

CITY OF WEST PALM BEACH
CODE COMPLIANCE SPECIAL MAGISTRATE

May 21, 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 P. Koehler

Secretary to Special Magistrate: Erica Nichols

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

1.	CE08040323 Boarding Certificate Extension 417 16 th Street Diamant Sammy	PCN #74-43-43-16-18-008-0210 Legal Desc: P B NORTH RESUB OF BLKS 7 & 8 LT 21 BLK 8	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.
2.	CE07100656 Boarding Certificate Extension 915 5 th Street Ingram Mary	PCN #74-43-43-21-06-009-0110 Legal Desc: CLOWS ADDITION LT 11 BLK 9	Boarding Certificate Extension John Frasca	<u>Continued</u>	Property owner did not appear at the hearing
3.	CE03010194 Lien Reduction 622 El Prado Hedden Cheryl F	PCN #74-43-43-33-27-003-0270 Legal Desc: VISTA ENCANTO LTS 27, 28 & W 1/2 OF LT 29 BLK 3	15-102 rental license, 15-104 license fees, 18-477 certificate of use, 18-7 engaging in business without license Carlos Maldonado	Balance Due: <u>\$582,500.00</u> <u>Continued</u>	Special Magistrate continued until 5/30/08.
4.	CE06060837 Lien Reduction 1101 Upland Rd. Walden Mary F	PCN #74-43-43-28-16-004-0180 Legal Desc: BELVEDERE PARK LTS 18 TO 21 INC BLK 4	18-102-3 repair/replace screens, 18-103-b rotten wood, 18-103-j exterior paint, 34-102-a inoperative/junk vehicles, 74-2 trash/debris/garbage, 74-2-c-2 grass/weeds, 94-302-4 fence and/or wall, 94-482-a unpaved areas, 94-485-a cease auto repairs, 94-71-c outside storage Donald Williams	Balance Due: \$71,250.00 Reduced To: <u>\$2,000.00</u> Payable within <u>6 months</u> or \$71,250.00	Property owner became aware of lien when City sent pre-suit demand letter. Property owner was aware of the violations but believed that she had complied and did not contact code to verify compliance. Financial difficulty, total knee replacement, and extended family staying with her has caused hardship.
5.	CE04110685	PCN #74-43-43-32-01-	74-2-c-2 overgrown lot, 94-	Balance Due:	Property has

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	Lien Reduction Points Rd Brandon Transfer Storage	010-0040 Legal Desc: TUXEDO PARK LT 4 BLK 10	442-b-1 landscaped areas, 94- 485-b-1-e paved and marked parking, 94-482-a unpaved areas Glenda Parris	\$1,100.00 Reduced To: <u>\$200.00</u> Payable within <u>10 days</u> or \$2,400.00	always been well-maintained with the exception of this one violation which, because of the nature of the violation, took a little longer to comply.
6.	CE06100171 Lien Reduction 443 Malverne Rd Gemmer Sandra L & Ron Gemmer	PCN #74-43-44-03-01- 000-3790 Legal Desc: ESTS OF SOUTH PALM BEACH REV LTS 379 & 380	74-2 trash/debris/garbage, 74-2-c-1 hazardous trees/vegetation, 74-2-c-2 grass/weeds, 94-446-2 maintain landscape Ronald Goebelt	Balance Due: \$33,200.00 Reduced To: <u>\$2,500.00</u> Payable within <u>30 days</u> or \$33,200.00	Property manager and owners have been cooperative in maintaining the property.
7.	Ce05090547 Lien Reduction 1001 W Lakewood Rd. Khan Abedia Hyain	PCN #74-43-44-04-08- 009-0320 Legal Desc: LAKEVIEW RIDGE LTS 32 THRU 34 BLK I	74-2 trash/debris/garbage, 74-2-c-2 grass/weeds, 74-2-c- 3 trees/hedges, 94-446-2 landscape maintenance Ronald Goebelt	Balance Due: \$9,700.00 Reduced To: <u>\$500.00</u> Payable within <u>60 days</u> or \$9,700.00	Property owner was not aware of violations since an incorrect address listed with the County Tax Collector. Once aware of violations, she evicted tenant causing the problems and was very cooperative in complying, including painting inside and out. Having to pay a substantial fine would cause significant hardship since she is a single mother with 3 children.
8.	CE07020478 Lien Reduction 724 52 nd Street U.S. Bank National Assn	PCN # 74-43-43-04-08- 073-0130 Legal Desc: North Palm Beach Pl No 4 Lts 13 & 14 Blk 73	18-162-a rental license, 22-32-a certificate of use Sue Ellen Calderon	Balance Due: \$13,900.00 Reduced To: <u>\$1,000.00</u> Payable within <u>30 days</u> or \$13,900.00	Violations occurred under previous owner before bank foreclosed. As soon as bank took title, they complied.

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9.	CE06061084 Lien Reduction 702 50 th Street Bush Roy E	PCN #74-43-43-04-08-057-0250 Legal Desc: NORTH PALM BEACH PLAT 4 LTS 25 & 26 BLK 57	18-103-j exterior paint, 34-102-a inoperative/junk vehicles, 74-2 trash/debris/garbage, 78-6 address characters, 94-442-b-1 landscaped areas, 94-446-2 maintain landscape, 94-71-c outside storage Sue Ellen Calderon	Balance Due: \$14,500.00 Reduced To: <u>\$1,500.00-together with CE06100715</u> Payable within <u>30 days</u> or \$14,500.00	Property owner stated that they were not aware of the violations since the incorrect address was listed with the County Tax Collector. Title Agent was present along with property owner to state that title company had erred in listing the wrong address on document. Untidy tenants had contributed to the violations.
10.	CE06100715 Lien Reduction 702 50 th Street Bush Roy E	PCN #74-43-43-04-08-057-0250 Legal Desc: NORTH PALM BEACH PLAT 4 LTS 25 & 26 BLK 57	18-162-a rental license, 22-32-a certificate of use Sue Ellen Calderon	Balance Due: \$1,275.00 Reduced To: <u>\$1,500.00-together with CE06061084</u> Payable within <u>30 days</u> or \$1,275.00	Passing inspection for license required more work than anticipated. Owner worked diligently and has always tried to comply.
11.	CE07080173 Lien reduction 1670 42 nd Street Douse Ingrid M	PCN #74-43-43-05-01-010-0320 Legal Desc: WESTFIELD AT W P B PL 1 LT 32 BLK 10	18-103-b rotten wood, 18-103-j exterior paint, 34-102-a inoperative/junk vehicle, 78-6 address characters, 94-482-a unpaved areas Valerie Luster	Balance Due: \$8,400.00 Reduced To: <u>\$200.00</u> Payable within <u>45 days</u> or \$8,400.00	Extended family members staying with owner may have received notice but failed to notify her. Owner has always maintained property and has complied with any notices.