

CITY OF WEST PALM BEACH
CODE COMPLIANCE SPECIAL MAGISTRATE

January 16, 2008

Other Matters (Violation Disputes/Lien Reductions) – City Hall, 200 2nd Street

Commissioners Chambers

MINUTES

CALL TO ORDER: 9:00 a.m.

Staff Present:

Special Magistrate: Gary Brandenburg

Asst. City Attorney: Joshua Koehler

Secretary to Special Magistrate: Erica Nichols

MOTIONS FOR VIOLATION DISPUTES, REDUCTIONS AND/OR ELIMINATION OF LIENS

1.	CE07100339 Sanitation Invoice	PCN # 74-43-43-04-05-027-0600	Invoice # 126525 Cust # 36101	Balance Due: \$100.00	
	714 45 th Street	Legal Desc: NORTH PALM BEACH PLAT NO 2 LTS 60 TO 63 INC BLK 27	Kendrick Crawford	Reduced to: <u>\$50.00</u>	
	BRAHAM WILFORD				
2.	CE07110839 Sanitation Invoice	PCN # 74-43-43-09-05-022-0201	Invoice # 127920 Cust # 36548	Balance Due: \$100.00	
	3001 Spruce Ave.	Legal Desc: NORTHWOOD ADD E 6.94 FT OF N 65.48 FT OF LT 20, LT 21 (LESS W 9.93 FT OF S 68.66 FT), & LTS 22 & 23	Kendrick Crawford	Reduced to: <u>\$0</u>	
	BOOK JOHN R & Monique				
3.	CE06080183 Lien Reduction	PCN # 74-43-43-16-01-001-0070	105.1	Balance Due: \$6,900.00	Miscommunication as to whether compliance was met once permits were received or once work was completed. Worked diligently to comply.
	800 N Sapodilla	Legal Desc: FRESHWATER ADD TO WPB AMNDED LT 7 BLK 1	Building Department Case	Reduced To: <u>\$ 1,000</u>	
	Darden Dwyane D & William Darden			Payable within <u>30 days</u> or \$27,300.00	
4.	CE05070363 Lien Reduction	PCN # 74-43-43-33-06-009-0070	18-103-b rotten wood, 18-103-j exterior paint	Balance Due: \$4,800.00	Property had no history of violations. Violations were not complied immediately due to property owner traveling to South America to see her sick mother.
	1002 Paseo Andorra	Legal Desc: VEDADO LT 7 BLK 9	Glenda Parris	Reduced To: <u>\$ 2,500</u>	
	RIOS MARIA L			Payable within <u>30 days</u> or \$4,800.00	

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5.	CE05060689 Lien Reduction 2315 Dock Street PACKWOOD ANNE M	PCN # 74-43-43-28-16-003-0111 Legal Desc: BELVEDERE PARK S 12.13 FT OF LT 11 & LT 12 BLK 3	18-103-j exterior paint, 94-71-c outside storage Donald Williams	Balance Due: \$26,200.00 Reduced To: <u>\$ 500.00</u> Payable within <u>90 days</u> or \$26,200.00	I-95 construction caused interior and exterior cracks to structure which property owner wanted to fix before painting. She did not have the funds and was waiting on assistance from I-95 construction to comply.
6.	CE05040561 Lien Reduction 727 Talladega Street STERK ANNIE P	PCN # 74-43-43-33-20-002-0070 Legal Desc: SEMINOLE HEIGHTS LT 7 BLK 2	18-102-3 repair/replace screens, 18-103-b rotten wood, 18-103-e make weathertight, 18-103-j exterior paint, 34-102-a inoperative/junk vehicle, 74-2 trash/debris/garbage, 74-2-c-2 grass/weeds, 74-2-c-4 alleyway/easement/right-of-way, 94-442-b-1 landscaped areas, 94-442-d sod swale, 94-71-c outside storage Donald Williams	Balance Due: \$18,075.00 Reduced To: <u>\$ 1,000</u> Payable within <u>60 days</u> or \$18,075.00	Property owner has always done her best to maintain property but after hurricanes, she had a difficult time keeping up with the violations. She has since complied and once again continues to maintain her property.
7.	CE04120686 Lien Reduction 411 Macy Street GALVEZ FRATERNO &	PCN # 74-43-44-09-05-000-0390 Legal Desc: FOREST RIDGE PARK LTS 39 & 40	18-103-e doors/windows, 18-103-j exterior paint, 18-162-a rental license, 18-209-j board and secure, 18-95-b lighting, 22-32-a certificate of use, 74-2 garbage/debris, 74-2-c-2 overgrowth, 74-2-c-3 right-of-way, 94-302-4 fence and/or wall, 94-442-b-1 landscape, 94-442-d sod swale Ronald Goebelt	Balance Due: \$3,900.00 Reduced To: <u>\$ 1,000</u> Payable within <u>6 months</u> or \$3,900.00	Language barrier may have led to some miscommunication as to the violations. It is an owner occupied residence and the owner works a lot and also does the repairs himself since he can't afford to hire someone. Financial hardship has held him up but he will keep the property in compliance.

