



A GREAT HOMETOWN

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Thursday, June 07, 2018

MICHAEL WEINSTEIN

1016 LAKE BREEZE DR
WELLINGTON, FL 33414

RE: Courtesy Notice

Case Number: 18-00003666

Location: 1016 LAKE BREEZE DR, WELLINGTON, FL

Dear MICHAEL WEINSTEIN:

Wellington is committed to maintaining the character and quality of our neighborhoods and well maintained properties are one of the cornerstones to maintaining property values and quality of life. Wellington relies on our residents to do their part to maintain their properties and to help keep Wellington a Great Hometown. The goal of code enforcement is compliance and is not intended to unduly penalize anyone. That is the reason for this courtesy notice.

In many cases a residents first interaction with Code Enforcement may be over something that they were completely unaware of. Attached you will find a detail outlining the findings of a recent code compliance inspection. Taking action now to correct these issue(s) will ensure that an actual notice of violation is not issued. Corrections need to be completed on or before **July 10, 2018**. If you are not sure what needs to be corrected, or if you are already working towards correcting the issue(s) but need additional time, it is important that you contact me at 561-753-2566/ lbot@wellingtonfl.gov. In most cases additional time will be granted. We want to work with you to correct any property issues.

Wellington provides these notices to give our residents ample time to address the issue(s) without incurring any penalties. We understand that certain language and references seem harsh: however the notice language is what is required to meet State Statutory requirements.

While this is a courtesy notice, it is important to understand that if the problem is not corrected a notice of violation may be sent. Again, we want to work with you to resolve problems, so please contact me if I can help.

[For additional information please see the FAQ section of this notice.](#)
[You may also visit www.wellingtonfl.gov for additional information](http://www.wellingtonfl.gov)

Sincerely,

/s/ [Lina Bot](#)
Code Compliance Officer

Frequently Asked Questions

Q – What do I do if I receive a courtesy notice?

A – Take prompt action to correct the violation. If you are not sure what needs to be corrected or if you need additional time, it is important that you call the code officer to discuss your issues.

Q – What happens if I don't correct the problem within the time given by the code officer?

A - If the violation is not corrected, you will be served with a Notice of Hearing requiring your appearance before the Special Magistrate. The Special Magistrate can assess fines up to \$250.00 per day for each day the violation continues to exist. It is very important to contact the Code Officer assigned to the case before the case proceeds to this point.

Q – What happens if I do not attend the Special Magistrate hearing?

A – The Special Magistrate will issue an Order based upon the testimony provided at the hearing and will direct that the violation be corrected within a specified period of time. Fines and liens may be placed against a property as a result of any enforcement action, whether or not the property owner is present at the hearing.

Q – Will I have to pay a fine?

A – The costs Code Compliance incurred in the prosecution of a case may be assessed against the property owner at the hearing. A lien will be filed if the costs are not paid within the time frame given by the Magistrate. These costs are typically not less than \$175.00 but in some cases have been as much as \$600.00. Actual per day fines will be certified by the Magistrate if the violation is not corrected by the time specified in the Order. These per day fines will continue to accrue until a violation is corrected and Code Compliance is notified of the correction.

Q – If a lien is filed, does it attach to only the property that was the subject of the violation?

A – No. The lien will attach to all properties owned by the property owner in Palm Beach County.

Q – Can I file an appeal of a decision of the Special Magistrate?

A – Yes. Per Florida Statute Chapter 162, an appeal of a decision by the Special Magistrate must be filed to the Circuit Court within 30 days of the date of the Order.

Q – Can I appeal the Special Magistrate's decision to the Wellington Council?

A – No. Based on Florida Statute Chapter 162, an appeal is only to the Circuit Court.

Q – Can Wellington foreclose on the property if the liens are not paid?

A – Yes. Except for homestead property, Florida Statute Chapter 162 provides that liens which remain unpaid for a period of 3 months may be foreclosed upon. Wellington would prefer to avoid such extreme consequences where possible.

CASE NUMBER 18-00003666
PROPERTY ADDRESS 1016 LAKE BREEZE DR

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.