

**FINAL AGENDA  
CODE ENFORCEMENT HEARING**

Wellington Municipal Complex  
12300 W. Forest Hill Boulevard  
Wellington, Florida 33414-7699

**Special Magistrate: Alan Zangen  
Thursday, June 16, 2016  
9:00 A.M.**

**I. CALL TO ORDER**

**II. OPENING COMMENTS**

**III. SWEARING IN OF SPEAKERS**

**IV. ADDITIONS OR DELETIONS TO AGENDA**

**V. CONSENT**

- 1. Carlos E. Tamayo  
Judith Tamayo  
404 Indigo Avenue  
NOH-10-1222  
NOH-13-2232  
Settlement Agreement in the amount of \$3,500.00**
- 2. Doris Hopkins  
George Hopkins  
1064 Raintree Lane  
NOH-12-5204  
NOH-12-5244  
NOH-15-5608  
Settlement Agreement in the amount of \$3,429.27**
- 3. Stephen G. Anderson  
Kathleen Anderson  
876 Cosmos Court  
NOH-13-152  
Settlement Agreement in the amount of \$692.00**
- 4. Jamwant Ramdeholl  
12113 Sunset Point Circle  
NOH-14-5939  
Settlement Agreement in the amount of \$587.62**
- 5. Deutsche Bank National Trust Company Trustee  
12801 Peconic Court (HA)  
NOH-15-2115  
Request an extension of time to July 21, 2016, in the event the violations are not corrected a Fine Certification Hearing is set on August 18, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**

- 6. Seeta Jaikarran**  
1257 Jackpine Street (JJ)  
NOH-15-2182  
**Request an extension of time to July 17, 2016, in the event the violations are not corrected a Fine Certification Hearing is set on July 21, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**
- 7. Emerald Forest Road Assn. Inc.**  
920 Emerald Forest Drive (RC)  
NOH-15-3639  
**Request an extension of time to September 15, 2016, in the event the violations are not corrected a Fine Certification Hearing is set on October 20, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**
- 8. US Bank National Association**  
2770 Long Meadow Drive  
NOH-15-3695  
**Settlement Agreement in the amount of \$5,703.00**
- 9. Sigal Cohen-Saban**  
696 Via Toscana (DM)  
NOH-15-5123  
**Request an extension of time to July 18, 2016, in the event the violations are not corrected a Fine Certification Hearing is set on July 21, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**
- 10. Joseph Cohen-Saban**  
**Shoshana Cohen-Saban**  
678 Via Toscana (DM)  
NOH-15-5130  
**Request an extension of time to July 18, 2016, in the event the violations are not corrected a Fine Certification Hearing is set on July 21, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**
- 11. Haim Cohen-Saban**  
690 Via Toscana (DM)  
NOH-15-5172  
**Request an extension of time to July 18, 2016, in the event the violations are not corrected a Fine Certification Hearing is set on July 21, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**
- 12. Igor Gerstein**  
**Luba Gerstein**  
12288 Areaca Drive (JJ)  
NOH-15-5834  
**Request an extension of time to July 21, 2016, in the event the violations are not corrected a Fine Certification Hearing is set on August 18, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**

- 13. Marisol Alonso Burssens  
Patrick Burssens**  
14699 Halter Road (CG)  
NOH-16-134  
**Request an extension of time to July 21, 2016, in the event the violations are not corrected a Fine Certification Hearing is set on August 18, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**
- 14. Basivi Baddigam**  
13932/ 13934/ 13936/ 13938 Morning Glory Drive (DM)  
NOH-16-834  
**Stipulation Agreement – Correct on or before August 7, 2016 in the event the violations are not corrected a Fine Certification Hearing is set on August 18, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
- 15. Mound Road LLC**  
4709 125<sup>th</sup> Avenue S. (CD)  
NOH-16-1461  
**Request an extension of time to August 11, 2016, in the event the violations are not corrected a Fine Certification Hearing is set on August 18, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**
- 16. Royrick Ellington**  
1823 Shower Tree Way (JJ)  
NOH-16-1620  
**Stipulation Agreement – Correct on or before July 21, 2016 in the event the violations are not corrected a Fine Certification Hearing is set on August 18, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
- 17. Louis A. Sgandurra  
Debra J. Sgandurra**  
2827 Belmore Court (JJ)  
NOH-16-1660  
**Stipulation Agreement – Correct on or before July 31, 2016 in the event the violations are not corrected a Fine Certification Hearing is set on August 18, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
- 18. Roseline Augustine Bazile**  
1261 Wyndcliff Drive (JJ)  
NOH-16-1667  
**Stipulation Agreement – Correct on or before July 21, 2016 in the event the violations are not corrected a Fine Certification Hearing is set on August 18, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
- 19. Kathleen P. Kurit  
Matthew J. Kurit**  
1611 Yarmouth Avenue (CG)  
NOH-16-2241  
**Request a Continuance to the July 21, 2016 Special Magistrate Hearing**

