

**CITY OF WEST PALM BEACH  
CODE COMPLIANCE SPECIAL MAGISTRATE**

July 18, 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

<b>Case # CE08050685</b> <b>5182 VICTORIA CIR</b> Violations: 18-162-a 22-32-a	<b>Owner: BIRCHETTE KAREN &amp;</b> Code Officer: ORIN COHEN 822-1480  <b>ORDERED: 15 DAYS TO COMPLY OR \$50 PER DAY</b>
<b>Case # CE08060118</b> <b>300 PALM BEACH LAKES BLVD</b> Violations: 94-450-e-1-a	<b>Owner: DIEGON 4 LLC</b> Code Officer: JOHN FRASCA 822-1475  <b>CONTINUED</b>
<b>Case # CE08030739</b> <b>900 N DIXIE HWY</b> Violations: 18-208-b 18-209-h 78-6	<b>Owner: 900 NORTH DIXIE PROPERTY LLC</b> Code Officer: JOHN FRASCA 822-1475  <b>COMPLIED</b>
<b>Case # CE08050581</b> <b>622 51ST ST</b> Violations: 74-2 94-482-a 94-71-c	<b>Owner: LORETO SERGIO</b> Code Officer: SUE CALDERON 822-1469  <b>ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY</b>
<b>Case # CE08040635</b> <b>2000 N FLORIDA MANGO RD # 108</b> Violations: 22-32-a 82-144	<b>Owner: ORIS RAMOS</b> Code Officer: GLENDA PARRIS 822-1472  <b>COMPLIED</b>
<b>Case # CE08040632</b> <b>1696 OKEECHOBEE RD # 3-C</b> Violations: 22-32-a 82-144	<b>Owner: CENTERLINE DRILLING INC.</b> Code Officer: GLENDA PARRIS 822-1472  <b>COMPLIED</b>
<b>Case # CE08050575</b> <b>1803 S AUSTRALIAN AVE # G</b> Violations: 22-32-a 82-144	<b>Owner: TABASSO TAKIFF</b> Code Officer: GLENDA PARRIS 822-1472  <b>COMPLIED</b>
<b>Case # CE08050175</b> <b>3502 WASHINGTON RD</b> Violations: 105.1	<b>Owner: BALDWIN LYNNE T</b> Code Officer: JORDAN,CHUCK  <b>ORDERED: CONTINUED 10/15/08</b>
<b>Case # CE08060352</b> <b>915 3RD ST</b> Violations: 18-103-j 18-209-a 94-302-4	<b>Owner: FLAGLER TRUST INC</b> Code Officer: JOHN FRASCA 822-1475  <b>ORDERED: FINDING OF FACT AND IMMEDIATE ABATEMENT FOR 18- 209-a/ 30 DAYS TO COMPLY OR \$50.00 PER DAY FOR 18-103-j</b>
<b>Case # CE08050016</b> <b>924 31ST ST</b>	<b>Owner: ABM COMMUNITY PROPERTY SERVICES INC</b>

