

CITY OF WEST PALM BEACH
CODE COMPLIANCE SPECIAL MAGISTRATE

April 16, 2008

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

CALL TO ORDER: 9:00 a.m.

Staff Present:

Special Magistrate

Asst. City Attorney

Secretary to Special Magistrate

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

1.	CE07050956 Boarding Certificate Extension 1102 19 th Street HEPBURN LORETTA A	PCN #: 74-43-43-16-07-000-0660 Legal Desc: LINCOLN PARK LT 66	Boarding Certificate Extension John Murphy	Extension <u>6 month extension granted</u>	Property owner met requirements of Sec. 18-265, to maintain boarding of vacant building.
2.	Boarding Certificate Extension 706 13 th Street WILDGOOSE MERCEDES H TRUST	PCN #74-43-43-16-02-029-0010 Legal Desc: FRESHWATER 11TH & 12TH AVE ADDLTS 1 & 2 BLK 29 SEE REAL ESTATE DEPT 1998 BACK ASSESSMENT	Boarding Certificate Extension John Murphy	Extension <u>6 month extension granted</u>	Property owner met requirements of Sec. 18-265, to maintain boarding of vacant building.
3.	CE07050798 Boarding Certificate Renewal 800 N. Tamarind Ave WASHINGTON PATRICIA & Karen Frederick, Romaine Johnson, Duane Walker	PCN #: 74-43-43-16-01-004-0080 Legal Desc: FRESHWATER ADD TO WPB AMNDED LT 8 (LESS W 5 FT TAMARIND AVE R/W) BLK 4	Boarding Certificate Extension John Frasca	Extension <u>6 month extension granted</u>	Property owner met requirements of Sec. 18-265, to maintain boarding of vacant building.
4.	CE07060621 Lien Reduction 800 N. Tamarind Ave WASHINGTON PATRICIA & Karen Frederick, Romaine Johnson, Duane Walker	PCN #: 74-43-43-16-01-004-0080 Legal Desc: FRESHWATER ADD TO WPB AMNDED LT 8 (LESS W 5 FT TAMARIND AVE R/W) BLK 4	18-103-b rotten wood, 18-209-a unsanitary conditions, 18-209-d , 94-304-2 John Frasca	Balance Due: \$2,600.00 Reduced To: <u>\$0</u>	Code Officer stated that property owner was very cooperative and diligent, but some things were out of her control and recommended reduction to \$0.

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5.	CE07030754 Lien Reduction 245 Lytton Ct RODRIGUEZ LOIDA	PCN #74-43-43-34-12-000-0540 Legal Desc: ESTS OF SOUTH PALM BEACH 2 LTS 54 & 55	105.1, no permits for addition or conversion Building Case	Balance Due: \$12,550.00 Reduced To: <u>\$ 50.00</u> Payable within <u>30 days</u> or \$12,550.00	Property owner was diligent in complying and applied for permit within ordered date. Permitting took longer than anticipated due to being designated as a historic structure.
6.	CE07070611 Lien Reduction 2119 Florida Ave ROYSTER RICHARD M II	PCN #: 74-43-43-28-06-018-0070 Legal Desc: FLAMINGO PARK LT 7 BLK 18	74-2-c-2 grass/weeds, 94-442-d sod swale, 94-446-2 maintain landscape Donald Williams	Balance Due: \$3,800.00 Reduced To: <u>\$ 100.00</u> Payable within <u>60 days</u> or \$3,800.00	Property owner presented evidence that he complied within the ordered time but did not notify code to verify compliance. Owner then left the country for work, believing the violation was taken care of, however the contractor he hired did not comply the swale area of the property.
7.	CE05120435 Lien Reduction 2017 Dock Street Tilus Jean C	PCN #: 74-43-43-28-11-002-0090 Legal Desc: BONNYVIEW ADD 2 LTS 9 & 10 & NE 12.5 FT LT 11 BLK 2	18-102-3 screens, 18-103-e make westertight external doors and/or windows, 18-103-j exterior paint, 18-162-a rental license, 18-97-7 garbage disposal, 22-32-a certificate of use, 54-262 , 74-2 trash/debris/garbage, 74-2-c-4 alleyway/easement/right-of-way, 94-302-4 fence and/or wall, 94-442-b-1 landscaped areas, 94-442-d sod swale, 94-482-a unpaved areas, 94-485-a auto/vehicle repair, 94-71-c outside storage Donald Williams	Balance Due: \$30,250.00 Reduced To: <u>\$ 900.00</u> Payable within <u>90 days</u> or \$30,250.00	Property owner had communication problems with the previous code officer assigned to the case. Owner was not aware of violations until he went to refinance. Since this case, no other violations on this property have existed.

