



PINECREST

Building and Planning Department

DATE: January 12, 2026

TO: Yocelyn Galiano, ICMA-CM
Village Manager

FROM: Stephen Olmsted, AICP
Planning Director

RE: Request for Reduction of Code Enforcement Fines
Paul and Judy Embury; 12101 SW 69 Court

PETITION REQUEST

Paul and Judy Embury have submitted a request for reduction of fines and penalties that have accrued related to previous code enforcement violations at their home located at 12101 SW 69 Court. As of December 31, 2025, outstanding code enforcement fines and penalties in the amount of \$657,157.60 are due. Mr. Embury has offered to pay outstanding administrative costs in the amount of \$565.59. A copy of Mr. and Ms. Embury's Mitigation request is attached for the Village Council's consideration.

The history of this case began in 2010 when Mrs. Embury, as "owner-builder", obtained a permit to remodel her kitchen. Work was ultimately not completed as planned and the permit eventually expired. Following expiration of the building permit, a Notice to Appear before the Special Magistrate was issued. The case was considered on April 17, 2013 and the Special Magistrate issued an order to renew the permit and achieve compliance by June 6, 2013. However, the owners state that due to unforeseen financial difficulties, they were unable to complete the project. Additionally, Mr. and Mrs. Embury indicate in their request for mitigation that further delay and difficulties arose during the COVID crisis. They were eventually able to hire a contractor, complete the work, and close out the permit on November 20, 2025. Between the date of required compliance and the date of actual compliance, fines and interest in the amount of \$657,157.60 have accrued. This includes interest in the amount of \$201,792.01 and administrative costs in the amount of \$565.59.

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.

C/ Paul Buckler, RA, Building Director

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

December 31, 2025

GENERAL

CASE NUMBER:	BC 12-0434
PROPERTY OWNER NAME:	PAUL AND JUDY EMBURY
FOLIO #:	20-5014-007-0020
ADDRESS OF VIOLATION:	12101 SW 69 COURT
TYPE OF VIOLATION:	EXPIRED PERMIT (MAST 20100161 – Interior renovation kitchen)
NOTICE OF VIOLATION ISSUED:	November 17, 2012
NOTICE TO APPEAR ISSUED:	March 28, 2013
SPECIAL MASTER HEARING DATE:	April 17, 2013
DATE OF REQUIRED COMPLIANCE:	June 6, 2013
SPECIAL MAGISTRATE ORDER RECORDED:	February 6, 2014
DATE OF COMPLIANCE:	November 20, 2025
NUMBER OF DAYS IN VIOLATION:	4,548
FINE AMOUNT PER DAY	\$100.00
TOTAL DAILY FINES	\$454,800
DIRECT COSTS	\$565.59
INTEREST:	<u>\$201,792.01</u>
TOTAL AMOUNT OWED:	\$657,157.60

Name Judy Embury
 Street Address: 12101 SW 69 Court
 Folio #: 2050140070020
 Violation description Expired permit
 Fine # BC2012-0434
 Fine started: 6/6/2013
 Came into compliance: 11/20/2025
 Effective date: **As of 12/31/2025**
 Date received in Finance 9/24/2013

Village cost to restore:
 Fine amount \$ 200.00
 Administrative fee \$ 75.00
 Certified mail \$ 5.75
 Billing postage \$ 39.84
 Attorney fee: \$ 225.00
 Lien fee: \$ 20.00
\$ 565.59

Year	Daily fine amount	Days in month	Additional Monthly fines
2013	\$ 100.00	207	\$ 20,700.00
2014	\$ 100.00	365	\$ 36,500.00
2015	\$ 100.00	365	\$ 36,500.00
2016	\$ 100.00	366	\$ 36,600.00
2017	\$ 100.00	365	\$ 36,500.00
2018	\$ 100.00	365	\$ 36,500.00
2019	\$ 100.00	365	\$ 36,500.00
2020	\$ 100.00	366	\$ 36,600.00
2021	\$ 100.00	365	\$ 36,500.00
2022	\$ 100.00	365	\$ 36,500.00
2023	\$ 100.00	365	\$ 36,500.00
2024	\$ 100.00	366	\$ 36,600.00
2025	\$ 100.00	323	\$ 32,300.00