<b>Violations:</b>	74-2	94-442-b-1		Code Officer: CHARLES SCOTT 822-1474
				<b>ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY</b>
<b>Case #</b>	CE08050172			<b>Owner:</b> REBEIRO KELLY
	619 43RD ST			Code Officer: SUE CALDERON 822-1469
<b>Violations:</b>	18-265			<b>ORDERED: 30 DAYS TO COMPLY OR \$50 PER DAY</b>
<b>Case #</b>	CE08030424			<b>Owner:</b> ISAACSON RICHARD M
	415 FLAMINGO DR			Code Officer: GLENDA PARRIS 822-1472
<b>Violations:</b>	18-162-a	22-32-a	74-2	<b>ORDERED: 60 DAYS TO COMPLY OR \$100 PER DAY</b>
	74-2-c-2	94-302-4	94-302-b	
	94-71-c			
<b>Case #</b>	CE08020845			<b>Owner:</b> FERGUSON EDWARD J
	3421 S FLAGLER DR			Code Officer: GLENDA PARRIS 822-1472
<b>Violations:</b>	94-302-4	94-302-b		<b>COMPLIED</b>
<b>Case #</b>	CE08040920			<b>Owner:</b> HOUSEHOLD FINANCE CORPORATION III
	801 34TH ST			Code Officer: CHARLES SCOTT 822-1474
<b>Violations:</b>	18-103-j	18-265		<b>COMPLIED</b>
<b>Case #</b>	CE08040650			<b>Owner:</b> SCHWARTZ RICHARD &
	3030 WASHINGTON RD			Code Officer: GLENDA PARRIS 822-1472
<b>Violations:</b>	18-209-b	18-210-b	18-211-c-1	<b>ORDERED: FINDING OF FACT AND IMMEDIATE ABATEMENT</b>
	74-2-c-2	74-2-c-3		
<b>Case #</b>	CE08050297			<b>Owner:</b> FARYEWICZ DAVID Q
	812 29TH ST			Code Officer: CHARLES SCOTT 822-1474
<b>Violations:</b>	18-265			<b>ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY</b>
<b>Case #</b>	CE08060029			<b>Owner:</b> MILLAN NANCY M
	1311 WELLINGTON ST			Code Officer: DONALD WILLIAMS 822-1470
<b>Violations:</b>	34-102-a	74-2	74-34-a-1-h	<b>COMPLIED</b>
	94-71-c			
<b>Case #</b>	CE08050628			<b>Owner:</b> DYSCH JEREMY &
	637 55TH ST			Code Officer: SUE CALDERON 822-1469
<b>Violations:</b>	18-209-a	18-209-b	18-210-b	<b>FINDING OF FACT</b>
<b>Case #</b>	CE08050098			<b>Owner:</b> VAN ZANDT EDWINA R
	835 MCINTOSH ST			Code Officer: CARLOS MALDONADO 822-1491
<b>Violations:</b>	18-209-a	18-209-b	18-209-i	<b>ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY FOR 18-265/ FINDING OF FACT FOR OTHER VIOLATIONS</b>
	18-209-j	18-210-b	18-265	
<b>Case #</b>	CE08040922			<b>Owner:</b> GRAY EDWARD P &
	3114 GREENWOOD AVE			Code Officer: CHARLES SCOTT 822-1474
<b>Violations:</b>	18-103-j			<b>COMPLIED</b>
<b>Case #</b>	CE08050298			<b>Owner:</b> LOMAS DONALD W
	5409 N FLAGLER DR			Code Officer: KEVIN LAVINE 822-1490

Violations:	34-102-a				<b>ORDERED: 30 DAYS TO COMPLY OR \$25 PER DAY</b>
Case #	CE08040709				Owner: CONTRERAS TULIO
	10248 HERONWOOD LN				Code Officer: ORIN COHEN 822-1480
Violations:	18-209-a				<b>ORDERED: 15 DAYS TO COMPLY OR \$250 PER DAY</b>
Case #	CE08040629				Owner: LARRY KAPPECHIK
	1696 OKEECHOBEE RD 1- J				Code Officer: GLENDA PARRIS 822-1472
Violations:	22-32-a	82-144			<b>COMPLIED</b>
Case #	CE08050304				Owner: FORD BRIAN W
	3500 GREENWOOD AVE				Code Officer: CHARLES SCOTT 822-1474
Violations:	34-102-a	74-2	74-2-c-2		<b>ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY</b>
Case #	CE08050603				Owner: MISHELE YARON &
	814 34TH ST				Code Officer: CHARLES SCOTT 822-1474
Violations:	18-162-a	22-32-a			<b>ORDERED/STIPULATED: 30 DAYS TO COMPLY OR \$100 PER DAY</b>
Case #	CE08060122				Owner: DIEGON 4 LLC
	300 PALM BEACH LAKES BLVD				Code Officer: JOHN FRASCA 822-1475
Violations:	18-209-a	18-209-b	18-210-b		<b>ORDERED: 10 DAYS TO COMPLY OR \$200 PER DAY FOR REMAINING CONTAINER/FINDING OF FACT FOR OTHER VIOLATIONS</b>
	74-2-c-3	74-2-c-4			
Case #	CE08040725				Owner: HUNT LINDA D
	3922 AUSTRALIAN CT				Code Officer: CHARLES SCOTT 822-1474
Violations:	18-103-j				<b>COMPLIED</b>
Case #	CE08050230				Owner: GARRICK DAWN
	621 55TH ST				Code Officer: SUE CALDERON 822-1469
Violations:	18-265				<b>ORDERED: 30 DAYS TO COMPLY OR \$50 PER DAY</b>
Case #	CE08020363				Owner: THIERFELDER VICTOR W III
	820 TUSCALOOSA ST				Code Officer: GLENDA PARRIS 822-1472
Violations:	18-103-b	18-103-e	18-103-j		<b>ORDERED: 30 DAYS TO COMPLY OR \$200 PER DAY</b>
Case #	CE08010005				Owner: TMN PROPERTIES MANAGEMENT LLC
	911 8TH ST				Code Officer: JOHN FRASCA 822-1475
Violations:	18-103-b	18-103-j	18-162-a		<b>ORDERED: 60 DAYS TO COMPLY OR \$250 PER DAY</b>
	22-32-a	74-2-a	78-6		
Case #	CE08050806				Owner: FRALLICCIARDI MICHAEL
	5014 PINWOOD AVE				Code Officer: SUE CALDERON 822-1469
Violations:	74-2	74-2-c-2	94-71-c		<b>ORDERED: 30 DAYS TO COMPLY OR ABATEMENT</b>
Case #	CE07110578				Owner: DO RIGHT CHURCH OF JESUS CHRIST GOD
	1120 11TH ST				

