



## PINECREST

Building and Planning Department

DATE: November 10, 2025

TO: Yocelyn Galiano Gomez, ICMA-CM,  
Village Manager

FROM: Stephen R. Olmsted, AICP  
Planning Director

RE: Susana Wolff – 8310 SW 130 Street  
Request for Mitigation of Code Enforcement Fines - Case No. BC 2012-0252

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### **PETITION REQUEST**

Ms. Susana Wolff has submitted a request for mitigation of fines and penalties that have accrued related to a code enforcement violation at her property located at 8310 SW 130 Street. As of October 31, 2025, total outstanding code enforcement fines, interest, and incurred expenses are due to the Village of Pinecrest in the amount of \$638,554.48. Ms. Wolff is requesting that the Village Council waive or significantly reduce the total outstanding balance. A copy of Ms. Wolff's request is attached for the Village Council's consideration.

### **CASE HISTORY**

The fines and penalties in this instance relate to an expired permit for installation of a new fence. Although the permit was issued and the fence was constructed, required inspections failed and the permit expired. The matter was referred to the Special Magistrate and an order requiring renewal of the permit was issued. The permit was subsequently renewed but was not issued because the homeowner did not pay for and collect the permit. Compliance with the Special Magistrate's Order eventually occurred on September 30, 2025.

A summary of events is provided below:

May 25, 2006 – Fence permit issued  
June 9, 2006 – Fence inspection – Failed  
August 23, 2006 – Fence inspection – Failed

December 3, 2006 – Permit expired.

August 17, 2012 – Notice of Violation issued requesting renewal of expired fence permit.

November 7, 2012 - Notice to Appear before the Special Magistrate issued.

December 19, 2012 - Special Magistrate hearing date; Special Magistrate Order issued.

January 28, 2013 - Special Magistrate's assigned date for compliance.

March 7, 2013 – Resubmitted permit application – Approved.

March 8, 2013 – Applicant notified that permit was approved - Did not pay for and pick up permit.

June 13, 2014 – File notes indicate telephone call with property owner.

January 20, 2016 – Permit voided.

July 10, 2023 – Application for permit renewal submitted – Process expired.

June 21, 2024 – Applicant notified plans will be voided.

February 20, 2025 – Application for permit renewal submitted.

September 30, 2025 – Compliance achieved and confirmed.

October 16, 2025 – Request for mitigation of fines submitted.

## **CODE OF ORDINANCES**

Pursuant to Division 2-150 of the Village's Code of Ordinances, the Village Council has the authority to consider requested reductions in code enforcement penalties that exceed \$100,000.00. A "Fine Calculation Worksheet" including relevant dates and a description of accrued costs and fines are attached for the Village Council's consideration.

From: Wolff, Susana <[Susana.Wolff@aa.com](mailto:Susana.Wolff@aa.com)>  
Sent: Thursday, October 16, 2025 1:50 PM  
To: Yocelyn Galiano (OVM) <[ygaliano@pinecrest-fl.gov](mailto:ygaliano@pinecrest-fl.gov)>  
Cc: Esther Cabrera (BPD) <[ecabrera@pinecrest-fl.gov](mailto:ecabrera@pinecrest-fl.gov)>  
Subject: Request for Waiver of Fine - Fence Permit from March 2004

Susana Wolff  
8310 SW 130 ST  
Pinecrest, FL 33156  
[susana.wolff@aa.com](mailto:susana.wolff@aa.com)  
305 967 1676

Date: 16 October 2025

Pinecrest City Council  
Village of Pinecrest  
12645 Pinecrest Parkway  
Pinecrest, FL 33156

Dear Members of the Pinecrest City Council,

I am writing with deep respect and humility to explain the circumstances surrounding the \$634,867.55 fine that has accrued over the past 20 years for a wood fence permit dating back to March 2004.

At that time, the fence was built with a permit and according to our neighbor's request. She specifically asked that the finished (nice) side face our property, and she even provided the City with a signed letter delivered in person explaining her wishes. My husband visited the City on two separate occasions in the years following the permit's opening to try and resolve the matter. Unfortunately, due to lack of understanding of the process, he believed the issue had been settled after his last visit. Because of that misunderstanding, and since my husband would discard the letters from the City advising of the fines, we did not realize the permit remained open and that fines were accumulating.

During these years, our family endured many personal and health-related hardships that made it difficult to stay on top of the matter. Our daughter suffered from severe bullying that led to self-harm, which consumed our time, energy, and emotions. Anyone with a teenage daughter knows how hard it can be. The stress took a serious toll on me personally - I experienced physical health issues, including the loss of two molars which I have yet been able to replace. They are pricey and not covered by insurance. My husband suffered a heart attack in 2015, followed by open-heart surgery in 2020. More recently, I underwent a full hysterectomy on July 29 of this year and am still recovering.

