

CITY OF WEST PALM BEACH

CODE COMPLIANCE SPECIAL MAGISTRATE

June 27, 2008

Property Hearings and Other Matters (lien reductions/violation disputes) 9:00 a.m.
Commission Chambers

MINUTES

Staff Present:

Special Magistrate: Glen Torcivia

Staff City Attorney: Joshua Koehler

Secretary to the Special Magistrate: Erica Nichols

Case # CE08030878 4011 WINDSOR AVE Violations: 74-2 94-487-b-1 94-71-c	Owner: SMITH DARRIN L Code Officer: CHARLES SCOTT 822-1474 RESCHEDULED
Case # CE08050090 625 MADDOCK ST Violations: 18-209-i 18-209-j	Owner: BUZINSKI DONOVAN M & Code Officer: RONALD GOEBELT 822-1488 FINDING OF FACT
Case # CE08040829 621 27TH ST Violations: 74-2 74-2-c-3 74-2-c-4	Owner: HOUSE OF GOD WHICH IS THE CHURCH O* Code Officer: SUE CALDERON 822-1469 ORDERED: 10 DAYS TO COMPLY OR ABATEMENT
Case # CE08031019 911 34TH ST Violations: 18-103-j 74-2 94-71-c	Owner: ETZKIN DAVID Code Officer: CHARLES SCOTT 822-1474 ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY
Case # CE08040883 535 17TH ST Violations: 18-209-a 18-209-b 18-210-b 26-35-b	Owner: HALL GLORIA A Code Officer: CHARLES SCOTT 822-1474 ORDERED: REPEAT- \$25 PER DAY FROM 4/14/08-5/13/08
Case # CE08050085 1043 21ST ST Violations: 18-209-a 18-209-b 18-210-b	Owner: JOHN JOSELLE Code Officer: JOHN MURPHY 822-1489 FINDING OF FACT
Case # CE08040541 3616 GREENWOOD AVE Violations: 74-2	Owner: NWANKWO JOHNETTE Code Officer: CHARLES SCOTT 822-1474 ORDERED: 10 DAYS TO COMPLY OR ABATEMENT
Case # CE08040792 925 N RAILROAD AVE Violations: 18-209-a 94-442-b-1 94-485-b-1-e	Owner: SALDARRIAGA GUILLERMO & MARIA Code Officer: JOHN FRASCA 822-1475 ORDERED: SPLIT- 30 DAYS TO COMPLY OR \$50.00 PER DAY FOR 94-442-B-1/90 DAYS TO COMPLY OR \$50.00 PER DAY FOR 94-485-B-1-E
Case # CE08050088 612 58TH ST Violations: 18-209-a 18-209-b 18-210-b	Owner: GIANCOLA CARL M & Code Officer: SUE CALDERON 822-1469 FINDING OF FACT