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
Year Fines	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%		
2013	\$ 20,700.00	\$ 557.62	\$ 983.25	\$ 983.25	\$ 983.25	\$ 1,028.79	\$ 1,144.71	\$ 1,310.31	\$ 1,413.81	\$ 995.67	\$ 879.75	\$ 1,142.64	\$ 1,881.63	\$ 1,941.66	
2014	\$ 36,500.00		\$ 1,733.75	\$ 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	\$ 3,423.70	
2015	\$ 36,500.00			\$ 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	\$ 3,423.70	\$ 3,423.70	
2016	\$ 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	\$ 3,433.08	
2017	\$ 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	\$ 3,423.70	
2018	\$ 36,500.00						\$ 2,018.45	\$ 2,310.45	\$ 2,492.95	\$ 1,755.65	\$ 1,551.25	\$ 2,014.80	\$ 3,317.85	\$ 3,423.70	
2019	\$ 36,500.00							\$ 2,310.45	\$ 2,492.95	\$ 1,755.65	\$ 1,551.25	\$ 2,014.80	\$ 3,317.85	\$ 3,423.70	
2020	\$ 36,600.00								\$ 2,499.78	\$ 1,760.46	\$ 1,555.50	\$ 2,020.32	\$ 3,326.94	\$ 3,433.08	
2021	\$ 36,500.00								\$ 1,755.65	\$ 1,551.25	\$ 2,014.80	\$ 3,317.85	\$ 3,423.70	\$ 3,423.70	
2022	\$ 36,500.00									\$ 1,551.25	\$ 2,014.80	\$ 3,317.85	\$ 3,423.70	\$ 3,423.70	
2023	\$ 36,500.00										\$ 2,014.80	\$ 3,317.85	\$ 3,423.70	\$ 3,423.70	
2024	\$ 36,600.00										\$ 2,020.32	\$ 3,326.94	\$ 3,433.08	\$ 3,433.08	
2025	\$ 32,300.00												\$ 3,029.74	\$ 3,029.74	
	\$ 454,800.00	\$ 557.62	\$ 2,717.00	\$ 4,450.75	\$ 6,189.25	\$ 8,289.96	\$ 11,242.49	\$ 15,179.34	\$ 18,878.12	\$ 15,050.49	\$ 14,849.50	\$ 23,322.00	\$ 38,405.25	\$ 42,660.24	\$ 656,592.01
															\$ 565.59
															\$ 657,157.60

Billed 76 Times

**Paul and Judy Embury
12101 SW 69th Court
Pinecrest, Florida 33156**

December 14, 2025

Village of Pinecrest
Department of Building & Planning
12645 Pinecrest Parkway
Pinecrest, Florida 33156

Reference: Explanation Regarding Unclosed Building Permit Concerning FOLIO: 20-5014-007-0020, and request for Accumulated Fine Reduction

This letter is submitted to provide clarification regarding Building Permit Number: MAST20100161, which was recently closed at the request of the Building Department, for the property located at 12101 SW 69th Court, Pinecrest, Florida 33156.

More than fifteen (15) years ago, my wife, the owner of the above-referenced property, applied for a building permit to replace the kitchen cabinets, at that time, she applied for the permit as an Owner-Builder, believing this to be the appropriate and responsible course of action. As we were originally from Canada, we did not fully understand the procedures, requirements, and long-term implications associated with the American building permit process.

Shortly after construction commenced, it became evident that our financial resources were insufficient to complete the project in accordance with the approved plans. While the majority of the work was completed, we were unable to finalize the remaining items. An inspection was requested; however, the inspector was unable to approve the work because certain elements did not fully conform to the approved drawings.

During this period, our family experienced significant financial hardships and personal challenges, including the loss of a family member, the impacts of the COVID-19 PANDEMIC, and other unforeseen life events. As a result, we were unable to revise the plans, complete the remaining work, or bring the permit to closure at that time. Unfortunately, the permit remained open and unresolved.

Years later, in an effort to correct this situation, we retained a licensed General Contractor, Mr. George W. Howard of United States Association of CDC Inc., to assist us in bringing the property into compliance. An architect was engaged to revise and submit updated plans reflecting the completed work and any additional scope; however, the architect passed away during the process. Although his son assumed responsibility for the project, the matter was not completed in a timely manner.

Mr. Howard subsequently informed us that the property had accumulated fines over an extended period and that immediate action was required to prevent further penalties. Upon professional advice, we were instructed to close the existing permit in order to move toward compliance with the Building Department. We followed those instructions and cooperated fully with the Department's request to close the permit.

At this time, we respectfully request consideration for a **reduction or mitigation of the accumulated fines**. The failure to close the permit was not the result of negligence or intentional disregard, but rather a combination of financial hardship, personal circumstances, and a genuine lack of understanding of the permitting process. The fines, as they currently stand, place an extreme hardship on our family, and we are deeply concerned about the potential loss of our home and life's accomplishments over what began as modest kitchen renovation.

We respectfully request any assistance or leniency the Building Department deems appropriate under these circumstances. Your understanding and consideration are sincerely appreciated.

Thank you for your time and attention to this matter

Respectfully submitted,

Paul Embury & Judy Embury
Owner
Phone number: (305) 710-2943