In addition, we experienced an attempted home invasion, which was thankfully prevented by the swift action of the Pinecrest Police Department. I was able to call the police and give a description of the car, license tag and individuals while running out of the house and jumping the concrete wall to our neighbor's house. I later testified in court, which helped bring the suspects to justice. Several of Pinecrest's police detectives and officers were there to support me on that day. I remain deeply grateful to the Pinecrest Police, especially Officer Portela, for their ongoing service and for saving my father's life when he went into cardiac arrest. The officers' immediate response and use of a defibrillator saved him, and the City graciously honored them at a dinner - a moment that meant the world to our family.

My family has been part of the Pinecrest community all our lives. My parents still live nearby and continue to receive kind and responsive support from the City - most recently with the removal and replacement of a tree whose roots threatened their home's foundation. We are proud to live in a community that cares so deeply for its residents, and we have always strived to be good, contributing members of it.

We never intended to neglect our obligations, defraud, or disregard City regulations. The failure to close this permit was purely an oversight, made worse by years of misunderstanding and personal challenges. Our home is our only significant asset, and we simply do not have the means to pay such an extraordinary fine.

We respectfully and humbly ask that the City consider our circumstances and show compassion by waiving or significantly reducing the fine. I would also offer myself as a volunteer at the City if needed in exchange for the fine waived. We are truly sorry for our mistake and would be grateful for the opportunity to resolve this matter in good faith.

Thank you for your time, understanding, and continued dedication to the residents of Pinecrest. We remain grateful to live in such a caring and supportive community.

With sincere respect and appreciation,

Susana Wolff

Susana Wolff  
AA Tower Operations MIA

**VILLAGE OF PINECREST  
BUILDING AND PLANNING DIVISION  
CODE ENFORCEMENT FINE MITIGATION – CASE HISTORY**

**October 31, 2025**

**GENERAL**

CASE NUMBER:	BC-2012-0252
PROPERTY OWNER NAME:	VINICIUS AND SUSANNA WOLFF
FOLIO #:	20-5015-002-0020
ADDRESS OF VIOLATION:	8310 SW 130 STREET
TYPE OF VIOLATION:	EXPIRED PERMIT (SUB 2006-1719) WOOD FENCE
NOTICE OF VIOLATION ISSUED:	AUGUST 17, 2012 (CERTIFIED MAIL RECEIVED AUGUST 22, 2012)
NOTICE TO APPEAR ISSUED:	NOVEMBER 7, 2012 (CERTIFIED MAIL RECEIVED NOVEMBER 9, 2012)
SPECIAL MASTER HEARING DATE:	DECEMBER 19, 2012
DATE OF REQUIRED COMPLIANCE:	JANUARY 28, 2013
DATE OF COMPLIANCE:	SEPTEMBER 30, 2025
SPECIAL MAGISTRATE ORDER RECORDED:	JULY 11, 2013
NUMBER OF DAYS IN VIOLATION:	4,628
FINE AMOUNT PER DAY	\$100.00
TOTAL DAILY FINES	\$462,800
DIRECT COSTS	\$568.06
INTEREST:	<u>\$175,186.42</u>
TOTAL AMOUNT OWED:	\$638,554.48

Name Vinicius & Susana Wolff  
 Street Address: 8310 SW 130 Street  
 Folio #: 2050150020020  
 Violation description Expired permit  
 Fine # BC2012-0252  
 Fine started: 1/28/2013  
 Came into complianc 9/30/2025 As per Esther Cabrera via email on 9/30/2025.  
 Effective da As of 10/31/2025

Village cost to restore:  
 Civil Vilation notices \$ 200.00  
 Adminislrative fee \$ 75.00  
 Certified mail \$ 5.75  
 Billing postage \$ 42.31  
 Attorney fee: \$ 225.00  
 Lien fee: \$ 20.00  
 \$ 568.06