<p>Case # CE08030756 925 N RAILROAD AVE</p> <p>Violations: 18-208-j 94-442-b-1 94-444-c-1 94-446-2</p>	<p>Owner: SALDARRIAGA GUILLERMO & MARIA Code Officer: JOHN FRASCA 822-1475</p> <p>ORDERED: SPLIT- 30 DAYS TO COMPLY OR \$50.00 PER DAY FOR 94-442-B-1 AND 94-446-2/90 DAYS TO COMPLY OR \$50.00 PER DAY FOR 94-444-C-1</p>
<p>Case # CE08040545 538 18TH ST</p> <p>Violations: 74-2 74-2-c-2</p>	<p>Owner: SUPLE JONATHAN M & Code Officer: CHARLES SCOTT 822-1474</p> <p>ORDERED: 15 DAYS TO COMPLY OR \$50 PER DAY</p>
<p>Case # CE08050198 517 55TH ST</p> <p>Violations: 34-102-a</p>	<p>Owner: BROWN STEVEN L Code Officer: KEVIN LAVINE 822-1490</p> <p>ORDERED: 30 DAYS TO COMPLY OR \$50 PER DAY</p>
<p>Case # CE08040183 6017 S DIXIE HWY</p> <p>Violations: 18-208-j 74-2</p>	<p>Owner: LBOVITZ JERRY & Code Officer: RONALD GOEBELT 822-1488</p> <p>ORDERED: 30 DAYS TO COMPLY OR \$200 PER DAY</p>
<p>Case # CE08050135 1319 DOUGLASS AVE</p> <p>Violations: 74-2 74-2-c-2</p>	<p>Owner: WALKER ANGRESS JR & Code Officer: JOHN MURPHY 822-1489</p> <p>COMPLIED</p>
<p>Case # CE08030901 618 FOREST HILL BLVD</p> <p>Violations: 74-2 74-2-c-2</p>	<p>Owner: ALEXANDRE MARIE ESTHER Code Officer: RONALD GOEBELT 822-1488</p> <p>COMPLIED</p>
<p>Case # CE08030900 445 MADDOCK ST</p> <p>Violations: 74-2 74-2-c-2 74-34-b 78-6 94-482-a</p>	<p>Owner: COUGHLIN THOMAS A Code Officer: RONALD GOEBELT 822-1488</p> <p>COMPLIED</p>
<p>Case # CE08040170 823 FRANKLIN RD</p> <p>Violations: 34-102-a 74-2-c-2</p>	<p>Owner: KRILL KATHERINE Code Officer: RONALD GOEBELT 822-1488</p> <p>ORDERED: SPLIT- IMMEDIATE ABATEMENT FOR 74-2-C-2/20 DAYS TO COMPLY OR \$25 PER DAY FOR 34-102-A</p>
<p>Case # CE08030895 627 WINTERS ST</p> <p>Violations: 74-2 74-2-c-2 74-34-b 94-71-c</p>	<p>Owner: WELCH ROBERT & Code Officer: RONALD GOEBELT 822-1488</p> <p>COMPLIED</p>
<p>Case # CE08050007 419 COLONIAL RD</p> <p>Violations: 18-162-a 22-32-a</p>	<p>Owner: DOLL KACHLER GABRIELE Code Officer: RONALD GOEBELT 822-1488</p> <p>ORDERED: 20 DAYS TO COMPLY OR \$100.00 PER DAY</p>

Case # CE08040714 145 ALHAMBRA PL Violations: 74-2-c-2 78-6	Owner: CASE CLAUDE Code Officer: RONALD GOEBELT 822-1488 ORDERED: SPLIT- 5 DAYS OR ABATEMENT FOR 74-2-C-2/20 DAYS TO COMPLY OR \$25.00 PER DAY FOR 78-6
Case # CE08040177 6101 LAKE AVE Violations: 74-2 74-2-c-2 94-485-a	Owner: MONTEAGUDO CRISTINA Code Officer: RONALD GOEBELT 822-1488 COMPLIED
Case # CE08040198 729 20TH ST Violations: 18-103-b 18-265 94-302-4 94-446-2	Owner: HENRY NATHANIEL EST Code Officer: JOHN MURPHY 822-1489 ORDERED: 30 DAYS TO COMPLY OR \$150 PER DAY
Case # CE08040392 5401 N HAVERHILL RD # 123 Violations: 22-32-a 82-144	Owner: YOUNG LEE M Code Officer: ORIN COHEN 822-1480 ORDERED: 60 DAYS TO COMPLY OR \$200 PER DAY
Case # CE08050010 512 NATHAN HALE RD Violations: 74-34-b 94-446-2 94-71-c	Owner: PATE JAMES D Code Officer: RONALD GOEBELT 822-1488 COMPLIED
Case # CE08040172 824 COLONIAL RD Violations: 74-2-c-2 78-6	Owner: FOX CHRISTOPHER JOEL & Code Officer: RONALD GOEBELT 822-1488 ORDERED: 30 DAYS TO COMPLY OR \$25 PER DAY
Case # CE08040560 438 44TH ST Violations: 18-103-e 26-35-b 74-2-c-2	Owner: HOOVER KAREN Code Officer: KEVIN LAVINE 822-1490 ORDERED: REPEAT- \$25 PER DAY FROM 4/17/08-5/24/08
Case # CE08050196 614 AVON RD Violations: 74-2-c-2 74-34-a-1-h 78-6 94-302-4 94-71-c	Owner: HORINE DAVID L Code Officer: DONALD WILLIAMS 822-1470 COMPLIED
Case # CE08040657 258 SUMMA ST Violations: 18-162-a 22-32-a 94-302-4	Owner: 258 SUMMA LLC Code Officer: RONALD GOEBELT 822-1488 ORDERED: 20 DAYS TO COMPLY OR \$100 PER DAY
Case # CE08050370 22ND ST Violations: 18-209-a 18-209-b 18-210-b	Owner: REED PAULINE Code Officer: JOHN MURPHY 822-1489 FINDING OF FACT
Case # CE08040354 2817 GEORGIA AVE Violations: 18-103-b 18-103-e 34-102-a 54-262 74-2 94-446-2 94-71-c	Owner: VAZQUEZ ANGEL & Code Officer: DONALD WILLIAMS 822-1470 ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY