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8.	CE06070189 Lien Reduction 231 Gregory Rd MCAVOY JEANNE L	PCN # 74-43-44-10-27-002-0100 Legal Desc: Lewis Shore Ests 1 LT K 2	18-162-a rental license, 22-32-a certificate of use Ronald Goebelt	Balance Due: \$22,950.00 Reduced To: <u>\$ 2,500</u> Payable within <u>60 days</u> or \$22,950.00	Property owner did not receive notice until City's pre-suit demand letter; incorrect address was listed with the County Property Appraiser. Immediately complied once aware of violations.
9.	CE05120436 Lien Reduction 107 Gregory Place Bohane Michael	PCN # 74-43-44-15-04-000-0120 Legal Desc: Lewis Shore Ests 3 Lt 12 & W	18-102-3 screens, 18-103-b rotten wood, 18-103-j exterior paint, 94-302-4 fence and/or wall, 94-442-b-1 landscaped areas, 94-446-2 maintain landscape Ronald Goebelt	Balance Due: \$116,250.00 Reduced To: <u>\$ 5,000</u> Payable within <u>60 days</u> or \$116,250.00	Property owner did not receive notice until City's pre-suit demand letter; incorrect address was listed with the County Property Appraiser. Property owner was diligent in complying once aware of the violations.
10.	CE06100652 Lien Reduction 432 Lytle Street Unks William	PCN # 74-43-44-09-05-000-1030 Legal Desc: Forest Ridge Park Lts 103 & 104	18-162-a rental license, 22-32-a certificate of use, Ronald Goebelt	Balance Due: \$26,700.00 Reduced To: <u>\$ 100</u> Payable within <u>10 days</u> or \$26,700.00	Property owner thought that the Code Officer would contact him for inspection, as was the old procedure and thus did not call for an inspection and believed violations were complied. Recently received City's pre-suit demand letter and became aware of lien.
11.	CE06120655 Lien Reduction 366 Alhambra Pl.	PCN # 74-43-44-10-06-003-0070 Legal Desc: HOMEWOOD,	18-103-j exterior paint, 18-162-a rental license, 22-32-a certificate of use, 74-2-c-2 grass/weeds, 94-442-b-1 landscaped areas, 94-446-	Balance Due: \$48,200.00	Rescheduled at owner's request.

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	LIMA NOEMI V	WEST PALM BEACH LTS 7 TO 9 INC & W 20 FT OF LT 10 BLK 3	2 maintain landscape, 94-71-c outside storage		
			Ronald Goebelt		
12.	CE06090484 Lien Redcution	PCN # 74-43-43-09-07-013-0160	18-103-b rotten wood, 18-103-e make weathertight external doors and/or windows, 18-103-j exterior paint, 74-2 trash/debris/garbage, 74-2-c-2 grass/weeds, 94-442-b-1 landscaped areas, 94-442-d sod swale, 94-71-c outside storage	Balance Due: \$113,500.00 Reduced To: <u>\$ 2,000</u> Payable within <u>60 days</u> or \$113,500.00	Property owners were both ill and experiencing financial hardship. In addition, 2 contractors did not follow through with the job.
	1321 11 th Street JACKSON EDWARD & CLEOPATRA	Legal Desc: ROOSEVELT ESTATES LT 16 BLK 13	Valerie Luster		
13.	CE05010623 Lien Reduction	PCN # 74-43-43-05-14-017-0010	34-102-a inoperative/junk vehicles, 74-2 trash/debris/garbage, 78-1 obstructing passage, 94-442-d sod swale, 94-482-a unpaved parking, 94-71-c outside storage	Balance Due: \$1,900.00 \$0	Property owner provided evidence that lien was paid in full by title company. Case dismissed.
	1939 Hiltonia Cir LOUIS MARYSE F	Legal Desc: REPLAT OF BLOCKS 17A,18A,19A, 20 & 21 WESTFIELD N0 1 LOT 1 BLK 17B	Valerie Luster		
14.	CE06120400 Lien Reduction	PCN # 74-43-43-15-20-006-0060	18-209-a unsanitary, 74-2-c-4 alleyway/easement/right-of-way, 94-71-c outside storage	Balance Due: \$6,000.00	No reduction granted.
	321 8 th Street Olive Avenue Enterprises LLC	Legal Desc: Brelsford Park Lts 6 & 7 Blk 6	John Frasca		
15.	CE00090247 Lien Reduction	PCN # 74-43-43-16-15-001-0110	13-70 trash/debris/garbage, 13-88(1) inoperative/junk vehicles, 33-111(a)(4) repair fence	Balance Due: \$184,725.00 Reduced To: <u>\$ 500</u> Payable within <u>15 days</u> or \$184,725.00	Violations actually called in by property owner after being caused by neighboring properties and tenants that would not comply. Hopes Merry Place will turn things around.
	430 20 th Street ANDERSON ETHEL &	Legal Desc: PLEASANT CITY LT 11 BLK 1	John Murphy		