<b>Violations:</b> 18-265				Code Officer: JOHN FRASCA 822-1475
<b>Case # CE08040630</b> 1696 OKEECHOBEE RD SPC 1-A				<b>ORDERED: 6 MONTH BOARDING EXTENSION GRANTED</b> Owner: LANTANA CONSTRUCTION CORP Code Officer: GLENDA PARRIS 822-1472
<b>Violations:</b> 22-32-a	82-144			<b>ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY FOR 22-32-a/ONE TIME IMMEDIATE FINE OF \$250 FOR 82-144</b>
<b>Case # CE08020836</b> 1104 17TH ST				Owner: COOPER INEZ Code Officer: JOHN MURPHY 822-1489
<b>Violations:</b> 18-103-c	18-103-g			<b>ORDERED: 45 DAYS TO COMPLY OR \$100 PER DAY</b>
<b>Case # CE08040437</b> 1258 PALM BEACH LAKES BLVD				Owner: MARS DEVELOPMENT LTD Code Officer: JOHN FRASCA 822-1475
<b>Violations:</b> 18-209-h				<b>ORDERED: 30 DAYS TO COMPLY OR \$50 PER DAY</b>
<b>Case # CE08040394</b> 325 11TH ST				Owner: MAXIMA & BOAZ CO Code Officer: JOHN FRASCA 822-1475
<b>Violations:</b> 18-103-j	74-2-a	74-2-c-2		<b>ORDERED/STIPULATED: 45 DAYS TO COMPLY OR \$50 PER DAY</b>
	74-2-c-4			
<b>Case # CE08050696</b> 1125 21ST ST				Owner: SEWER DOUGLAS E Code Officer: JOHN MURPHY 822-1489
<b>Violations:</b> 18-162-a	22-32-a			<b>ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY</b>
<b>Case # CE08020699</b> 715 HANK AARON DR				Owner: SWP PALM BEACH LLC Code Officer: MELVIN SIMMONS 822-1482
<b>Violations:</b> 74-2	74-2-c-2	94-450-e-1-a		<b>COMPLIED</b>
<b>Case # CE08050535</b> 1214 N SAPODILLA AVE				Owner: DOCKERY ESTELLE Code Officer: JOHN FRASCA 822-1475
<b>Violations:</b> 22-32-a	82-144			<b>COMPLIED</b>
<b>Case # CE08060028</b> 1307 WELLINGTON ST				Owner: SALOMON GLADYS & Code Officer: DONALD WILLIAMS 822-1470
<b>Violations:</b> 34-102-a	74-2	74-34-a-1-h		<b>COMPLIED</b>
<b>Case # CE08050771</b> 1024 21ST ST				Owner: SMITH JOSEPH Code Officer: JOHN MURPHY 822-1489
<b>Violations:</b> 18-209-a	18-209-b	18-210-b		<b>ORDERED: REPEAT- \$150 PER DAY FROM 5/29/08 - 6/25/08</b>
	26-35-b			
<b>Case # CE08030948</b> 809 6TH ST				Owner: AULLS ERNEST C III Code Officer: JOHN FRASCA 822-1475
<b>Violations:</b> 18-103-i	18-209-a	18-97-7		<b>ORDERED: SPLIT- IMMEDIATE ABATEMENT FOR 18-209-a/30 DAYS TO COMPLY OR \$100 PER DAY FOR 18-103-i. 18-97-7</b>
	18-99-2	34-102-a		
<b>Case # CE08060523</b> 513 N SAPODILLA AVE				Owner: FLORIDA INVESTMENT EXCHANGE I LLC

