5/26 \$5,948.64 8/31/26 \$5,948.64 9/30/26 \$5,948.64 10/31/26 \$5,948.64	 Past Due

[View Info](#)

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	 \$5,369.27 Net Tax: \$4,938.99 Interest: \$148.17 Penalty: \$0.00 Fees: \$282.11 Discount: \$0.00	7/31/26	-\$5,369.27	 Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	☐ \$5,093.90 Net Tax: \$4,693.62 Interest: \$140.81 Penalty: \$0.00 Fees: \$259.47 Discount: \$0.00	11/13/25	-\$5,093.90	● Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$4,799.50 Net Tax: \$4,421.86 Interest: \$132.66 Penalty: \$0.00 Fees: \$244.98 Discount: \$0.00	2/24/25	-\$4,799.50	● Paid
3/31/22	☐ \$3,895.88 Net Tax: \$3,589.12 Interest: \$107.67 Penalty: \$0.00 Fees: \$199.09 Discount: \$0.00	2/23/24	-\$3,895.88	● Paid
3/31/21	☐ \$3,797.57 Net Tax: \$3,498.20 Interest: \$104.95 Penalty: \$0.00 Fees: \$194.42 Discount: \$0.00	9/6/22	-\$3,797.57	● Paid
5/31/19	☐ \$3,299.24 Net Tax: \$3,142.13 Interest: \$157.11 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	1/21/21	-\$3,299.24	● Paid
4/15/20	☐ \$3,519.37 Net Tax: \$3,240.98 Interest: \$97.23 Penalty: \$0.00 Fees: \$181.16 Discount: \$0.00	12/10/21	-\$3,519.37	● Paid



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00067

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

**vs.
MARCUS INVESTMENT GROUP INC**

Respondent(s)

ORDER FINDING VIOLATION

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

SECTION 34.914 (D) PARKING/STORAGE OF RECREATIONAL VEHICLES MUST BE INSIDE OR BEHIND THE FRONT BUILDING LINE AT THE MAX HIGHT OF OR BELOW THE ROOFLINE OF THE HOUSE.

Property Address:	2802 SEMINOLE Rd, Palm Springs, FL 33406
Legal Description:	MEADOW PARK REPLAT LT 3
PCN:	70434408160000030

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 **August 20, 2026**, and based on the evidence and testimony presented, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

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

☐ **SECTION 34.914 (D) PARKING/STORAGE OF RECREATIONAL VEHICLES MUST BE INSIDE OR BEHIND THE FRONT BUILDING LINE AT THE MAX HIGHT OF OR BELOW THE ROOFLINE OF THE HOUSE.**

- ☐ Respondent **is NOT in violation** of the following sections of the Village of Palm Springs Code of Ordinances:

☐ **SECTION 34.914 (D) PARKING/STORAGE OF RECREATIONAL VEHICLES MUST BE INSIDE OR BEHIND THE FRONT BUILDING LINE AT THE MAX HIGHT OF OR BELOW THE ROOFLINE OF THE HOUSE.**

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 **October 30th, 2026**.

- ☐ Admin fee of **\$195.77**
☐ 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 **October 30th, 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 **October 30th, 2026**.

- ☐ Admin fee of **\$195.77**
☐ Citation fine of **\$ N/A**
☐ Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this August 20, 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:
4923 BONANZA RD, , LAKE WORTH FL 33467 4780



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00067

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
vs.
MARCUS INVESTMENT GROUP INC
Respondent(s)

ORDER FINDING VIOLATION

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

Section 34-914(D): Parking/storage of recreational vehicles must be inside or behind the front building line, at or below the maximum height of the roofline of the house.

Property Address:	2802 Seminole Road, Palm Springs, FL 33406
Legal Description:	MEADOW PARK REPLAT LT 3
PCN:	70-43-44-08-16-000-0030

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the **August 20, 2026**, and based on the evidence and testimony presented, enters the following **FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER**:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- ☐ Respondent **is in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 34-914(D): Parking/storage of recreational vehicles must be inside or behind the front building line, at or below the maximum height of the roofline of the house.**
- ☐ Respondent **is NOT in violation** of the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 34-914(D): Parking/storage of recreational vehicles must be inside or behind the front building line, at or below the maximum height of the roofline of the house.**

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 **October 30, 2026**.
- ☐ Administrative fee of **\$195.77**
- ☐ 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 **October 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 **October 30, 2026**.
- ☐ Administrative fee of **\$195.77**
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this August 20, 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:
4923 Bonanza Road,
Lake Worth, FL 33467 4780](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE



Case No: 26-00781

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

RIVERA OSCAR F FIESCO & SUAREZ DANIA C
261 TAM O SHANTER DR,
LAKE WORTH BEACH, FL 33461 1906
Respondent.

PCN: 70434418070060150

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 **261 TAM O SHANTER Dr, Palm Springs, FL 33461** and owned by **RIVERA OSCAR F FIESCO & SUAREZ DANIA C** violates the following code sections of the Village of Palm Springs Code of Ordinances.

SECTION 30-141 - OVERGROWN LANDSCAPING. THE ENTIRE PROPERTY IS OVERGROWN.

This above violation(s) must be corrected on or before August 4th, 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 August 20th, 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.

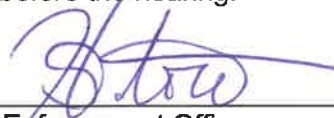
YOU ARE HEREBY ORDERED to appear and answer the above violation(s). If you fail to appear, the Magistrate may proceed to hear the case in your absence.

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 23, 2026

Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00781

RIVERA OSCAR F FIESCO & SUAREZ DANIA C
261 TAM O SHANTER DR,
LAKE WORTH BEACH FL 33461 1906

PCN: 70434418070060150

Respondent,

AFFIDAVIT OF SERVICE

On JULY 23RD, 2026, at 4:00 PM, I served the attached NOTICE OF HEARING on the within-named RIVERA OSCAR F FIESCO & SUAREZ DANIA C, at 261 TAM O SHANTER 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.

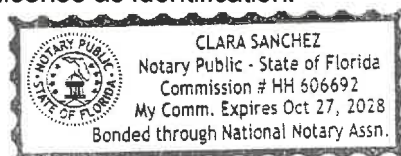
By: [Signature]
Code Enforcement Officer

Date: 7/23/26

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 23 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









[illegible]



VILLAGE OF PALM SPRINGS, FLORIDA

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

July 23, 2026

RIVERA OSCAR F FIESCO & SUAREZ DANIA C
261 TAM O SHANTER DR,
LAKE WORTH BEACH FL 33461 1906

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 **261 TAM O SHANTER Dr, Palm Springs, FL 33461, PCN: 70434418070060150.**

VIOLATION/HEARING 26-00781.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, which is at **226 CYPRESS LANE**, as noted on your NOTICE. This is part of your right under the judicial system.

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

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

Respectfully,

Henry Stout
Village of Palm Springs
Code Enforcement Officer

hstout@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



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



quadtent
FIRST-CLASS MAIL
IMI
\$000.78⁹
07/26/2026 ZIP 33480
043M31255277

US POSTAGE

RIVERA OSCAR F FIESCO & SUAREZ DANIA C
261 TAM O SHANTER DR,
LAKE WORTH BEACH FL 33461 1906

9489 0178 9820 3048 6224 82



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

NGV



UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL[®]



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FIRST-CLASS MAIL
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07/26/2026 ZIP 33480
043M31255277

US POSTAGE

RIVERA OSCAR F FIESCO & SUAREZ DANIA C
261 TAM O SHANTER DR,
LAKE WORTH BEACH FL 33461 1906

CASE PRESENTATION
CASE No. CASE 26-00781

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. 26-00781. It concerns the property at 261 TAM O SHANTER 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 RIVERA OSCAR F FIESCO & SUAREZ DANIA C
5. Under observation, there are Violations of local ordinances
6. SECTION 30-141 - OVERGROWN LANDSCAPING. THE ENTIRE PROPERTY IS OVERGROWN.
7. 7/14- case open- due date July 21
8. 7/14- CCV ISSUED
9. 7/23-NOV ISSUED
10. 8/4- I was called by a friend, and the owner abandoned the property and car. They have left for their country not returned. On JULY 23RD, 2026, a Notice of Violation/ Notice of Hearing 26-00781 was issued for the Violations. The notice was mailed certified and regular to the respondent's address of record and posted at the property and Village Hall.
11. The Village has also incurred costs of \$265.77 in conducting this investigation and hearing. I request that the respondent be ordered to reimburse the Village for those costs by no later than AUGUST 31ST 2026.
12. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