Case # CE08050372 905 20TH ST	Owner: HILLS MELVIN & Code Officer: JOHN MURPHY 822-1489
Violations: 18-209-a 18-209-b 18-210-b 26-35-b 94-302-4	ORDERED: REPEAT- \$250 PER DAY FROM 5/14/08-6/9/08
Case # CE08050131 5600 N FLAGLER DR # 281	Owner: PALM BEACH HOUSE COND ASSO INC Code Officer: MOORE,TOM
Violations: 105.1	COMPLIED

Other Matters (Lien reduction/Violation disputes)

1.	CE08040921 Invoice Dispute 1123 22 nd Street SMITH LYNDON &	PCN # 74-43-43-16-12-000-0390 Legal Desc: GRANT PARK ADD LT 39	Invoice Dispute Dawud Gabriel	Balance Due: \$100.00	Violation upheld
2.	CE06020615 Lien Reduction 4404 Georgia Ave LAVIN MIGUEL A	PCN # 74-43-44-04-06-000-6030 Legal Desc: THE GARDENS LTS 603 THRU 606	105.1 Building Case	Balance Due: \$42,400.00	Rescheduled
3.	CE04060269 Lien Reduction 800 30 th Court MCCLEAN YVONNE A	PCN # 74-43-43-09-05-082-0270 Legal Desc: NORTHWOOD ADD LTS 27 & 28 BLK 82	18-103-j exterior paint, 94-422-b-1 grass Charles Scott	Balance Due: \$68,600.00 Reduced To: \$ 200.00 Payable within 30 days or \$68,600.00	Was renting at the time and tenants did not notify her of violation. She is now living at the property and, according to code, the property has been well-maintained, with only one minor violation since 2004.
4.	96-820P Lien Reduction 350 Maddock Street OBELIENIS MARY N	PCN # 74-43-44-10-08-010-0101 Legal Desc: HOMEWOOD SECOND ADD W 25 FT OF LT 10 & E 40 FT OF LT 11 BLK 10	33-31-c outdoor storage, 13-70 trash/debris, 15-29-e weathertight external doors and/or windows, 15-29-j exterior surfaces Ronald Goebelt	Balance Due: \$15,250.00 Reduced To: \$ 200.00 Payable within 30 days or \$1,003,250.00	Because property had no violations since 1996 and the owner did not know to notify code of compliance, the property was never reinspected and case was kept open.
5.	CE07040973 Lien Reduction 841 Forest Hill Blvd. EMC MRTG CORP	PCN # 74-43-44-09-05-000-7510 Legal Desc: FOREST RIDGE PARK LTS 751 & 752	18-162-a rental license, 22-32-a certificate of use Ronald Goebelt	Balance Due: \$21,000.00 Reduced To: \$ 300.00 Payable within 30 days or \$21,000.00	Lender foreclosed on property and does not make it a habit to rent properties. Renters of previous owner may have remained at the property. Has since executed an affidavit if non-rental.