Violations: 18-265

Code Officer: JOHN FRASCA 822-1475

**CONTINUED 60 DAYS**

Case # CE08050319  
640 52ND ST

Owner: CLEMONS LEMAR O &  
Code Officer: SUE CALDERON 822-1469

Violations: 18-265

**ORDERED: 30 DAYS TO COMPLY  
OR \$50 PER DAY**

Case # CE08050669  
3900 SHELLEY RD N

Owner: BELGIUM GRIMES LAWN  
SERVICE

Violations: 82-144

Code Officer: ORIN COHEN 822-1480

**COMPLIED**

Case # CE08020862  
499 CORTE MADERA LN # 4

Owner: RHOADES GREG &  
Code Officer: MELVIN SIMMONS 822-1482

Violations: 18-162-a 22-32-a

**COMPLIED**

Case # CE08050760  
1710 SAN BENITO WAY # 2

Owner: DELGADO MERCY  
Code Officer: ORIN COHEN 822-1480

Violations: 18-162-a 22-32-a

**CONTINUED**

Case # CE08060521  
915 5TH ST

Owner: SMITH LEVAY  
Code Officer: JOHN FRASCA 822-1475

Violations: 18-265

**6 MONTH BOARDING EXTENSION  
GRANTED**

**Other Matters (lien reductions/violations disputes)**

1.	CE08050414 Invoice Dispute  508 57 <sup>th</sup> Street  FERRIS BETTY M & Michael	PCN # 74-43-43-04-06- 050-0040  Legal Desc: NORTH PALM BEACH PL NO 3 LTS 4 TO 6 INC BLK 50	Invoice Dispute  Kendrick Crawford	\$100.00	Violation upheld.
2.	CE08050562 Invoice Dispute  419 28 <sup>th</sup> Street  ONEILL VINCENT	PCN # 74-43-43-09-05- 012-0220  Legal Desc: NORTHWOOD ADD LTS 22 & 23 BLK 12	Invoice Dispute  Kendrick Crawford	\$100.00	Violation upheld.
3.	99-291L Lien Reduction  2012 A E Isaacs  LONG DOUGLAS M	PCN #74-43-43-09-05- 012-0220  Legal Desc: PLEASANT CITY LT 13 BLK 2	18-162-a rental license  JOHN MURPHY	Balance Due: \$700.00 Reduced To: <u>\$ 350.00</u>  Payable within <u>30 days</u> or \$700.00	Property owner has always complied in a timely manner and maintained property in accordance with the City Code. Non- renewal of rental violation was an oversight.
4.	CE07081041 Lien Reduction  3218 Spruce Ave  BRAHMSTEADT DAVID C & Ginny Battaglia Brahmsteadt	PCN # 74-43-43-09-05- 009-0140  Legal Desc: NORTHWOOD ADD LT 14 BLK 9	105.5 permit required  Building Case	Balance Due: \$130.00 Reduced To: <u>\$ 0</u>	Current owner bought property with violation of work done without permit and worked diligently, within a matter

					of days, to obtain the permit and comply the violation.
5.	CE07070141 Lien Reduction  505 32 <sup>nd</sup> Street  MARINCE TERRY L	PCN # 74-43-43-09-05-025-0220  Legal Desc: NORTHWOOD ADD LTS 22 & 23 BLK 25	105.5 permit required  Building Case	Balance Due: \$1,000.00 Reduced To: <u>\$ 0</u>	Property owner was doing a lot of work to fix the property and pulled several permits. One permit was missed as an oversight and was obtained within 10 days.