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8.	CE06020675 Lien Reduction 7800 S Dixie Hwy AQUA MOTEL INC	PCN #: 74-43-44-10-06-005-0040 Legal Desc: HOMEWOOD, WEST PALM BEACH LTS 4 TO 7 INC BLK 5	94-402-b-5 repair/maintain sign, 94-444-b screen dumpsters Ronald Goebelt	Balance Due: \$93,400.00 Reduced To: <u>\$ 3,000</u> Payable within <u>6 months</u> or \$93,400.00	Sign violation was caused by hurricane damage. Property owner had a hard time finding contractor after the storm and an unscrupulous contractor took \$1500 without doing the work. Owner fell ill with cancer and is financially drained.
9.	CE06100172 Lien Reduction 416 Malverne Rd BOHADA WILLIAM & Diana Serna	PCN #74-43-44-03-01-000-4210 Legal Desc: ESTS OF SOUTH PALM BEACH REV LTS 421 TO 423 INC	18-102-3 screens, 18-103-b rotten wood, 18-162-a rental license, 22-32-a certificate of use, 34-102-a inoperative/junk vehicle, 74-2 trash/debris, 78-6 address characters, 94-302-4 fence and/or wall, 94-442-b-1 landscaped areas, 94-446-2 maintain landscape, 94-446-2 maintain landscape, 94-482-a unpaved areas, 94-71-c outside storage Ronald Goebelt	Balance Due: \$95,000.00 Reduced To: <u>\$ 1,500.00</u> Payable within <u>6 months</u> or \$95,000.00	Property owners became aware of lien when City sent pre-suit demand letter. Incorrect address listed with the County Tax Collector. Code Officer stated that once aware of the violations, cooperation was excellent violations were complied immediately.
10.	CE02100096 Lien Reduction 21st Street POWELL DOROTHY M	PCN #: 74-43-43-16-07-000-0330 Legal Desc: LINCOLN PARK LT 33	NVL 13-70 trash, OLT 13-69 dense undergrowth John Murphy	Balance Due: \$127,200.00 Reduced To: <u>\$ 750</u> Payable within <u>90 days</u> or \$127,200.00	Violations were complied by code was not notified to do inspection. Vacant lot has always been maintained and has no other violations since 2002.
11.	CE06030540 Lien Reduction	PCN #74-43-43-09-05-058-0090	18-162-a rental license, 22-32-a certificate of use	Balance Due: \$4,800.00 Reduced To:	Owner got sick and failed to renew rental license. Owner's

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	811 39 th Ct CLARK DEBRA	Legal Desc: NORTHWOOD ADD LTS 9 & 10 BLK 58 & 15 FT STRIP N OF & ADJ THERE TO IN OR1027P531	Charles Scott	<u>\$ 100.00</u> Payable within <u>30 days</u> or \$41,300.00	daughter and niece were living in the house.
12.	CE07070539 Lien Reduction 432 Palm Beach Lakes Blvd. TURNER WILLIE	PCN #74-43-43-16-19-072- 0030 Legal Desc: FRANKLIN PARK ADD LT 3 BLK 72	18-103-b rotten wood, 18-162-a rental license, 22-32-a certificate of use, 34-102-a inoperative/junk vehicle, 74-2-a trash/debris, 78-6 address characters, 94-71-c outside storage John Frasca	Balance Due: \$16,200.00 Reduced To: <u>\$ 750.00</u> Payable within <u>90 days</u> or \$16,200.00	Loan Officer appeared with property owner and advised that owner is in foreclosure and without a significant reduction, he will lose his home.
13.	CE04110548 Lien Reduction 628 11 th Street NIXON CARRIE L	PCN #: 74-43-43-16-01-020- 0040 Legal Desc: FRESHWATER ADD TO WPB AMNDED LT 4 BLK 20	18-209-j board and secure, 18-265 John Frasca	Balance Due: \$104,250.00 Reduced To: <u>\$ 750.00</u> Payable within <u>120 days</u> or \$104,250.00	City boarded structure and property owner was not aware she needed a permit. Once aware, she complied immediately. She is currently unemployed and supporting herself and her parents through her retirement.
14.	CE07080305 Lien Reduction 425 43 rd Street GARZONI MICAELA	PCN # 74-43-43-04-04-009- 0150 Legal Desc: NORTH PALM BEACH PL 1 LTS 15 & 16 BLK 9	74-2-c-2 grass/weeds, 78-6 address characters Kevin Lavine	Balance Due: \$11,250.00 Reduced To: <u>\$ 500.00</u> Payable within <u>30 days</u> or \$11,250.00	Owner bought property for daughter who failed to properly maintain it, instead becoming a financial burden. Her daughter has since moved out of state. She is now looking to sell or rent the property. This is the only case on record for this property.
15.	CE01040097 Lien Reduction	PCN # 74-43-43-04-04-019- 0260	13-70 trash, 13-69 overgrowth, 13- 88(1) inoperative/junk vehicles,	Balance Due: \$196,500.00	Lien unenforceable as a matter of law.

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	523 46 th Street MATHAI INC	Legal Desc: NORTH PALM BEACH PL 1 LTS 26 TO 29 INC BLK 19	15-29(j) exterior paint, 15-29 rotten wood, 15-29(b) roof/walls and/or foundation Kevin Lavine	Reduced To: <u>\$ 0</u>	
16.	CE06040576 Lien Reduction 523 46 th Street MATHAI INC	PCN # 74-43-43-04-019-0260 Legal Desc: NORTH PALM BEACH PL 1 LTS 26 TO 29 INC BLK 19	18-103-e weathertight external doors/windows, 18-103-j exterior paint, 18-162-a rental license, 22-32-a certificate of use, 34-102-a inoperative/junk vehicles Kevin Lavine	Balance Due: \$16,000.00 Reduced To: <u>\$ 500.00</u> Payable within <u>30 days</u> or \$16,000.00	Property owner was did not receive notice since address was not updated with the County Tax Collector. Complied the majority of violations in the general course of maintaining property. Address characters remained outstanding and were fixed immediately upon becoming aware of the violation and lien.