Year	Daily fine amount	Days in month	Additional Monthly fines
2013	\$ 100.00		338 \$ 33,800.00
Year	Daily fine amount	Days in month	Additional Monthly fines
2014	\$ 100.00		365 \$ 36,500.00
Year	Daily fine amount	Days in month	Additional Monthly fines
2015	\$ 100.00		365 \$ 36,500.00
Year	Daily fine amount	Days in month	Additional Monthly fines
2016	\$ 100.00		366 \$ 36,600.00
Year	Daily fine amount	Days in month	Additional Monthly fines
2017	\$ 100.00		365 \$ 36,500.00
Year	Daily fine amount	Days in month	Additional Monthly fines
2018	\$ 100.00		365 \$ 36,500.00
Year	Daily fine amount	Days in month	Additional Monthly fines
2019	\$ 100.00		365 \$ 36,500.00
Year	Daily fine amount	Days in month	Additional Monthly fines
2020	\$ 100.00		366 \$ 36,600.00
Year	Daily fine amount	Days in month	Additional Monthly fines
2021	\$ 100.00		365 \$ 36,500.00
Year	Daily fine amount	Days in month	Additional Monthly fines
2022	\$ 100.00		365 \$ 36,500.00
Year	Daily fine amount	Days in month	Additional Monthly fines
2023	\$ 100.00		365 \$ 36,500.00
Year	Daily fine amount	Days in month	Additional Monthly fines
2024	\$ 100.00		366 \$ 36,600.00
Year	Daily fine amount	Days in month	Additional Monthly fines
2025	\$ 100.00		272 \$ 27,200.00

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
<b>Year Fines</b>	4.75%	4.75%	4.75%	4.75%	4.97%	5.53%	6.33%	6.83%	4.81%	4.25%	5.52%	9.09%	9.38%		
<b>2013</b>	\$ 33,800.00	\$ 1,609.90	\$ 1,605.50	\$ 1,605.50	\$ 1,679.86	\$ 1,869.14	\$ 2,139.54	\$ 2,308.54	\$ 1,625.78	\$ 1,436.50	\$ 1,865.76	\$ 3,072.42	\$ 2,640.59		
<b>2014</b>	\$ 36,500.00		\$ 1,733.75	\$ 1,733.75	\$ 1,814.05	\$ 2,018.45	\$ 2,310.45	\$ 2,492.95	\$ 1,755.65	\$ 1,551.25	\$ 2,014.80	\$ 3,317.85	\$ 2,851.52		
<b>2015</b>	\$ 36,500.00			\$ 1,733.75	\$ 1,733.75	\$ 1,814.05	\$ 2,018.45	\$ 2,310.45	\$ 2,492.95	\$ 1,755.65	\$ 1,551.25	\$ 2,014.80	\$ 2,851.52		
<b>2016</b>	\$ 36,600.00			\$ 1,738.50	\$ 1,819.02	\$ 2,023.98	\$ 2,316.78	\$ 2,499.78	\$ 1,760.46	\$ 1,555.50	\$ 2,020.32	\$ 3,326.94	\$ 2,859.33		
<b>2017</b>	\$ 36,500.00				\$ 1,814.05	\$ 2,018.45	\$ 2,310.45	\$ 2,492.95	\$ 1,755.65	\$ 1,551.25	\$ 2,014.80	\$ 3,317.85	\$ 2,851.52		
<b>2018</b>	\$ 36,500.00					\$ 2,018.45	\$ 2,310.45	\$ 2,492.95	\$ 1,755.65	\$ 1,551.25	\$ 2,014.80	\$ 3,317.85	\$ 2,851.52		
<b>2019</b>	\$ 36,500.00						\$ 2,310.45	\$ 2,492.95	\$ 1,755.65	\$ 1,551.25	\$ 2,014.80	\$ 3,317.85	\$ 2,851.52		
<b>2020</b>	\$ 36,600.00							\$ 2,499.78	\$ 1,760.46	\$ 1,555.50	\$ 2,020.32	\$ 3,326.94	\$ 2,859.33		
<b>2021</b>	\$ 36,500.00								\$ 1,755.65	\$ 1,551.25	\$ 2,014.80	\$ 3,317.85	\$ 2,851.52		
<b>2022</b>	\$ 36,500.00									\$ 1,551.25	\$ 2,014.80	\$ 3,317.85	\$ 2,851.52		
<b>2023</b>	\$ 36,500.00										\$ 2,014.80	\$ 3,317.85	\$ 2,851.52		
<b>2024</b>	\$ 36,600.00											\$ 3,326.94	\$ 2,859.33		
<b>2025</b>	\$ 27,200.00												\$ 2,124.97		
	\$ 435,600.00	\$ 1,609.90	\$ 3,339.25	\$ 5,073.00	\$ 6,811.50	\$ 8,941.03	\$ 11,966.92	\$ 16,008.57	\$ 19,772.85	\$ 15,680.60	\$ 15,406.25	\$ 22,024.80	\$ 39,596.04	\$ 36,155.71	\$ 637,986.42
															\$ 568.06
															<b>\$ 638,554.48</b>

**Billed 84 Times**