AUGUST 20TH, 2026- 261 TAM O SHANTER

Case No. 26-00781

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. 26-00781				265.77

2
6
1

VILLAGE OF PALMSPRINGS, FLORIDA
NOTICE TO RESIDENTS
The Village of Palmsprings, Florida, is a community governed by a Board of Directors. The Board of Directors is responsible for the overall management of the Village and for the adoption of the Village's policies and procedures. The Board of Directors is composed of seven members, each representing a different area of the Village. The Board of Directors meets on a regular basis to discuss and decide on Village matters. The Village of Palmsprings, Florida, is a community governed by a Board of Directors. The Board of Directors is responsible for the overall management of the Village and for the adoption of the Village's policies and procedures. The Board of Directors is composed of seven members, each representing a different area of the Village. The Board of Directors meets on a regular basis to discuss and decide on Village matters.

secured by ADT

Property Detail

Parcel Control Number: 70-43-44-18-07-006-0150 Location Address: 261 TAM O SHANTER DR
 Owners: RIVERA OSCAR F FIESCO & SUAREZ DANIA C Municipality: PALM SPRINGS
 Mailing Address: 261 TAM O SHANTER DR, LAKE WORTH BEACH FL 33461 1906
 Last Sale: 08/12/2024 Book/Page#: 35218 / 01004 Price: \$464,900
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RS - RESIDENTIAL SINGLE FAMILY
 Legal Description: VILLAGE OF PALM SPRINGS PL 2 LT 15 BLK 6 Total SF: 1964 Acres .25

**2025 Values**

Improvement Value \$224,158
 Land Value \$146,771
 Total Market Value \$370,929
 Assessed Value \$370,929
 Exemption Amount \$0
 Taxable Value \$370,929

2025 Taxes

Ad Valorem \$7,199
 Non Ad Valorem \$527
 Total Tax \$7,726

2025 Qualified Exemptions**Applicants**

All values are as of January 1st each year.

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

Description	Area Sq. Footage
BAS Base Area	1395
UCP Unfinished Carport	240
SFB Semi Finished Base Area	65
FEP Finished Enclosed Porch	264
Total Square Footage	1964
Total Area Under Air	1460

Extra Features

Description	Year Built	Unit
Patio	1961	442

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	1961
4 Air Condition Desc.	HTG ONLY
5 Heat Type	FORCED/NO DUCT
6 Heat Fuel	ELECTRIC
7 Bed Rooms	3
8 Full Baths	2
9 Half Baths	0
10 Exterior Wall 2	NONE
11 Roof Structure	GABLE/HIP
12 Roof Cover	ASPHALT/COMPOSITION
13 Interior Wall 1	DRYWALL
14 Interior Wall 2	N/A
15 Floor Type 1	CERAMIC/QUARRY TILE
16 Floor Type 2	N/A
17 Stories	1

Owner : RIVERA OSCAR F FIESCO & PCN: 70434418070060150 1 of 1

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number: 70-43-44-18-07-006-0150 Mailing Address: 261 TAM O SHANTER DR Lake Worth Beach, FL 33461-1906 Owner of Record: RIVERA OSCAR F FIESCO &	Property Type: Real Property Property Address: 261 TAM O SHANTER DR PALM SPRINGS, FL 33461 Second Owner: SUAREZ DANIA C	Status: Active Legal Description: VILLAGE OF PALM SPRINGS PL 2 LT 15 BLK 6
--	--	--

Last updated: 8/13/2026 02:59:24 PM

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

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

Tax Bills

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

Total Payable: \$0.00

Recently Paid Bills

INFORMATIONAL NOTICE: THE ORIGINAL TAX BILL WAS SENT TO YOUR ESCROW AGENT/LOAN SERVICER FOR PAYMENT				
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	\$7,416.58 Net Tax: \$7,725.60 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$309.02	11/26/25	-\$7,416.58	Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$1,815.13 Net Tax: \$1,890.76 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$75.63	11/27/24	-\$1,815.13	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	\$1,761.81 Net Tax: \$1,835.22 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$73.41	11/28/23	-\$1,761.81	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$1,699.82 Net Tax: \$1,770.65 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$70.83	11/29/22	-\$1,699.82	Paid
3/31/22	☐ \$1,623.98 Net Tax: \$1,691.65 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$67.67	11/24/21	-\$1,623.98	Paid
3/31/21	☐ \$1,603.23 Net Tax: \$1,670.03 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$66.80	11/25/20	-\$1,603.23	Paid
3/31/20	☐ \$1,574.62 Net Tax: \$1,640.24 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$65.62	11/26/19	-\$1,574.62	Paid



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00781

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

vs.

RIVERA OSCAR F FIESCO & SUAREZ DANIA C

Respondent(s)

ORDER FINDING VIOLATION

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

SECTION 30-141 - OVERGROWN LANDSCAPING. THE ENTIRE PROPERTY IS OVERGROWN.

Property Address: 261 TAM O SHANTER Dr, Palm Springs, FL 33461

Legal Description: VILLAGE OF PALM SPRINGS PL 2 LT 15 BLK 6
PCN: 70434418070060150

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

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

☐ Respondent **violates** the following sections of the Village of Palm Springs Code of Ordinances:
☐ **SECTION 30-141 - OVERGROWN LANDSCAPING. THE ENTIRE PROPERTY IS OVERGROWN.**

☐ Respondent **violated** the following sections of the Village of Palm Springs Code of Ordinances:
☐ **SECTION 30-141 - OVERGROWN LANDSCAPING. THE ENTIRE PROPERTY IS OVERGROWN.**

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 21, 2026**.

- ☐ ADMIN FEE \$265.77
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **July 21, 2026**. If Respondent fails to comply within the time given, a fine of **\$ per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property complies. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **July 21, 2026**.

- ☐ ADMIN FEE \$265.77
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

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

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

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

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

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

DONE AND ORDERED this.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the
respondent at the following statutory address:
261 TAM O SHANTER DR, LAKE WORTH BEACH, FL
33461 1906



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00781

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

vs.

**RIVERA OSCAR F FIESCO & SUAREZ DANIA C
Respondent(s)**

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
Section 30-141: Overgrown Landscaping — The entire property is overgrown.

Property Address:	261 Tam O Shanter Drive, Palm Springs, FL 33461
Legal Description:	VILLAGE OF PALM SPRINGS PL 2 LT 15 BLK 6
PCN:	70-43-44-18-07-006-0150

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Part 1, Florida Statutes, has heard testimony under oath at the Code Enforcement hearing held on the, 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 violates the code section(s) referenced above.
4. The Village incurred administrative costs in the prosecution of this case and is entitled to be awarded the same.

CONCLUSIONS OF LAW

- ☐ Respondent **violates** the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 30-141: Overgrown Landscaping — The entire property is overgrown.**
- ☐ Respondent **violated** the following sections of the Village of Palm Springs Code of Ordinances:
- ☐ **Section 30-141: Overgrown Landscaping — The entire property is overgrown.**

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **September 1, 2026**.
- ☐ Administrative fee of **\$265.77**
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**
- ☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **September 1, 2026**. If Respondent fails to comply within the time given, a fine of **\$100 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property complies. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **September 1, 2026**.
- ☐ Administrative fee of **\$265.77**
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

All payments shall be made to the 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 August 20, 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:
261 TAM O SHANTER DR
LAKE WORTH BEACH, FL 33461 1906](#)



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

CASE NO: 2025-102

REQUEST FOR REDUCTION OF FINE

INSTRUCTIONS: Please answer all questions on this form completely. Be specific and use additional pages if necessary. **PRIOR TO SUBMITTING THIS REQUEST, ALL UNPAID CITATIONS AND ADMINISTRATIVE COSTS MUST BE PAID AND PROPERTY MUST BE IN TOTAL**

COMPLIANCE. Return this form and the \$250.00 application fee, to the Village Clerk of the Code Enforcement Special Magistrate. The request will then be presented to the Magistrate at the next regularly scheduled hearing. **The Special Magistrate will not consider your request unless you are present at the hearing.** You will be notified in writing of the Special Magistrate's decision within ten (10) days after the meeting. If you are claiming medical or financial hardship, attach supporting documentation (i.e., a Doctor's statement or proof of income). If you have any questions, please call the Village Clerk's Office (561) 9654010.

