



CASE NO. NOH - 3518 1298
2415 2581

RECEIVED
FEB 03 2026
Village of Wellington
Code Compliance Division

REQUEST FOR REDUCTION OF LIEN

IF THE PROPERTY IS NOT IN COMPLIANCE, THE VILLAGE COUNCIL WILL NOT CONSIDER A REQUEST FOR REDUCTION.

INSTRUCTIONS: Please fill in all of the pages of this form completely. Be specific when writing your statement. This form must be signed by the applicant and requires notarization. Please return this form to the Clerk of the Special Magistrate at 12300 Forest Hill Boulevard, Wellington, FL 33414. You will be notified of the Village Council's decision. 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 Clerk of the Special Magistrate at (561) 753-2565.

Please note this reduction request is not a rehearing of the code compliance action or the Special Magistrate's previous orders but a review to determine if there were intervening matters that prevented the timely compliance of the violation, and/or the financial ability of the property owner to pay the full amount of the Lien.

Costs incurred by Wellington in the prosecution of a code compliance action and fees assessed in Wellington abatement actions are ineligible for reduction.

The Village Council will consider requests for reduction of fine only one time for each case. The Village Council's decision shall be the final action on the case.

Property Owner's Name 15555 De Havillano Land Trust
Property Address 15555 DE HAVILLANO CT Wellington FL 33414
Property Owner's Email JIMDENITTO@gmail.com
Daytime telephone number 561 441 2892

Hardship claimed? medical financial other (specify) _____

If the property owner is unable to complete this form, list the name of the person who is authorized to act for the property owner and their relationship. Attach a notarized affidavit from the property owner authorizing the representation.

Name James DeNitto Relationship trustee

1. Explain how you have attempted to cooperate with Wellington personnel to achieve compliance of the Special Magistrate's Order.

I have made good-faith efforts to cooperate with Village of Wellington Code Compliance staff to achieve compliance. Any delays were not willful and were due to sub contractors availability as we had challenges the companies workers that just stopped working in addition there was heavy financial hardship, and permitting timelines. Throughout the process, I have remained willing to work with the Village to resolve the matter.

2. Did you or your representative appear at the Special Magistrate's previous hearing(s) concerning this matter? YES NO If no, please state the specific reasons why you did not appear at the hearing(s) and whether you notified Wellington personnel of the fact that you would not be present.

NO

We were not notified of any hearings. Unfortunately, the notices were sent to the Trust to an outdated address. While the address had not yet been updated on the Property Appraiser's website, I did communicate the address change directly with Code Compliance staff.

3. Have you ever been (previous to this case) found by the Special Magistrate/Code Enforcement Board to be in violation of the Code, which is the subject matter of the present case? YES NO If yes, please explain what your response to the previous violation was.

NO

4. Do you claim a homestead exemption on the property that is the subject of this case?

NO

5. Were you the owner of the property at the time the Code Enforcement case against the property began? YES NO If no, did you become aware of the Code Enforcement proceedings, Order, or Lien prior to recording title to the property?

NO

There was an open Code Enforcement case regarding the landscaping and overall condition of the property, as it had remained vacant and in distressed condition for approximately six years prior to our ownership. When we took it over it was @24k and no while trying to do the right thing is it @ 10X that amount.

7. Has the property been abandoned? YES NO
NO

8. Is the property in need of rehabilitation? YES NO If yes, explain
YES

At the time the Trust purchased the property, it was essentially an empty shell with overgrown landscaping and a green pool. We invested over \$700,000 to fully rehabilitate and restore the property.

9. Is Wellington's lien interfering with the sale or rehabilitation of the property or will the lien prevent the property from being conveyed to a new owner? YES NO

NO but we are looking to refinance the property.

10. Provide your suggestion for an amount you would like the lien reduced to The Village of Wellington's cost from the violations as we have invested all the money into the property to be in compliance and are very limited on funds.

In a statement below, please provide your justification for requesting the lien reduction.

The Aero Club community is a high-end neighborhood known for well-maintained homes and immaculate properties. For approximately six years, residents were forced to view 1555 De Havilland Court as a severely distressed and unsightly property. Resolving this situation required a substantial investment of money, labor, contractors, permits, and inspections, and ultimately took more than two years to complete.

During this time, the process became overwhelming. I experienced multiple funding shortages and was also diagnosed with a serious medical condition that further complicated the rehabilitation efforts. Despite best efforts, the project faced numerous setbacks involving permitting and inspections, which added significant time and expense.

Nevertheless, the end result is a fully restored, high-quality property that reflects positively on both the Aero Club community and the Village of Wellington. I am proud of what was accomplished under difficult circumstances. I respectfully request the Village's consideration for a lien reduction, as the violations accumulated during a period of extreme hardship and the property has now been completely transformed and brought back to a standard the community can be proud of.

Signature Page, Notarization Required

I, James DeMitto, do hereby submit this petition in request for a reduction in the lien imposed and in support offer the following statement:

Date: 2-3-26

Signed: _____

Printed Name: James DeMitto

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was sworn to (affirmed), subscribed, and acknowledged before me **by means of** **physical presence** or **online notarization**, this 3 day of February, 2026 (year), by James DeMitto (name of person making statement), who is personally known to me or has produced FL DL (type of identification) as identification.

Katherine Hamilton
Notary Public

[Signature]
Printed Signature



My Commission Expires: 12/1/2029