20. **Suzan Botros Wellington LLC**  
1407 White Pine Drive (HA)  
NOH-16-2946  
**Stipulation Agreement – Correct on or before July 21, 2016 in the event the violations are not corrected a Fine Certification Hearing is set on August 18, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
21. **Espin Westhampton LLC**  
12654 Westhampton Circle (HA)  
NOH-16-2970  
**Stipulation Agreement – Correct on or before June 16, 2016 in the event the violations are not corrected a Fine Certification Hearing is set on July 21, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
22. **Kelly Jacobs**  
14785 Haymarket Court (TG)  
NOH-16-3008  
NOH-16-3067  
NOH-16-3075  
**Request a Continuance to the July 21, 2016 Special Magistrate Hearing**
23. **Gerald R. Zahm**  
**Ana Maria Zahm**  
1244 Block Island Road (RC)  
NOH-16-3290  
**Stipulation Agreement – Correct on or before July 21, 2016 in the event the violations are not corrected a Fine Certification Hearing is set on August 18, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
24. **Esmeralda Perez**  
3666 Chesapeake Court (DF)  
NOH-16-3305  
**Request a Continuance to the July 21, 2016 Special Magistrate Hearing**
25. **Randall L. Douglas**  
**Mary C. Douglas**  
2634 Fairway Cove Court (CG)  
NOH-16-3368  
NOH-16-3369  
**Stipulation Agreement – Correct on or before July 21, 2016 in the event the violations are not corrected a Fine Certification Hearing is set on August 18, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
26. **Atsmon LLC**  
1277 Essex Drive (JJ)  
NOH-16-3684  
**Stipulation Agreement – Correct on or before July 21, 2016 in the event the violations are not corrected a Fine Certification Hearing is set on August 18, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**

## VI. NEW BUSINESS

1. **Thomas Byrnes III**  
**Melissa M. Byrnes**  
9637 Wyeth Court (DF)  
NOH-12-875  
Stained and discolored roof, walls, driveway and sidewalk.  
**REPEAT VIOLATOR**
2. **Matthew B. Page**  
2007 Lake Breeze Drive (RC)  
NOH-12-2112  
Commercial vehicle stored on the property.  
**REPEAT VIOLATOR**
3. **Kelly Alonso**  
1502 Grantham Drive (RC)  
NOH-15-6167  
Boat trailer stored on the property.
4. **Alma Diaz**  
13595 Chatsworth Village Drive (CG)  
NOH-16-2053  
Stained and discolored roof, driveway and sidewalk.
5. **Donna M. Kane**  
**John H. Kane**  
1882 Lindsey Court (CG)  
NOH-16-2066  
Stained and discolored driveway, sidewalk, household items and garbage cans not screened.
6. **EQR Wellington Green LLC**  
**SCG Atlas Wellington LLC**  
2301 Wellington Green Drive (DF)  
NOH-16-2146  
Building permit violations.
7. **JP Morgan Chase Bank National Association**  
10432 Trianon Place (DF)  
NOH-16-2222  
Stained and discolored trim, walls driveway and sidewalk and landscaping not maintained.
8. **Jody Ashton**  
**Claudette Boothe**  
10404 Trianon Place (DF)  
NOH-16-2253  
Stained and discolored roof, walls, trim, driveway and no house numbers.
9. **Ricardo Ramos**  
**Nilsa Ramos**  
12970 Kingsdale Lane (RC)  
NOH-16-2398  
Landscaping not maintained.