Property Owner's Name: GRAND LAKE PROPERTIES LLC

Property Address: 3514 LAKE WORTH RD

Telephone number where you can be reached during the day: 561-715-7511

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

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

If yes, until what date: N/A

Date you called The Village of Palm Springs Code Enforcement Division for a re-inspection:
March 26th, 2026

Compliance date specified by Special Magistrate: March 27th, 2026

Are you claiming a financial hardship: Yes: No: X

Are you claiming a medical hardship: Yes: No: X

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

Relationship to property and/or property owner: Property Management
Request for Reduction of Fine Case No.: 2025-102

MAKE CERTAIN THAT THIS FORM SETS FORTH YOUR POSITION.

I, Dillon Vallejo, do hereby submit this petition in request for a reduction in the total amount of penalty imposed, or a request for an extension of time to bring the property into compliance, and in support, offer the following statement:
We respectfully request a reduction of the lien associated with the garbage enclosure violation.
We made continuous good-faith efforts to bring the property into compliance, but the process required additional approvals before the permit could be issued. We first had to obtain written approval from the waste collection company to replace the dumpster with regular garbage cans. We also explored alternative enclosure locations, but those options would have required eliminating a significant amount of required parking. As a result, a variance was necessary before the enclosure permit could be approved. Because these required steps significantly extended the compliance process, we respectfully ask the Village to consider our efforts and reduce the accrued lien.

Date: 8/11/26 Signature: 

State of: Florida County of: Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF August 20 26, BY Dillon Vallejo WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.


SIGNATURE OF NOTARY PUBLIC

Jacqueline Lamas
PRINT NAME OF NOTARY PUBLIC

(OFFICIAL SEAL)





Village of Palm Springs
226 Cypress Lane
Palm Springs, Florida 33461
561-584-8200 x 8460
www.vpsfl.org

Invoice # INV26-5900

Application Date: 4/19/2024

Invoice Date 8/3/2026

Permit Number 24-00338

Address 3514 LAKE WORTH RD, Palm Springs, FL 33461

Permit Type Property Maintenance

Primary Contact

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

Amount \$250.00

Total Fees \$250.00

Teller Receipt Below

Invoice # INV26-5900

Application Date: 4/19/2024

Invoice Date 8/3/2026

Permit Number 24-00338

Address 3514 LAKE WORTH RD, Palm Springs, FL 33461

Primary Contact

Total Fees \$250.00

Not
PAID
as of
8/11/26

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: David Urrutia

Date: August 20, 2026

Case No.: 2025-102 (24-00338)

Respondent(s): Grand Lake Properties LLC

**Violation Address 3514 Lake Worth Road
Lake Worth Beach, FL 33461**

BACKGROUND

On **November 19th, 2025**, the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code **Section(s):34-1366: Building design guidelines for dumpsters and waste containers**. The Respondent was given a violation and fine commencing on **January 31, 2026**, and continuing to accrue at the rate **of \$100.00 per day** for every day not in compliance. To date, the fine has accumulated for **55 days**, for a total fine of **\$5,500.00** as of the compliance date of **March 27, 2026**. The **\$ 235.81** administrative costs have been paid.

RECOMMENDATION.

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

- A. ☒ That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for a Reduction of Fine, and that the Respondent pay the reduced fine in the amount of **\$1,100.00** within ten **(10) days** of the date of the Magistrate's Final Order on the Request **or** on or before **September 20th, 2026**. If the reduced fine is not paid at the time specified, the original fine in the amount of **\$5,500.00** shall be reinstated.
- B. ☐ That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for a Reduction of Fine.

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based its recommendation on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violations, and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: the good faith efforts to bring property into compliance, the time it took for all other requirements to come together for permit to be issued, a variance was also necessary to correct violation. The Village recommends to reduce the fine amount in this case to 20% of the total lien amount.

Dated: August 20th, 2026,

By: David Urrutia
Code Enforcement Officer

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CASE 2025-012 (24-00338)

X

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Grand Lake Properties LLC
3514 Lake Worth Road
LAKE WORTH, FL 33461

Respondent

The property at 3514 Lake Worth Road in Palm Springs in the Code Enforcement **ORDER FINDING VIOLATION dated November 19th, 2025**, in the above-mentioned case, has been re-inspected and, I **David Urrutia** state that said property is **in compliance** of the Ordinance Codes of the Village of Palm Springs on the **27th day of March 2026**.

Section 34-1366: Building design guidelines for dumpster and waste containers.

Hearing fees have been paid.

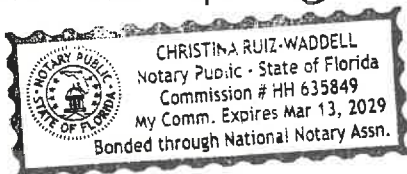

Code Enforcement Officer

Date: 8/3/2026

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to, (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this August 3rd, 2026, by, David Urrutia, who is personally known to me or who has produced as identification.

My Commission expires: 3-13-2029




NOTARY SIGNATURE
Christina Ruiz-Waddell
PRINT NAME
Notary Public, State of Florida
Commission No.: HH 635849



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

Receipt #: PT10992

Application Date: 11/12/25

Receipt Date 12/11/25 Permit Number 25-01205
Payee SYED TANVIR ASAN
Address 3514 LAKE WORTH Rd, Palm Springs, FL 33461
Permit Type Assist Other Agency
Payment Method Credit Card Payment *****1673
Confirmation # 000000039431

CE Hearing Administrative Cost	\$235.81
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Comments:

Amount \$235.81

Total Paid \$235.81



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

Receipt #: PT10992

Application Date: 11/12/25

Receipt Date 12/11/25 Permit Number 25-01205
Payee SYED TANVIR ASAN
Address 3514 LAKE WORTH Rd, Palm Springs, FL 33461
Permit Type Assist Other Agency
Payment Method Credit Card Payment *****1673
Confirmation # 000000039431

CE Hearing Administrative Cost	\$235.81
--------------------------------	----------

Comments:

Amount \$235.81

Total Paid \$235.81



Village Clerk
226 Cypress Lane
Palm Springs, FL 33461
(561) 584-8200 ext. 8431
<http://www.vp>

February 4, 2026

GRAND LAKE PROPERTIES LLC
3514 Lake Worth Road
Lake Worth Beach, FL 33461

Re: Case No. 2025-102

Dear Respondent:

Please be advised that due to non-compliance and/or non-payment of fines, the following order has been recorded in the official records of Palm Beach County.

Once full compliance has been achieved, please contact your Code Enforcement Officer to schedule a reinspection.

If you have any questions, please contact the Code Enforcement office, (561) 584-8200, ext. 8520.

Sincerely,

Andrea Medero

Andrea Medero
Records Clerk

Enclosure

Cc: Code Officer, Nanciann Cuenot

Mailed to:

GRAND LAKE PROPERTIES LLC
9216 Equus Circle
Boynton Beach, FL 33472



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-102

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

Grand Lake Properties LLC
3514 Lake Worth Road
Lake Worth Beach, FL 33461

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-1366: Building design guidelines for dumpsters AND waste containers.

Address: 3514 LAKE WORTH ROAD
Legal Description: PALM BEACH FARMS CO PL 7 E 95 FT OF LT A (LESS N 35 FT
LAKE WORTH RD, E 15 FT DAVIS RD & TRGLR PAR R/WS)
BLK 9
PCN: 70-43-44-30-01-009-0011

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 19th day of November 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

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

☒ **SECTION 34-1366 – Building design guidelines for dumpsters AND waste containers.**

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

☐ **SECTION 34-1366 – Building design guidelines for dumpsters AND waste containers.**

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 January 5th, 2025:

- ☐ Administrative costs of \$235.81
- ☐ Citation fine of \$ N/A
- ☐ Re-inspection fee of \$ N/A

January 30, 2026

- ☒ 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 January 5, 2025. If the Respondent fails to comply within the time given, a fine of \$100.00 per day will continue to accrue until the Respondent contacts the Code 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 January 5th, 2025. January 30, 2026.

- ☒ Administrative costs of \$235.81
- ☐ Citation fine of \$ N/A
- ☐ Re-inspection fee of \$ N/A

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

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

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

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

DONE AND ORDERED this 19th day of November 2025.