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16.	CE04070389 Lien Reduction 430 20 th Street ANDERSON ETHEL &	PCN # 74-43-43-16-15-001-0110 Legal Desc: PLEASANT CITY LT 11 BLK 1	34-102-a inoperative/junk vehicles John Murphy	Balance Due: \$9,000.00 Reduced To: <u>\$ 500</u> Payable within <u>15 days</u> or \$9,000.00	Violations actually called in by property owner after being caused by neighboring properties and tenants that would not comply. Hopes Merry Place will turn things around.
17.	CE05090781 Lien Reduction 1120 Lincoln Ct UNITED DELIVERANCE CHURCH OF	PCN # 74-43-43-16-00-001-0180 Legal Desc: 16-43-43, N 75 FT OF S 990 FT OF WLY 240 FT & N 75 FT OF SLY 900 FT OF WLY 270 FT OF GOV LT1 ALL LYG E OF SAL R/W	34-102-a inoperative/junk vehicles, 94-302-4 repair fence and/or wall, 94-71-c outside storage John Murphy	Balance Due: \$124,000.00 Reduced To: <u>\$ 0</u>	Property owner faxed timely notice of compliance with request for inspection to Code Officer as ordered.
18.	CE06040781 Lien Reduction 632 46 th Street DIAZ ELMER H	PCN # 74-43-43-04-05-026-0740 Legal Desc: NORTH PALM BEACH PLAT NO 2 LTS 74 & 75 BLK 26	18-162-a rental license, 22-32-a certificate of use, 94-442-b-1 landscaped areas, 94-446-2 maintain landscape, 94-482-a unpaved parking Sue Calderon	Balance Due: \$10,750.00 Reduced To: <u>\$ 2,500</u> Payable within <u>45 days</u> or \$10,750.00	Property owner out of the country at time of violations.
19.	CE02080731 Lien Reduction 631 45 th Street EDDIES PROPERTY INVESTMENT INCORPORATED	PCN # 74-43-43-04-05-026-0180 Legal Desc: NORTH PALM BEACH PLAT NO 2 LTS 18 & 19 BLK 26	13-69 obstructions, 13-70 trash, T/H 13-69© right-of-way Sue Calderon	Balance Due: \$57,700.00 Reduced To: <u>\$ 5,000</u> Payable within <u>30 days</u> or \$57,700.00	Property owner purchased at tax deed sale. He immediately contacted code and complied the violations and has maintained the property.
20.	CE06080688 Lien Reduction	PCN # 74-43-43-04-09-063-0060	18-103-b rotten wood, 18-209-j board and secure, 18-210-b , 18-	Balance Due: \$82,000.00	Bought property in poor condition and

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	627 55 th Street E & F REALTY INVESTMENT GROUP LLC	Legal Desc: RESUB OF LTS 28 TO 38 INC BLK 63 NORTH PALM BEACH LT 6 BLK63	211-c-j , 18-265 , 78-6 address characters, 94-302-4 repair fence and /or wall, 94-446-2 maintain landscape Sue Calderon	Reduced To: <u>\$ 5,000</u> Payable within <u>30 days</u> or \$82,000.00	continually worked to rehabilitate, but structure was in such disrepair that decided to demolish to meet compliance.
21.	CE06100924 Lien Reduction 629 55 th Street LANAHAN JOHN M & Shawn Hickey T	PCN # 74-43-43-04-09-063-0050 Legal Desc: RESUB OF LTS 28 TO 38 INC BLK 63 NORTH PALM BEACH LT 5 BLK63	18-162-a rental license, 22-32-a certificate of use Sue Calderon	Balance Due: \$2,800.00 Reduced To: <u>\$ 500</u> Payable within <u>10 days</u> or \$2,800.00	Property owner believed property manager was keeping rental license up to date. Owner complied as soon as he became aware of the violation.
22.	CE06120149 Lien Reduction 727 43 rd Street KANHAI ANTHONY	PCN # 74-43-43-04-05-028-0360 Legal Desc: NORTH PALM BEACH PLAT NO 2 LTS 36 TO 39 INC BLK 28	18-162-a rental license, 22-32-a certificate of use, 34-102-a inoperative/junk vehicles, 94-482-a unpaved areas, 94-71-c outside storage Sue Calderon	Balance Due: \$3,000.00 Reduced To: <u>\$ 500</u> Payable within <u>30 days</u> or \$3,000.00	First rental property for property owner. A lot of work needed to be done to meet minimal housing standards to get rental license.