

CITY OF WEST PALM BEACH

CODE COMPLIANCE SPECIAL MAGISTRATE

August 22, 2008

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

MINUTES

Staff Present:

Special Magistrate: Gary Brandenburg

Staff City Attorney: Joshua P. Koehler

Secretary to the Special Magistrate: Erica Nichols

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Case # CE08050782 411 58 <sup>TH</sup> ST Violations: 18-103-b 18-209-a	Owner: CAMPBELL TAMMY Code Officer: KEVIN LAVINE 822-1490  <b>COMPLIED</b>
Case # CE08070127 911 30 <sup>TH</sup> ST Violations: 18-209-a 18-209-b 18-210-b	Owner: BROWN JAMES J Code Officer: CHARLES SCOTT 822-1474  <b>FINDING OF FACT</b>
Case # CE08070208 539 21 <sup>ST</sup> ST Violations: 18-265	Owner: KIRKLAND NATASHA Code Officer: CARLOS MALDONADO 822-1491  <b>ORDERED: 6 MONTH BOARDING CERTIFICATE EXTENSION GRANTED</b>
Case # CE08070209 1021 CAMELLIA RD Violations: 18-265	Owner: GREENSTEIN PETER R Code Officer: CARLOS MALDONADO 822-1491  <b>ORDERED: 60 DAYS TO COMPLY OR \$50 PER DAY</b>
Case # CE08070207 1020 CAMELLIA RD Violations: 18-265	Owner: FUNCHEON MURIEL A Code Officer: CARLOS MALDONADO 822-1491  <b>ORDERED: 60 DAYS TO COMPLY OR \$50 PER DAY</b>
Case # CE08070169 2108 ECHO LAKE DR Violations: 18-209-a 18-209-b 18-210-b 26-35-b	Owner: LINDOR TANYA Code Officer: VALERIE LUSTER 822-1485  <b>ORDERED: REPEAT - \$50 PER DAY FROM 7/2/08 - 7/29/08</b>
Case # CE08060690 722 52 <sup>ND</sup> ST Violations: 18-209-a 18-209-b 18-210-b	Owner: JOHNSON BETTY J Code Officer: SUE CALDERON 822-1469  <b>FINDING OF FACT</b>
Case # CE08060682 641 55 <sup>TH</sup> ST Violations: 18-209-a 18-209-b 18-210-b	Owner: QUEIJA JORGE IVAN PIO Code Officer: SUE CALDERON 822-1469  <b>FINDING OF FACT</b>
Case # CE08060195 817 21 <sup>ST</sup> ST Violations: 105.1	Owner: PRIDDY KEVIN Code Officer: CONRAD, KEN  <b>ORDERED: 60 DAYS TO COMPLY OR \$100 PER DAY</b>