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

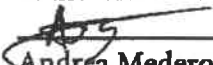
SEAL
1957

Special Magistrate

I hereby certify that this is a true
and correct copy of Order Finding
Violation for Code Case 2025-102
and the original is on file
in the Clerk's Office.

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

9216 Equus Circle
Boynton Beach, FL 33472


Andrea Medero
Records Clerk

Property Detail

Parcel Control Number : 70-43-44-30-01-009-0011

Owners : GRAND LAKE PROPERTIES LLC

Mailing Address : 3514 LAKE WORTH RD
LAKE WORTH BEACH FL 33461 4060

Location Address : 3514 LAKE WORTH RD

Book/Page : 30910 / 385

Sale Date : 09/16/2019

Legal Description : PALM BEACH FARMS CO PL 7 E 95 FT OF LT A (LESS N 35 FT LAKE WORTH RD, E 15 FT DAVIS RD & TRGLR PAR R/WS) BLK 9

Property Use Code : 1100—STORES

Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Total Square Feet : 1375

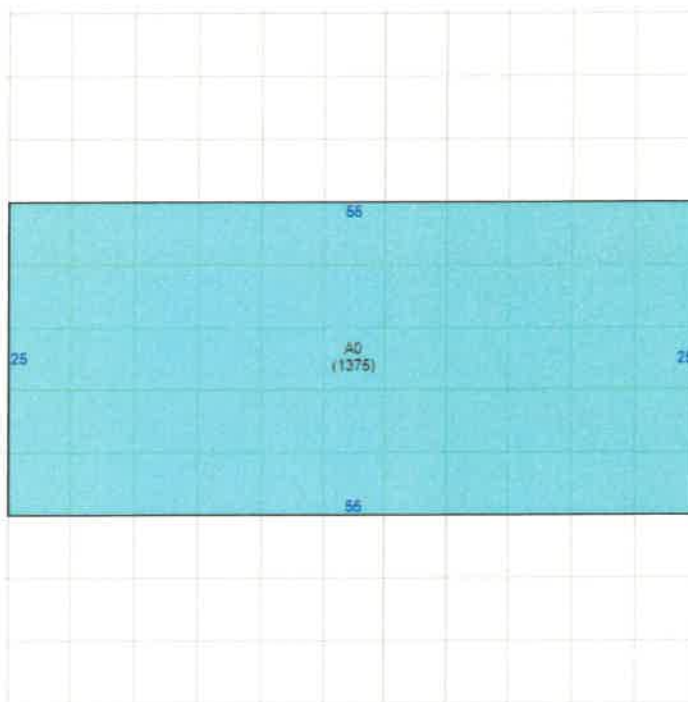
Acres : .17

Building Details

Subarea and Square Footage for Building 1

Description	square Footage
RETAIL STORE	1375
Total Square Footage	1375

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	1979	4128

Structural Element for Building 1

Year Built	1979
RETAIL SINGLE OCCUP	1375

Tax Year	2025		
Improvement Value	\$175,711		
Land Value	\$200,009	AD VALOREM	\$6,386
Total Market Value	\$375,720	NON AD VALOREM	\$476
Assessed Value	\$306,502	TOTAL TAX	\$6,862
Exemption Amount	\$0		
Taxable Value	\$306,502		



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

Case #: 24-00338

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

vs.

**GRAND LAKE PROPERTIES LLC
3514 LAKE WORTH RD, LAKE WORTH BEACH FL
33461 4060**

Respondent(s). _____ PCN: 70434430010090011

FINE REDUCTION ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on November 19th, 2025 and the Magistrate, having heard the testimony and other evidence of the parties, and having been fully appraised of the circumstances, and based upon a preponderance of the evidence, does find as follows:

1. The above Respondent is the owner or occupant of 3514 LAKE WORTH RD, Palm Springs, FL 33461 the property as described: PALM BEACH FARMS CO PL 7 E 95 FT OF LT A (LESS N 35 FT LAKE WORTH RD, E 15 FT DAVIS RD & TRGLR PAR R/WS) BLK 9.
2. On November 19th, 2025, the Village of Palm Springs Code Enforcement Special Magistrate entered an Order Finding the Respondent in violation of sections of the Village of Palm Springs Code of Ordinances. The Respondent was given until January 30th, 2026, within which to comply with the code, failing which a fine of \$100.00 per day was assessed against respondent. Administrative costs in the amount of \$235.81 were also levied against the Respondent and have been paid. The property was in violation for a total of 55 days.
3. On March 27, 2026, the Respondent corrected the violation(s). The Respondent now seeks a reduction of the fines imposed.

IT IS HEREBY ORDERED, that:

A. Based upon the testimony of the parties, the Respondent's request for a reduction is GRANTED / DENIED; and

_____ Respondent is ordered to pay a reduced fine of \$1,100.00 on or before September 20th, 2026.

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

DONE AND ORDERED this **August 20th, 2026.**

By: _____
Special Magistrate

Copies Furnished to the Parties by U.S. MAIL

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: GEHRMAN

Date: AUGUST 20, 2026

Case No.: 2022- 12

Respondent(s): Gerald I. Adams Trust

Violation Address (Subject Property): 3883 PARK LANE

BACKGROUND

On MARCH 17, 2022 the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in Violation of Code Section(s): **SECTION 30-143 PUBLIC NUISANCE** Vegetation overgrowth visible in the backyard & Debris visible on the property, **SECTION 10-9 Exterior Structures** and Building the Exterior of a structure must be maintained in good repair, structurally sound. Painting, Roof Repairs, Walls, Doors, Windows Not Maintained in Good Repair **SECTION 10-8 Exterior Property Areas** structures driveways maintained in good repair, of the Village of Palm Springs Code of Ordinance. The Respondent was given a Violation and fine commencing on APRIL 19, 2022 and continuing to accrue at the rate of **\$100.00 per day, per violation** for every day not in compliance. The fine had accumulated for **86 days (\$8,600) on Section 10-9 (roof), 302 days (\$30,200) on Section 10-8 (driveway) and 302 days ((\$30,200) on Section 30-143 (debris & overgrowth)**, for a total fine of **\$69,000.00** as of the full compliance date of FEBRUARY 15, 2023. The administrative costs have been paid.

Documented expenses for the New Roof (building permit 202201091, 2 buildings), the long driveway and parking lot (permit 203300033) and property landscaping including tree trimming totaled over the \$69,000 Fine.

RECOMMENDATION.

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

- A. **X** That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for a Reduction of Fine, and that the Respondent fulfilled the compliance requirements and incurred significant costs to gain compliance. Viewing the facts presented in the light most favorable to the Respondent, the Lien reduction is reduced to \$0.00 based on documented expenses.

- B. ☐ That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for a Reduction of Fine.
- C.

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based its recommendation to the Special Magistrate on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: This property had been in violation, the property owner and Representative acted quickly to have permits applied for, issued and then closed to gain compliance with new roofs, new driveway and parking area. The debris cleanup and landscaping with tree trimming was also done. A big improvement to the property and the Village. The Lien remained open until it was verified that the improvements had been made with work completed and required permits inspected and Closed. Village Code Enforcement recommends an Abatement of the Fine to \$0.00 Dollars.

Dated: AUGUST 20, 2026,

By: Tom Gehrman
Code Enforcement Officer



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

CASE NO: 2022-12

REQUEST FOR REDUCTION OF FINE

INSTRUCTIONS: Please answer all questions on this form completely. Be specific and use additional pages if necessary.

PRIOR TO SUBMITTING THIS REQUEST, ALL UNPAID CITATIONS AND ADMINISTRATIVE COSTS MUST BE PAID, AND PROPERTY MUST BE IN TOTAL COMPLIANCE.

Return this form and the \$250.00 application fee to the Secretary of the Code Enforcement Special Magistrate. The request will then be presented to the Magistrate at the next regularly scheduled hearing. The Special Magistrate will not consider your request unless you are present at the hearing. You will be notified in writing of the Special Magistrate's decision within ten (10) days after the meeting. If you are claiming medical or financial hardship, attach supporting documentation (i.e., a Doctor's statement or proof of income). If you have any questions, please call the Secretary at the Clerk's Office (561) 584-8200 ext. 8430.

