

**BEFORE THE VILLAGE OF WELLINGTON SPECIAL MAGISTRATE**

**VILLAGE OF WELLINGTON,**

Petitioner,

**CASE NO. NOH-18-00003666**

vs.

**RENEE WEINSTEIN TRUST  
RENEE WEINSTEIN TRUSTEE  
BERNARD WEINSTEIN TRUSTEE**

Respondent(s)

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**NOTICE OF VIOLATION/NOTICE OF HEARING**

**Property Owner/Respondent Name and Address**

RENEE WEINSTEIN TRUST  
RENEE WEINSTEIN TRUSTEE  
BERNARD WEINSTEIN TRUSTEE  
1016 LAKE BREEZE DR  
WELLINGTON, FL 33414

**Location of Violation:** 1016 LAKE BREEZE DR, WELLINGTON, FL

**PCN:** 73-41-44-03-17-004-008-0

**Legal Description:** EMERALD FOREST OF WELLINGTON LT 8 BLK 4

**An inspection of the above referenced property found violation(s) of the Village of Wellington codes and/or ordinances. The violation summary attached to this notice explains the specific violation(s), the code and/or ordinance(s) violated and the method to correct the violation(s).**

**Violation of:** WELLINGTON CODE SECTION(S) 36-22(B)(1)

**Correct on or before:** AUGUST 26, 2018

**If you fail to comply with the terms of this Notice this case will be brought before the Village of Wellington Special Magistrate on SEPTEMBER 20, 2018 at 9:00 a.m. or as soon thereafter as this case may be heard. The meeting will be held at the Wellington Municipal Complex, 12300 Forest Hill Boulevard, Wellington, FL.**

**It is your responsibility to contact the Code Compliance Division (561-753-2560) to arrange for re-inspection of the property in order to verify that the violation has been corrected.**

If you have cleared the violation(s) by the time stated in the Notice **AND** have received a written notification from the Code Compliance Manager or his/her authorized designee that all violations have been cleared, the hearing will be canceled and you will not be required to appear.

Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner and a lien being recorded against your property. Violations may be fined at the rate of \$250.00 for each day the violation is proven to exist. If a violation is found to be a repeat violation, the Special Magistrate may increase the fine to \$500.00 for each day of the repeat violation.

In addition to fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S. and the reasonable costs of repair, which are required to bring the property into compliance pursuant to Section 162.09(1), F.S. **Costs incurred in prosecuting the case may be imposed against you if a violation is determined to exist beyond the time given to come into compliance by the Code Compliance Officer, even if no fines are ever assessed against you. The costs may exceed \$100.00 and will become a lien against your property if not paid within the time ordered by the Special Magistrate.**

Pursuant to Section 162.06, F.S., you have certain responsibilities in disclosing this violation to any potential buyer of the property and the responsibility to file a notice with the Code Compliance Division of the transfer of the property, with the identity and address of the new owner and copies of the written disclosure made to the new owner within five days after the date of the transfer. The failure to make the disclosure creates a rebuttable presumption of fraud. Sale of the property will not cause this case to be dismissed.

If you decide to appeal any decision made by the Special Magistrate, you will need a record of the proceedings. In the case of an appeal, you 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.

Dated: July 25, 2018

  
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Lina Bot  
Code Compliance Officer  
lbot@wellingtonfl.gov  
12300 Forest Hill Blvd.  
Wellington, FL 33414  
561-753-2566

Certified Mail #7015 3430 0000 9106 3259

CASE NUMBER 18-00003666  
PROPERTY ADDRESS 1016 LAKE BREEZE DR

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VIOLATION: PROPERTY MAINT GENERAL QUANTITY: 1  
DESCRIPTION: CODE SECTION 36-22 (B) (1) DATE: 6/07/18  
LOCATION:

## NARRATIVE :

1. Exterior walls stained/discolored (front)

## ORDINANCE DESCRIPTION :

## B. General Regulations

1. All principal and accessory buildings and structures and their appurtenances shall be maintained free of debris, stains, mold, discoloration or deterioration.

## CORRECTIVE ACTION REQUIRED :

Clean and/or repair to a condition free of debris, stains, mold, discoloration or deterioration.