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Case # CE08070137 632 46TH ST				Owner: DIAZ ELMER H Code Officer: SUE CALDERON 822-1469
Violations:	26-35-b	74-2-c-2		<b>ORDERED: REPEAT - \$50.00 PER DAY FROM 7/2/08 - 8/22/08 AND ABATEMENT</b>
Case # CE08070144 615 46TH ST				Owner: FLORIDA HOMES 911 INC Code Officer: SUE CALDERON 822-1469
Violations:	18-209-a	18-209-b	18-210-b	<b>FINDING OF FACT</b>
Case # CE08070124 812 29TH ST				Owner: FARYEWICZ DAVID Q Code Officer: CHARLES SCOTT 822-1474
Violations:	18-209-a 26-35-b	18-209-b	18-210-b	<b>ORDERED: REPEAT - \$125 PER DAY FROM 6/30/08 - 7/30/08</b>
Case # CE08060810 1036 VAN DEVENTER ST				Owner: MESA LAZARO J & Code Officer: GLENDA PARRIS 822-1472
Violations:	18-209-b 74-2	18-210-b 74-2-c-2	18-211-c-1	<b>COMPLIED</b>
Case # CE08070163 800 HANDY AVE				Owner: WILLIS WILLIE V Code Officer: VALERIE LUSTER 822-1485
Violations:	18-209-a	18-209-b	18-210-b	<b>FINDING OF FACT</b>
Case # CE08070050 3506 WESTVIEW AVE				Owner: DEAN ELLA W Code Officer: CHARLES SCOTT 822-1474
Violations:	18-209-a 74-2-c-1	18-209-b	18-210-b	<b>FINDING OF FACT</b>
Case # CE08070135 3201 WINDSOR AVE				Owner: WALLACE MARLYN M Code Officer: CHARLES SCOTT 822-1474
Violations:	18-209-a 26-35-b	18-209-b 74-2-c-1	18-210-b	<b>ORDERED: REPEAT - \$50 PER DAY FROM 6/30/08 - 7/30/08</b>
Case # CE08070133 957 32ND ST				Owner: 957 32ND ST TRUST Code Officer: CHARLES SCOTT 822-1474
Violations:	18-209-a	18-209-b	18-210-b	<b>FINDING OF FACT</b>
Case # CE08070131 921 32ND ST				Owner: PETRUCCI MICHELLE A & Code Officer: CHARLES SCOTT 822-1474
Violations:	18-209-a 26-35-b	18-209-b 74-2-c-1	18-210-b	<b>ORDERED: REPEAT - \$50 PER DAY FROM 6/30/08 - 7/18/08</b>
Case # CE08070129 948 30TH ST				Owner: ULMER DOUG EST Code Officer: CHARLES SCOTT 822-1474
Violations:	18-209-a 26-35-b	18-209-b	18-210-b	<b>CONTINUED</b>
Case # CE08060763 5213 PINWOOD AVE				Owner: ZAFAR ANTHONY N Code Officer: SUE CALDERON 822-1469
Violations:	18-209-a 26-35-b	18-209-b	18-210-b	<b>ORDERED: REPEAT - \$50 PER DAY FROM 6/26/08 - 7/22/08</b>
Case # CE08070136 3601 WINDSOR AVE				Owner: GOLDBERG CAROLYN Code Officer: CHARLES SCOTT 822-1474
Violations:	18-209-a 26-35-b	18-209-b	18-210-b	<b>FINDING OF FACT</b>

Case # CE08060764 741 51ST ST				Owner: JEAN JACQUES ROBERT & Code Officer: SUE CALDERON 822-1469
Violations:	18-209-a 74-2-c-1	18-209-b 94-450-e-1-a	18-210-b	<b>FINDING OF FACT</b>
Case # CE08070110 5609 PINWOOD AVE				Owner: U & I REINVESTMENT LLC Code Officer: SUE CALDERON 822-1469
Violations:	18-209-a	18-209-b	18-210-b	<b>FINDING OF FACT</b>
Case # CE08070128 931 30TH ST				Owner: ZALCBERG CHARLES Code Officer: CHARLES SCOTT 822-1474
Violations:	18-209-a	18-209-b	18-210-b	<b>FINDING OF FACT</b>
Case # CE08070165 4426 NORTH SHORE DR				Owner: FREEMAN VICTOR Code Officer: VALERIE LUSTER 822-1485
Violations:	18-209-a	18-209-b	18-210-b	<b>COMPLIED</b>
Case # CE08060630 5600 N FLAGLER DR				Owner: PALM BEACH HOUSE COND Code Officer: CONRAD,KEN
Violations:	105.1			<b>ORDERED: 60 DAYS TO COMPLY OR \$50 PER DAY</b>
Case # CE08060657 616 CLAREMORE DR				Owner: ANGLE CHRISTIAN J & Code Officer: DONALD WILLIAMS 822-1470
Violations:	18-103-e	94-302-4	94-446-2	<b>ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY</b>
Case # CE08060366 1364 7TH ST				Owner: HILLMAN KATIE L Code Officer: VALERIE LUSTER 822-1485
Violations:	18-103-e 94-482-a	34-102-a	78-6	<b>ORDERED: 90 DAYS TO COMPLY OR \$50 PER DAY/NO FINE IF REHAB OF STRUCTURE HAS BEGUN UNDER CITY PROGRAM</b>
Case # CE08060371 1600 FLORIDA AVE				Owner: THOMPSON GARY Code Officer: DONALD WILLIAMS 822-1470
Violations:	18-162-a 94-71-c	74-2	94-446-2	<b>ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY</b>
Case # CE08060424 201 N CHILLINGWORTH DR				Owner: JOSEPH MEME Code Officer: MELVIN SIMMONS 822-1482
Violations:	94-442-b-1	94-482-a		<b>COMPLIED</b>
Case # CE08060599 507 O ST				Owner: PARKER SEAN Code Officer: DONALD WILLIAMS 822-1470
Violations:	18-103-j	74-2	94-71-c	<b>ORDERED: 20 DAYS TO COMPLY OR \$100 PER DAY</b>
Case # CE08060470 4010 NORTH SHORE DR				Owner: HUGGINS MARGURITE & Code Officer: VALERIE LUSTER 822-1485
Violations:	18-209-a 94-446-2	74-2	74-2-c-2	<b>FINDING OF FACT</b>