Property Owner's Name: Herald L. Adams

Property Address: 3883 - Park Lane Palm Springs Hl. 33461

Telephone number where you can be reached during the day: 561-346-4655

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

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

If yes, until what date: _____

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

Compliance date specified by Special Magistrate: _____

Are you claiming a financial hardship: Yes: ☐ No: ☐

Are you claiming a medical hardship: Yes: ☐ No: ☐

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

Relationship to property and/or property owner: Property Manager/Agent

MAKE CERTAIN THAT THIS FORM SETS FORTH YOUR POSITION.

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

I, Herald L. Adams have pulled permits and replaced roof on both Bldg. Put in a new driveway. All new front, Rear and Landscaping, front and back lights. Painted Bldg. after pressure washing, put all trees back. Put new fence around, cleared the whole area above and beyond what was required. I also lost \$14,000 on top of the thousands of dollars spent because the city verified a license and I gave a check to do driveway and they stole it, only to find out Anthony Russo was using his deceased father's license and then had to hire and pay another \$34,000 to do the driveway. Unfortunately I lost all that money. I think you will find the property upgraded and ready for sale.

Date: 8/12/26

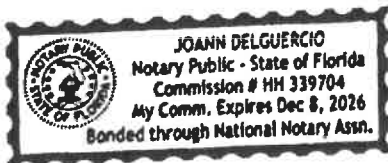
Signature: Herald L. Adams

State of: FL

County of: Palm Bch.

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to, (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2026 by, Herald L. Adams, who is personally known to me or who has produced _____ as identification.



My commission expires:

Joann DelGuercio
NOTARY SIGNATURE

Joann DelGuercio
PRINT NAME

Notary Public, State of Florida
Commission No.

Record: 26-00835 Code Enf.

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

Fees

Fee #	Status	Fee Name	Added	Invoice	Record #	Added By	Comments	Amount	Amount Paid	Balance	Edit
FEE26-8986	Paid	CE Application Fee for Fine Reduction Request	08/13/2026	INV26-6018	26-00835	tgehrman	Fine Reduction fee Case 2022-12 (3883 Park Ln)	\$250.00	\$250.00	\$0.00	
FEE26-8985	Paid	CE Hearing Administrative Cost	08/13/2026	INV26-6017	26-00835	tgehrman	Admin Cost Case 2022-12	\$174.08	\$174.08	\$0.00	
							Total:	\$424.08	\$424.08	\$0.00	

Legend

Invoices

Invoice #	Status	Added	Added By	Paid	Charged To	Fees	Due Date	Comments	Amount	Amount Paid
INV26-6018	Paid	08/13/2026	tgehrman	08/13/2026	Owner: ADAMS GERALD I TR	FEE26-8986 CE Application Fee for Fine Reduction Request	09/12/2026		\$250.00	\$250.00
INV26-6017	Paid	08/13/2026	tgehrman	08/13/2026	ADAMS GERALD I TR	FEE26-8985 CE Hearing Administrative Cost	09/12/2026	3883 Park Lane Case 2022-12	\$174.08	\$174.08
								Total Invoice Amount:	\$424.08	
								Total Fees Due:	\$0.00	
								Total Fees Paid:	\$424.08	
								Total Overpaid:	\$0.00	

**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT****CIT CODE CASE: 2022 - 12****VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,****v.****GERALD I. ADAMS TRUST
6910 ROYAL PALM BEACH BOULEVARD
WEST PALM BEACH, FL 33412 1860**CFN 20220293802
OR BK 33695 PG 1955
RECORDED 07/12/2022 16:17:22
Palm Beach County, Florida
AMT
Joseph Abruzzo
Clerk
Pgs 1955-1956; (2Pgs)**Respondent(s).****ORDER FINDING VIOLATION**

Re: Violation of Section(s) **SECTION 30-143 - PUBLIC NUISANCE**, Vegetation overgrowth visible in the backyard & Debris visible on the property **SECTION 10-9 - Exterior Structures and Building**, The Exterior of a structure must be maintained in good repair, structurally sound. Painting, Roof Repairs, Walls, Doors, Windows Not Maintained in Good Repair **SECTION 10-8 - Exterior Property Area**, Structures, driveways, maintained in good repair, structurally sound.

Address: 3883 PARK LN
Legal Description: 18-44-43, N 295 FT OF S 335 FT OF E 172.6 FT OF W 657.6 FT OF NW 1/4
OF SW 1/4 (LESS W 142.6 FT OF S 115 FT)
PCN: 70-43-44-18-00-000-7416

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 182, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 17th day of MARCH 2022, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

☒ Respondent is in violation of Section(s) **SECTION 30-143 - PUBLIC NUISANCE**, Vegetation overgrowth & Debris visible on the property **SECTION 10-9 - Exterior Structures and Building**, The Exterior of a structure must be maintained in good repair, structurally sound. Painting, Roof Repairs, Walls, Doors, Windows Not Maintained in Good Repair **SECTION 10-8 Exterior Property Areas**, Structures, driveways, maintained in good repair, structurally sound, of the Code of Ordinances of the Village of Palm Springs.

☐ Respondent was in violation of Section(s) **SECTION 30-143 PUBLIC NUISANCE**, Vegetation overgrowth & Debris visible on the property. **SECTION 10-9 Exterior Structures and Building**, The Exterior of a structure must be maintained in good repair, structurally sound. Painting, Roof Repairs, Walls, Doors, Windows Not Maintained in Good Repair **SECTION 10-8 Exterior Property Areas**, Structures, driveways, maintained in good repair, structurally sound.

ORDER

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

CFN 20220293602
BOOK 33695 PAGE 1956
2 OF 2

- ☐ Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **APRIL 18, 2022**.
- ☐ Administrative costs of \$174.08
 - ☐ Citation fine of NA
 - ☐ Re-inspection fee of NA
- ☒ Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **APRIL 18, 2022**. If Respondent fails to comply within the time given, a fine of \$100.00 per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **APRIL 18, 2022**.
- ☒ Administrative costs of \$174.08
 - ☐ Citation fine of NA
 - ☐ Re-inspection fee of NA

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 304-4826 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 17th day of MARCH 2022.

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

I hereby certify this is a true and correct copy of the Code Case 2022-12 Order Finding Violation and the original is on file in the Clerk's Office.

Jane R. Worth, CMC
Deputy Village Clerk



VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

3883 PARK LANE
PALM SPRINGS, FL 33461

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION 2022-12

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

GERALD I. ADAMS TR
6910 ROYAL PALM BEACH BLVD
WEST PALM BEACH, FL 33412 1860

Respondent

The property at 3883 PARK LANE IN Palm Springs, FL in the Code Enforcement Notice of Violation dated MARCH 4, 2022, in the above-mentioned case, has been re-inspected and, I Tom Gehrman state that said property is **NOT in compliance SECTION 30-143 PUBLIC NUISANCE** Vegetation overgrowth visible in the backyard & Debris visible on the property, **SECTION 10-9 Exterior Structures and Building** The Exterior of a structure must be maintained in good repair, structurally sound. Painting, Roof Repairs, Walls, Doors, Windows Not Maintained in Good Repair **SECTION 10-8 Exterior Property Areas** structures driveways maintained in good repair, structurally sound of the Village of Palm Springs on the **NINETEENTH (19th) day of APRIL 2022.**

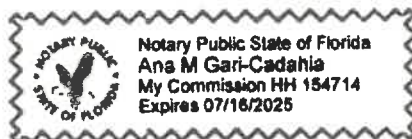
ADMINISTRATIVE COSTS no receipt of payment


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Affidavit acknowledged before me this 12th day of MAY, 2022 by Tom Gehrman, who is personally known to me to be a Code Enforcement Officer of the Village of Palm Spring, Florida.

Witness my hand and seal the day and year first written above.




Notary Public - State of Florida
My Commission Expires: 7/16/25

Property Detail

Location Address : 3883 PARK LN
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-00-000-7416
Subdivision :
Official Records Book/Page : 04529 / 1720
Sale Date : 04/01/1985
Legal Description : 18-44-43, N 295 FT OF S 335 FTOF E 172.6 FT OF W 657.6 FT OF NW 1/4 OF SW 1/4 (LESS W 142.6FT OF S 115 FT)

Owner Information

Owner(s)	Mailing Address
ADAMS GERALD I TR	701 KITTYHAWK WAY NORTH PALM BEACH FL 33408 4709

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/01/1985	\$149,000	04529 / 01720	WARRANTY DEED	ADAMS GERALD I TR
12/01/1982	\$100	04024 / 01985	QUIT CLAIM	
01/01/1975	\$3,000	02466 / 00499		

Exemption Information

No Exemption Information Available.