10. **Walter Ames**  
13822 Callington Drive (CG)  
NOH-16-2536  
Landscaping not maintained.
11. **Bank of New York Trustee**  
10666 Versailles Boulevard (DF)  
NOH-16-2824  
Stained and discolored roof, walls, trim and landscaping not maintained.
12. **Wells Fargo Bank National Association Trustee**  
3581 Collonade Drive (DF)  
NOH-16-2849  
Stained and discolored roof, walls, mailbox, driveway and landscaping not maintained.
13. **Peter C. Niarhos**  
**Tina M. Niarhos**  
3570 Collonade Drive (DF)  
NOH-16-2850  
Stained and discolored walls and mailbox.
14. **Christopher House of Hope Inc.**  
1344 Periwinkle Place (HA)  
NOH-16-2973  
Stained and discolored roof, trim, walls, driveway and sidewalk and landscaping not maintained.
15. **Catherine Lemaire**  
**Catherine M. Lemaire**  
12034 Suellen Circle (JJ)  
NOH-16-3025  
Stained and discolored roof.
16. **Fetlar LLC**  
1173 Southport Court (RC)  
NOH-16-3144  
Stained and discolored roof, driveway and sidewalk, garbage cans not screened and landscaping not maintained.
17. **Postley Village Association Inc.**  
9712 Postley Court (DF)  
NOH-16-3147  
Landscaping not maintained.
18. **Deutsche Bank National Trust Company Trustee**  
**Indymac Indx Mortgage Loan Trust**  
587 Carnation Court (NN)  
NOH-16-3401  
Stained and discolored walls, mailbox, driveway, sidewalk, fence, household items and garbage cans not screened, accumulation of litter and landscaping not maintained.
19. **Chase Home Finance LLC**  
1490 White Pine Drive (HA)  
NOH-16-3961  
Deteriorated fence and garage door, debris on the property and landscaping not maintained.

20. **Frederick R. Freirmuth**  
**Dawn Marie Freirmuth**  
12670 White Coral Drive (RC)  
NOH-16-4073  
Garbage cans not screened.

## VII. FINE CERTIFICATION

1. **US Bank National Association Trustee**  
13781 Greentree Trail (TG)  
NOH-16-1141  
Deteriorated mailbox, mechanical equipment not screened and landscaping not maintained.
2. **John P. Tosner**  
**Cathy J. Tosner**  
13598 Callington Drive (CG)  
NOH-16-1185  
Stained and discolored driveway and sidewalk.
3. **Progress Residential 2015 3 Borrower LLC**  
12630 Shoreside Lane (RC)  
NOH-16-1232  
Building Permit Violation.
4. **Dawn Marie**  
**Stephen Looney**  
11143 Acme Road (DF)  
NOH-16-1283  
Building permit violations.
5. **Carolyn Digilio**  
**Frank Digilio**  
9195 Via Classico E (DF)  
NOH-16-1338  
Building permit violations.
6. **Freo Florida LLC**  
13957 Exotica Lane (NN)  
NOH-16-1772  
13555 Exotica Lane (NN)  
NOH-16-1786  
Landscaping not maintained.
7. **Esther J JN Baptiste**  
**Yves JN Baptiste**  
10623 Old Hammock Way (DF)  
NOH-16-1871  
Building Permit Violation.

8. **10504 Vignon Land Trust**  
**Joseph Simms Trustee**  
**Jay Wetcher Trustee**  
10504 Vignon Court (DF)  
NOH-16-1996  
Stained and discolored roof, walls and trim.
  
9. **Jean R. Matousek Individually Trustee**  
**Jean R. Matousek Revocable Trust**  
2618 Fairway Cove Court (CG)  
NOH-16-2539  
Stained and discolored roof.

#### **IV. OLD BUSINESS**

1. **Kenneth Schilling**  
**Kimberly Schilling**  
2449 Elgin Court  
NOH-14-2362  
**Request for Fine Reduction**

#### **V. ADJOURNMENT**

If any person desires to appeal any decision with respect to any matter considered at these meetings, such person may need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.