

**FINAL AGENDA  
CODE ENFORCEMENT HEARING**

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

**Special Magistrate: Alan Zangen**  
**Thursday, November 17, 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. Kent Farrington LLC**  
15333 Ocean Breeze Lane (TG)  
NOH-8-6633  
NOH-12-2957  
**Stipulated Settlement Agreement in the amount of \$45,000.00, correct all violations within 90 days of the date of this Order. Failure to comply as Ordered will result in a fine of \$500.00 per day commencing and continuing until compliance is achieved.**
  
- 2. Shawn Gibbons**  
**Karen Gibbons**  
13635 Ishnala Circle  
NOH-14-2160  
**Settlement Agreement in the amount of \$19,662.87**
  
- 3. Rico Tina Holdings LLC**  
822 Lantern Tree Lane (HA)  
NOH-15-6210  
**Request an extension of time to February 16, 2017, in the event the violations are not corrected a Fine Certification Hearing is set on March 16, 2017 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**
  
- 4. Paul Costa**  
3608 Moon Bay Circle (DF)  
NOH-16-938  
**Settlement Agreement in the amount of \$2,000.00**
  
- 5. K&M RE Holdings LLC**  
1267 Beacon Circle  
NOH-16-1665  
**Settlement Agreement in the amount of \$820.00**

- 6. Fatemeh Jafar Nejad Pear**  
12034 Suellen Circle (JJ)  
NOH-16-3025  
**Request an extension of time to January 8, 2017, in the event the violations are not corrected a Fine Certification Hearing is set on January 19, 2017 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**
- 7. Florida Community Bank NA**  
15765 Weatherly Road (TG)  
NOH-16-3241  
**Request an extension of time to January 8, 2017, in the event the violations are not corrected a Fine Certification Hearing is set on January 19, 2017 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**
- 8. Mary C. Douglas  
Randall L. Douglas**  
2634 Fairway Cove Court (CG)  
NOH-16-3369  
**Request an extension of time to January 8, 2017, in the event the violations are not corrected a Fine Certification Hearing is set on January 19, 2017 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**
- 9. Allyson M. Busch**  
16555 Hollow Tree Lane (TG)  
NOH-16-3593  
**Stipulation Agreement – Correct on or before December 18, 2016 in the event the violations are not corrected a Fine Certification Hearing is set on January 19, 2017 at 9:00am and a potential fine of \$25.00 per day will accrue plus costs**
- 10. Darlene Reeves**  
1187 The 12<sup>th</sup> Fairway (HA)  
NOH-16-3910  
**Request an extension of time to January 8, 2017, in the event the violations are not corrected a Fine Certification Hearing is set on January 19, 2017 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs incurred**
- 11. Karen F. Braunstein**  
292 Oneida Terrace (TG)  
NOH-16-4107  
**Request a Continuance to the January 19, 2017 Special Magistrate Hearing**
- 12. Janet A. Guardino  
Helene Jazwinski**  
10638 Versailles Boulevard (DF)  
NOH-16-5401  
**Stipulation Agreement – Correct on or before January 19, 2017 in the event the violations are not corrected a Fine Certification Hearing is set on February 16, 2017 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**

13. **Cindy Fabre**  
**Geoffrey Larocque**  
2297 Waburton Terrace (DF)  
NOH-16-5445  
**Stipulation Agreement – Correct on or before January 8, 2017 in the event the violations are not corrected a Fine Certification Hearing is set on January 19, 2017 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
14. **Augustann Properties LLC**  
1882 Lindsey Court (CG)  
NOH-16-5716  
**Stipulation Agreement – Correct on or before January 2, 2017 in the event the violations are not corrected a Fine Certification Hearing is set on January 19, 2017 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
15. **RHA 2 LLC**  
1212 The 12<sup>th</sup> Fairway (HA)  
NOH-16-5747  
**Stipulation Agreement – Correct on or before January 2, 2017 in the event the violations are not corrected a Fine Certification Hearing is set on January 19, 2017 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
16. **Connie Rankin**  
**Michael Rankin**  
13286 Greenshore Place (CG)  
NOH-16-5960  
**Stipulation Agreement – Correct on or before December 8, 2016 in the event the violations are not corrected a Fine Certification Hearing is set on January 19, 2017 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
17. **Cynthia Gardner**  
1262/ 1264/ 1266/ 1268 The 12<sup>th</sup> Fairway (HA)  
NOH-16-6043  
**Stipulation Agreement – Correct on or before January 2, 2017 in the event the violations are not corrected a Fine Certification Hearing is set on January 19, 2017 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
18. **Zahra Y. Moghadam**  
1555 Hawthorne Place (DBM)  
NOH-16-6115  
**Stipulation Agreement – Correct on or before November 27, 2016 in the event the violations are not corrected a Fine Certification Hearing is set on December 8, 2016 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**
19. **Sugar Pond Investments LLC**  
13906 Folkestone Circle (HA)  
NOH-16-6368  
**Request a Continuance to the January 19, 2017 Special Magistrate Hearing**

20. **Eliova Walter**  
**Gerard Walter**  
2533 Stonegate Drive (CG)  
NOH-16-6534  
**Stipulation Agreement – Correct on or before January 8, 2017 in the event the violations are not corrected a Fine Certification Hearing is set on January 19, 2017 at 9:00am and a potential fine of \$25.00 per day/ per violation will accrue plus costs**

**VI. NEW BUSINESS**

1. **Buena Vista Capital Group**  
1672 Hawthorne Place (DBM)  
NOH-15-4308  
Landscaping not maintained.
2. **Dawn Marie Freirmuth**  
**Frederick R. Freirmuth**  
12670 White Coral Drive (RC)  
NOH-16-4073  
Garbage cans and recycle bins not screened.  
**REPEAT VIOLATOR**
3. **IH4 Property Florida LP**  
9917 Woodworth Court (DF)  
NOH-16-5129  
Stained and discolored roof.
4. **Joseph Cohen-Saban**  
**Shoshana Cohen-Saban**  
678 Via Toscana (RC)  
NOH-16-5385  
Building permit violation.
5. **Joseph Cohen-Saban**  
**Shoshana Cohen-Saban**  
684 Via Toscana (RC)  
NOH-16-5570  
Building permit violation.
6. **Haim Cohen-Saban**  
690 Via Toscana (RC)  
NOH-16-5573  
Building permit violation.
7. **Sigal Cohen-Saban**  
696 Via Toscana (RC)  
NOH-16-5574  
Building permit violation.
8. **John P. Tosner**  
**Cathy J. Tosner**  
13598 Callington Drive (CG)  
NOH-16-5758  
Deteriorated garage door and no house numbers.

9. **Santa Anita LLC**  
12123 50<sup>th</sup> Street S. (CD)  
NOH-16-5865  
Grade and Fill work completed without a permit.
10. **Santa Inecita LLC**  
12223 50<sup>th</sup> Street S. (CD)  
NOH-16-5866  
Grade and Fill work completed without a permit.
11. **Mart Legal Title Trust**  
**UMB Bank National Association Trustee**  
1939 Oak Berry Circle (DF)  
NOH-16-5995  
Stained and discolored roof, walls and landscaping not maintained.

#### **VII. FINE CERTIFICATION**

1. **Ricardo Rubio**  
1647 Cabot Lane A10 (HA)  
NOH-16-4483  
Stained and discolored roof, walls, columns, trim, flashing and shutters installed.
2. **Sway 2014 1 Borrower LLC**  
1332 Raintree Lane (CG)  
NOH-16-5007  
Stained and discolored roof, walls and mechanical equipment not screened.

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

#### **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.