Property Information

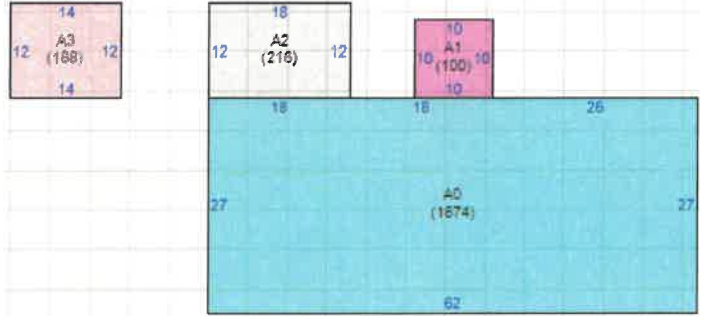
Total Number of Units Per Parcel : 5
***Total Square Feet :** 4825
Acres : .77
Property Use Code : 0810—MFR 5 TO 9 UNITS
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details**Structural Details**

Structural Element for Building 1	Sketch for Building 1
Bldg Type	DUPLEX
Exterior Wall 1	MSY: CB STUCCO
Year Built	1976
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
FST Finished Storage	100
FDU Finished Det. Utility	168
BAS Base Area	1674
SFB Semi Finished Base Area	216
Total Square Footage	2158
Area Under Air	1890



Property Extra Feature

Description	Year Built	Units
Patio	1976	304
Patio Roof	1976	168
Patio	1977	552

Property Land Details

Land Line #	Description	Zoning	Acres
1	MFR 5 to 9 UNITS	RM	0.7705

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$531,163	\$500,478	\$400,767	\$325,196	\$238,418
Land Value	\$230,843	\$230,843	\$258,923	\$247,923	\$141,069
Total Market Value	\$762,006	\$731,321	\$659,690	\$573,119	\$379,487

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$503,250	\$457,500	\$415,909	\$378,099	\$343,726
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$503,250	\$457,500	\$415,909	\$378,099	\$343,726

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$11,403	\$10,618	\$9,722	\$8,842	\$7,322
NON AD VALOREM	\$1,559	\$1,524	\$1,505	\$1,417	\$1,242
TOTAL TAX	\$12,961	\$12,141	\$11,227	\$10,259	\$8,564

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

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION 2022-12

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

GERALD I. ADAMS TR
701 KITTY HAWK WAY
NORTH PALM BEACH, FL 33408 4709

Respondent

The property at 3883 PARK LANE IN Palm Springs, FL in the Code Enforcement Notice of Violation dated MARCH 4, 2022, in the above-mentioned case, has been re-inspected and, I Tom Gehrman state that said property is **NOW in compliance SECTION 10-9 Exterior Structures and Building** (Permit 202201091) The Exterior of a structure must be maintained in good repair, structurally sound. Painting, Roof Repairs, Walls, Doors, Windows Maintained in Good Repair of the Village of Palm Springs on the **FOURTEENTH (14th) day of JULY 2022.**

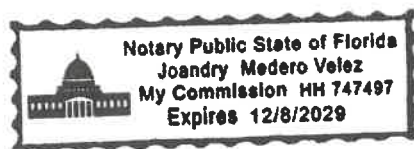
ADMINISTRATIVE COSTS PAID


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Affidavit acknowledged before me this 17th day of August, 2026 by Tom Gehrman, who is personally known to me to be a Code Enforcement Officer of the Village of Palm Spring, Florida.

Witness my hand and seal the day and year first written above.




Notary Public - State of Florida
My Commission Expires:

Record: 202201091 Permit

Permit #	202201091	Status	Closed	Intake	6/28/2022
Permit Type	Permit	Primary Contact	OCEAN ROOFING OF FLORIDA LLC	Applied	6/28/2022
Type	Munis Permit	Address	3883 PARK LANE, Palm Springs, FL 33406	Issued	7/5/2022
Scope of Work	BRRP	Parent Record	☒	Expires	1/18/2023
Assigned to	(Deleted) 1320cmelendezbe	Parcel	70434418000007416	Days to	0
Estimated Cost	39,500.00	Subdivision		Closed	7/14/2022
		Flood Zone		CO	
		Zoning Code	RM	TCO	
				TCO Expires	
				COC	
				Fees effective	
				Actual start	
				Actual end	

AD C
7/14/2022
AD C

Description 1 STANDARD REROOF TEAR OFF AND REPLACE, HOUSE AND 2 GARAGES 75 SQUARES TOTAL

Status Memo	*CAP*	CRA memo
CRA		
Homestead	No	
Use Code		

☐ HOA

Details

Proposed use	
Construction type	
Finished SF	
Garage SF	

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION 2022-12

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

GERALD I. ADAMS TR
701 KITTY HAWK WAY
NORTH PALM BEACH, FL 33408 4709

Respondent

The property at 3883 PARK LANE IN Palm Springs, FL in the Code Enforcement Notice of Violation dated MARCH 4, 2022, in the above-mentioned case, has been re-inspected and, I Tom Gehrman state that said property is **NOW in compliance SECTION 10-8 Exterior Property Areas** (Permit 202300033) structures (sheds), driveways maintained in good repair and condition of the Village of Palm Springs on the **FIFTEENTH (15th) day of FEBRUARY 2023.**

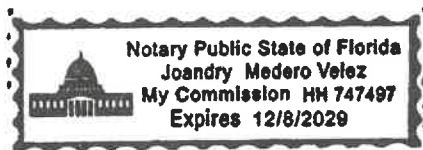
ADMINISTRATIVE COSTS PAID


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Affidavit acknowledged before me this 17 day of August, 2026 by Tom Gehrman, who is personally known to me to be a Code Enforcement Officer of the Village of Palm Spring, Florida.

Witness my hand and seal the day and year first written above.




Notary Public - State of Florida
My Commission Expires:

Record: 202300033 Permit

10-8

Permit #	202300033	Status	Closed
Permit Type	Permit	Primary Contact	SOLID ROCK PAVING CO LLC
Type	Munis Permit	Address	3883 PARK LANE, Palm Springs, FL 33406
Scope of Work	OPKL	Parent Record	☒
Assigned to	(Deleted) 1320smcdonald (1	Parcel	70434418000007416
Estimated Cost	34,000.00	Subdivision	
		Flood Zone	
		Zoning Code	RM
Description 1	REPAIR OVERLAY WITH ASPHALT		
Status Memo			
CRA		CRA memo	
Homestead	No		
Use Code			
Intake	1/11/2023	CO	
Applied	1/11/2023	TCO	
Issued	1/25/2023	TCO Expires	
Expires	8/15/2023	COC	
Days to	0	Fees effective	
Closed	2/15/2023	Actual start	
		Actual end	

Details

Proposed use	
Construction type	
Finished SF:	
Garage SF	

☐ HOA

NO AT THE END OF THE LINE
1/15/2023

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION 2022-12

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

GERALD I. ADAMS TR
701 KITTY HAWK WAY
NORTH PALM BEACH, FL 33408 4709

Respondent

The property at 3883 PARK LANE IN Palm Springs, FL in the Code Enforcement Notice of Violation dated MARCH 4, 2022, in the above-mentioned case, has been re-inspected and, I Tom Gehrman state that said property is **NOW in compliance SECTION 30-143 Public Nuisance**, vegetation overgrowth visible in the backyard and debris visible on the property of the Village of Palm Springs on the **FIFTEENTH (15th) day of FEBRUARY 2023**.

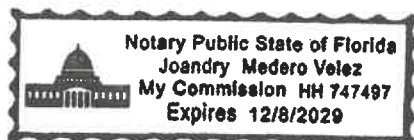
ADMINISTRATIVE COSTS PAID


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Affidavit acknowledged before me this 17 day of August, 2026 by Tom Gehrman, who is personally known to me to be a Code Enforcement Officer of the Village of Palm Spring, Florida.

Witness my hand and seal the day and year first written above.