Case # CE08060236 2513 DIVISION AVE				Owner: <b>ROGERS PELL S III</b> Code Officer: JOHN MURPHY 822-1489
Violations:	18-208-j	34-102-a	94-444-c-1	<b>ORDERED: 90 DAYS TO COMPLY OR \$100 PER DAY</b>
Case # CE08060543 801 6TH ST				Owner: <b>SINGLETON WILLIE S &amp; MILDRED H</b> Code Officer: JOHN FRASCA 822-1475
Violations:	18-103-e	18-265	94-302-4	<b>ORDERED: 20 DAYS TO COMPLY OR \$50 PER DAY</b>
Case # CE08060234 327 28TH ST				Owner: <b>RUSSELL SHIRLEY R</b> Code Officer: KEVIN LAVINE 822-1490
Violations:	94-442-b-1	94-446-2	94-482-a	<b>ORDERED: 45 DAYS TO COMPLY OR \$50 PER DAY</b>
Case # CE08070256 604 UPLAND RD				Owner: <b>WATSON CHRISTINE</b> Code Officer: DONALD WILLIAMS 822-1470
Violations:	18-162-a	22-32-a		<b>COMPLIED</b>
Case # CE08070244 624 SUNSET RD				Owner: <b>BLAIR ROBERT J &amp;</b> Code Officer: DONALD WILLIAMS 822-1470
Violations:	18-162-a	22-32-a		<b>COMPLIED</b>
Case # CE08060545 907 7TH ST				Owner: <b>MCELHANEY WALTER J</b> Code Officer: JOHN FRASCA 822-1475
Violations:	18-103-j 94-302-4	74-2-a	78-6	<b>ORDERED/STIPULATED: 30 DAYS TO COMPLY OR \$50 PER DAY</b>
Case # CE08060472 1425 13TH ST				Owner: <b>HSBC BANK USA NATL ASSN</b> Code Officer: VALERIE LUSTER 822-1485
Violations:	18-103-j 94-482-a	18-162-a	22-32-a	<b>ORDERED: DISMISSED</b>
Case # CE08070289 1043 35TH ST				Owner: <b>BARAN FINANCIAL SERVICES INC</b> Code Officer: CHARLES SCOTT 822-1474
Violations:	34-102-a			<b>ORDERED: 30 DAYS TO COMPLY OR \$50 PER DAY</b>
Case # CE08050427 1825 WINDSOR AVE				Owner: <b>SMITH HEATHER</b> Code Officer: JOHN MURPHY 822-1489
Violations:	18-103-b 18-103-j 78-35 94-71-c	18-103-c 74-2 94-302-4	18-103-e 74-2-c-4 94-446-2	<b>ORDERED: SPLIT- 10 DAYS TO COMPLY OR ABATEMENT FOR 74-2, 74-2-c-4, 94-302-4, 94-446-2, 94-71-c/60 DAYS TO COMPLY OR \$200 PER DAY FOR 18-103-b, 18-103-c, 18-103-e, 18-103-j, 78-35</b>
Case # CE08060342 910 8TH ST				Owner: <b>ROBERSON DAVID</b> Code Officer: JOHN FRASCA 822-1475
Violations:	18-209-j			<b>ORDERED: 10 DAYS TO COMPLY OR ABATEMENT</b>
Case # CE08060442 615 N DIXIE HWY				Owner: <b>SMITH BILLY E TRUST</b> Code Officer: JOHN FRASCA 822-1475
Violations:	94-444-c-1			<b>ORDERED/STIPUALTED: 90 DAYS TO COMPLY OR \$50 PER DAY</b>