Notary Public - State of Florida
My Commission Expires:



2022 _ 3883 PARK LANE



Parcel Records: 70434418000007416

Record #	Status	Type	Location	Case Manager	Description	Created
26-00835	Liened	Code Enf.	3883 PARK Ln, Palm Springs, FL 33406	tgehrman	roof issues, parking lot, debris	07/24/2026
BT-3194-109779	Active	Business Tax	3883 N PARK LANE, 89 71, Palm Springs, FL	1320lbuz	BUSINESS PERMIT 3883 3885 3887 3889 3871	03/22/2013
BT-3194-109778	Active	Business Tax	3883 N PARK LANE, 89 71, Palm Springs, FL	1320lbuz	BUSINESS PERMIT 3883 3885 3887 3889 3871	03/22/2013
BT-3194-109777	Active	Business Tax	3883 N PARK LANE, 89 71, Palm Springs, FL	1320lbuz	BUSINESS PERMIT 3883 3885 3887 3889 3871	03/22/2013
BT-3194-109776	Active	Business Tax	3883 N PARK LANE, 89 71, Palm Springs, FL	1320lbuz	BUSINESS PERMIT 3883 3885 3887 3889 3871	03/22/2013
BT-3194-109775	Active	Business Tax	3883 N PARK LANE, 89 71, Palm Springs, FL	1320lbuz	BUSINESS PERMIT 3883 3885 3887 3889 3871	03/22/2013
202300033	Closed	Permit	3883 PARK LANE, Palm Springs, FL 33406	1320smcdonald	REPAIR OVERLAY WITH ASPHALT	01/11/2023
202201091	Closed	Permit	3883 PARK LANE, Palm Springs, FL 33406	1320cmelendezberrios	STANDAR REROOF TEAR OFF AND REPLACE, HOUSE AND 2 GARAGES 75 SQUARES TOTAL	06/28/2022

Legend



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

Case No.: 2022-12

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

vs.

**GERALD I. ADAMS TRUST
701 KITTY HAWK WAY
NORTH PALM BEACH, FL 33408 4709
Respondent(s).**

PCN: 70-43-44-18-00-000-7416

FINE REDUCTION ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **AUGUST 20, 2026**, and the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances, and based upon a preponderance of the evidence, does find as follows:

The above Respondent(s) is the owner or occupant of **3883 PARK LANE** THE PROPERTY DESCRIBED AS: **18-44-43, N 295 FT OF S 335 FTOF E 172.6 FT OF W 657.6 FT OF NW 1/4 OF SW 1/4 (LESS W 142.6FT OF S 115 FT)**

1. On **MARCH 17, 2022**, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of **SECTION 30-143 PUBLIC NUISANCE Vegetation overgrowth visible in the backyard & Debris visible on the property SECTION 10-9 Exterior Structures The Exterior of a structure must be maintained in good repair, structurally sound. Painting, Roof Repairs, Walls, Doors, Windows Not Maintained in Good Repair SECTION 10-8 Exterior Property Areas Accessory Structures & Driveway maintained in good repair of the Village of Palm Springs Code of Ordinances.** The Respondent was given until **April 18, 2022**, within which to comply with the code, failing a fine of **\$100.00** per day, per violation was assessed against respondent(s).
2. **Administrative Costs of \$174.08** were also levied against the Respondent(s) and were paid.
3. On **February 15, 2023**, the Respondent(s) fully complied with all the violation(s). 86 days (\$8,600) on Section 10-9 (roof), 302 days (\$30,200) on Section 10-8 (driveway) and 302 days (\$30,200) on Section 30-143 (debris & overgrowth) **for a total fine accrual of \$69,000.00.**
4. In correcting the violations, the Respondent provided documented expenses which the Village has verified as exceeding the total fine accrual including, but not limited to, new roof for two buildings, new extended driveway, new parking lot area and new landscaping with tree trimming.

5. The Respondent has submitted an application for a fine reduction and paid the \$250.00 application fee to the Village.

ACCORDINGLY, IT IS HEREBY ORDERED, that

Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent, fine reduction criteria under Section 162.09(2)(b), Florida Statutes, the Respondent's application is **GRANTED** and the fine is reduced to **\$0.00 with no further costs owed to the Village.**

DONE AND ORDERED this 20th day of AUGUST 2026.

By: _____
Special Magistrate

Copies Furnished to the Parties by U.S. Mail

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



Case No: 26-00399

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

vs.

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

PCN: 70434407180040030

NOTICE OF VIOLATION AND NOTICE OF HEARING

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

THE UNDERSIGNED CERTIFIES AND SWEARS that just and reasonable grounds exist to believe and does believe that on, the real property located at **1829 FAIRVIEW VILLAS Dr, 2, Palm Springs, FL 33406** and owned by **BUECHNER ALISON N** is in violation of the following code sections of the Village of Palm Springs Code of Ordinances.

SECTION 14-32 NO RESIDENTIAL RENTAL PERMIT

This above violation(s) must be corrected on or before **June 12, 2026**, failing, this matter shall be heard at a quasi-judicial hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461 on, June 18, 2026, at 10:00 a.m. If the violation is corrected prior to the hearing date, this case may still be presented to the special magistrate. The special magistrate will determine at the hearing if the violation(s) exist, a reasonable time for compliance, and a fine to be imposed if the violation(s) are not timely corrected. If a violation(s) is found, the magistrate will impose administrative costs to be paid to the village for this case.

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

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

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

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

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

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



Code Enforcement Officer

Mitchell Sebastian

May 24, 2026
Date Issued



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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

Case No. 26-00399

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

Respondent,

AFFIDAVIT OF SERVICE

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

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

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

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

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

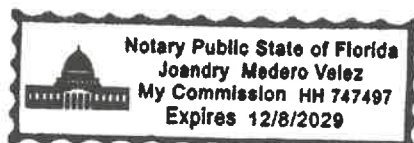
By: MTB
Code Enforcement Officer

Date: 5-26-26

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)



J Medero
NOTARY PUBLIC, State of Florida



Renter Report

Association Code equals FRV

Address Type contains Renter

Date 04/09/2

Time 12:27:4
PM

Page 1

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



VILLAGE OF PALM SPRINGS, FLORIDA

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

May 24, 2026

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

Dear Property Owner,

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

VIOLATION/HEARING 26-00399.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **June 18, 2026 at, 10:00 AM** that is noted on your Notice of Violation with Hearing. This is part of your right under the judicial system.

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

Please call Code Enforcement Office at 561-584-8200 ext. 8526.

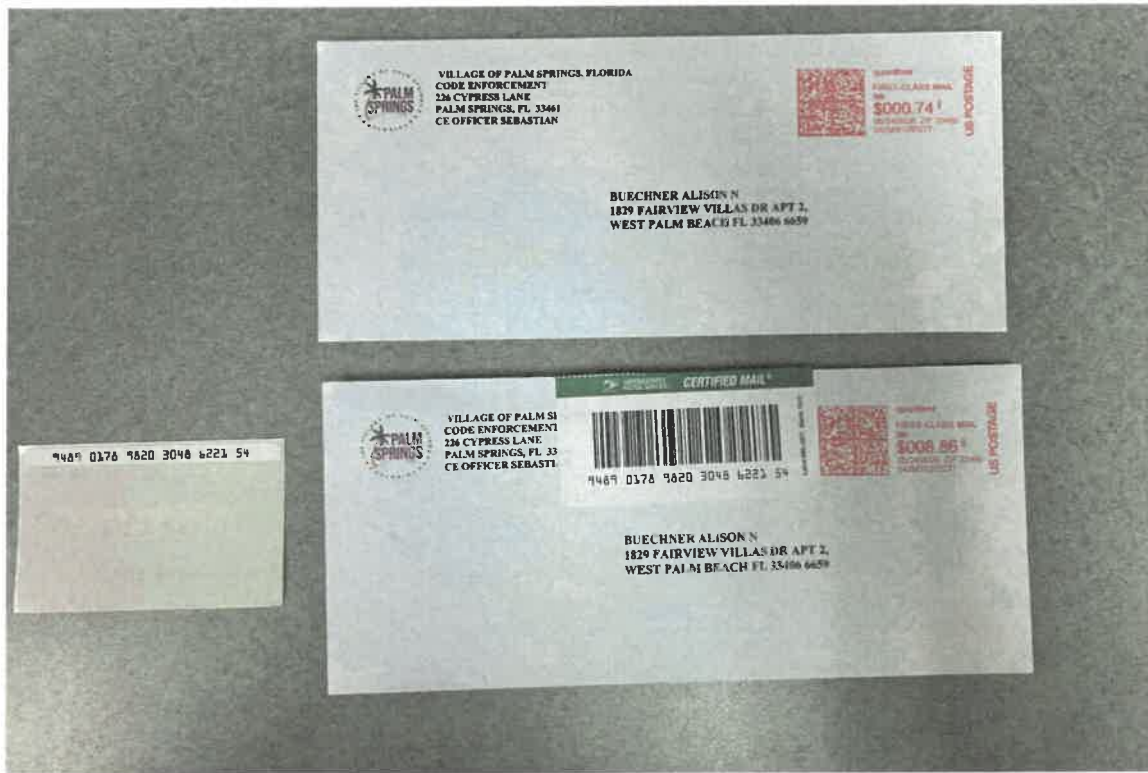
Respectfully,

Mitchell Sebastian
Village of Palm Springs
Code Enforcement Officer

msebastian@vpsfl.org

Work Phone 561-389-1065

Professionalism · Respect · Integrity · Duty · Excellence



Sec. 14-32. - Regulatory fee; application.

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

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

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

CASE PRESENTATION
CASE No. CASE 26-00399

1. Good morning, my name is Mitchell Sebastian, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, Code Enforcement Officer.
3. This is Case No. 26-00399. It concerns the property at 1829 Fairview Villas Dr, Unit 2 in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector's records, the current owner of the property is BUECHNER ALISON N
5. Under observation, there are Violations of local ordinances
6. SECTION 14-32 NO RESIDENTIAL RENTAL PERMIT
- 7.
8. **I opened this case on April 13, 2026, with an initial due date to be in compliance on or before April 30, 2026. At approximately 4:30 pm on April 13, 2026, the property owner called me regarding the violation. I explained the violation and how to come into compliance. The property owner stated that I was a scammer and that her family lives at this property. The property owner continued to refer to me as a scammer and no progress was made. I attempted to call the property owner again on April 27, 2026. Upon answering the property owner advised she would return my call. No contact has been made since. I issued a final notice on May 3rd, 2026, with a final due date to be in compliance on or before May 22nd, 2026. No progress was made. The property manager for Fairview Villas emailed me a list of all renters and this property is listed as one. I attached the email and document that was sent to me for your viewing.**
- 9.
10. On May 24th, 2026, a Notice of Violation/ Notice of Hearing 26-00399 was issued for the Violations. The notice was mailed certified and regular to the respondent's address of record and posted at the property and Village Hall.
11. The Village has also incurred costs of \$265.77 in conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than July 10TH, 2026
12. Subject to any questions you might have, this concludes the Village Testimony.

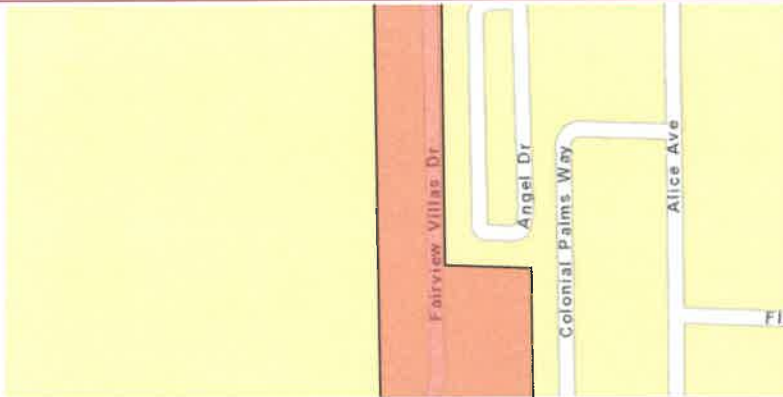


Case Administrative / Court Costs

June 18th 2026 - 1829 Fairview Villas Dr, Apt 2			Case No. 26-00399	
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. 26-00399				265.77



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



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

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

HOMESTEAD
ADDITIONAL HOMESTEAD

BUECHNER ALISON N

No Image Found

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

Description	Year Built	Unit
Screen Enclosure	1988	78

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

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

Payment Info - Select to Expand Payment History for PIN

Account Information

Property Control Number: 70-43-44-07-18-004-0030 Mailing Address: 1829 FAIRVIEW VILLAS DR APT 2 West Palm Beach, FL 33406-6659 Owner of Record: BUECHNER ALISON N	Property Type: Real Property Property Address: 1829 FAIRVIEW VILLAS DR 2 PALM SPRINGS, FL 33406 Second Owner:	Status: Active Legal Description: FAIRVIEW VILLAS COND UNIT 3 BLDG D
--	---	--

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

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

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

Tax Bills

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

Total Payable: \$0.00

+ Recently Paid Bills

INFORMATIONAL NOTICE: THE ORIGINAL TAX BILL WAS SENT TO YOUR ESCROW AGENT/LOAN SERVICER FOR PAYMENT				
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/26	\$2,239.81 Net Tax: \$2,333.14 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$93.33	11/26/25	-\$2,239.81	Paid
3/31/25	\$2,167.98 Net Tax: \$2,258.31 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$90.33	11/27/24	-\$2,167.98	Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
1/1/24	\$2,126.16 Net Tax: \$2,214.75 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$88.59	11/28/23	-\$2,126.16	Paid

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



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00399

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
BUECHNER ALISON N

Respondent(s)

AMENDED ORDER FINDING VIOLATION

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

SECTION 14-32 NO RESIDENTIAL RENTAL PERMIT

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

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

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

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

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **July 10th, 2026**.
- ☐ Admin Fee **\$265.77**
☐ Citation fine of **\$250.00**
☐ Re-inspection fee of **\$ N/A**
- ☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **June 18th, 2026**. If Respondent fails to comply within the time given, a fine of **\$N/A** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **July 10th, 2026**.
- ☐ Admin Fee **\$265.77**
☐ Citation fine of **\$250.00**
☐ Re-inspection fee of **\$ N/A**

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

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

this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4), Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred-dollars (\$500.00) per day may be imposed beginning on the date the violation is first observed by the Village.

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

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

DONE AND ORDERED this .

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

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



VILLAGE OF PALM SPRINGS, FLORIDA
 CODE ENFORCEMENT
 CASE NO: 26-00399

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

VILLAGE OF PALM SPRINGS, FLORIDA
 Petitioner

vs.

BUECHNER ALISON N
 1829 FAIRVIEW VILLAS Dr, 2
 Palm Springs, FL 33406

Respondent

The property at 1829 FAIRVIEW VILLAS Dr, 2, Palm Springs, FL 33406, in the Notice of Violation dated June 18TH, 2026, in the above-mentioned case, has been re-inspected, and I, Mitchell Sebastian, state that said property is in compliance with SECTION 14-32 NO RESIDENTIAL RENTAL PERMIT of the Ordinance Codes of the Village of Palm Springs, on the TWENTY-NINE (29Th) day of JULY 2026.

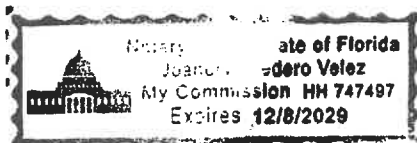
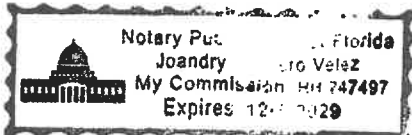
ALL COST FOR THIS CASE HAS BEEN PAID

Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF PALM BEACH

Sworn to, (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 29 day of July, 2026, by, Mitchell Sebastian, who is personally known to me or who has produced _____ as identification.

My Commission expires:



NOTARY SIGNATURE

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



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 26-00399

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
BUECHNER ALISON N
Respondent(s)

ORDER FINDING VIOLATION

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

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

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

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

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

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **July 10th, 2026**.
- ☐ Admin Fee **\$265.77**
☐ Citation fine of **\$ N/A**
☐ Re-inspection fee of **\$ N/A**
- ☒ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **June 18th, 2026**. If Respondent fails to comply within the time given, a fine of **\$100.00 per day** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **July 10th, 2026**.
- ☒ Admin Fee **\$265.77**
☐ Citation fine of **\$ N/A**
☐ Re-inspection fee of **\$ N/A**

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

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

copy of this order in the Official Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4), Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred-dollars (\$500.00) per day may be imposed beginning on the date the violation is first observed by the Village.

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

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

DONE AND ORDERED this June 18, 2026.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: 

Special Magistrate

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