Case # CE08060108 730 57TH ST				Owner: DIAS RAIMUNDO Code Officer: SUE CALDERON 822-1469
Violations:	18-103-e 74-2	18-162-a 94-71-c	22-32-a	<b>ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY</b>
Case # CE08070100 714 49TH ST				Owner: SAINT JUSTE P & MIMOSE Code Officer: SUE CALDERON 822-1469
Violations:	26-35-b	34-102-a	74-2-c-2	<b>ORDERED: REPEAT - \$75 PER DAY FROM 7/2/08 UNTIL COMPLIANCE</b>
Case # CE08050717 1475 7TH ST				Owner: HALL HANDSOME M EST Code Officer: VALERIE LUSTER 822-1485
Violations:	18-103-j	18-209-a	34-102-a	<b>ORDERED: 45 DAYS TO COMPLY OR \$100 PER DAY</b>
Case # CE08070305 934 29TH ST				Owner: BEDASSE MARCIA M & Code Officer: CHARLES SCOTT 822-1474
Violations:	34-102-a 94-71-c	74-2	74-2-c-2	<b>ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY</b>
Case # CE08070253 612 UPLAND RD				Owner: FROMOWITZ ALAN Code Officer: DONALD WILLIAMS 822-1470
Violations:	78-6			<b>ORDERED: 30 DAYS TO COMPLY OR \$50 PER DAY</b>
Case # CE08060658 734 NEW YORK ST				Owner: LATHAM PENELOPE Code Officer: DONALD WILLIAMS 822-1470
Violations:	18-102-4			<b>COMPLIED</b>
Case # CE08060243 1402 N MANGONIA DR				Owner: WALKER TORRE Code Officer: VALERIE LUSTER 822-1485
Violations:	18-103-b	78-6		<b>ORDERED: 30 DAYS TO COMPLY OR \$50 PER DAY</b>
Case # CE08060471 1301 N AUSTRALIAN AVE				Owner: CONLEY JOHN J & Code Officer: VALERIE LUSTER 822-1485
Violations:	18-162-a 94-482-a	22-32-a 94-71-c	74-2	<b>ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY</b>
Case # CE08050716 1430 7TH ST				Owner: MINTER LARRY J & Code Officer: VALERIE LUSTER 822-1485
Violations:	18-103-j	18-209-a		<b>ORDERED: 45 DAYS TO COMPLY OR \$100 PER DAY</b>
Case # CE08070560 737 KANUGA DR				Owner: BONFANTE MARIA TORRES DE & Code Officer: DONALD WILLIAMS 822-1470
Violations:	94-302-4			<b>ORDERED: 30 DAYS TO COMPLY OR \$50 PER DAY</b>
Case # CE08060617 208 34TH ST				Owner: NGUYEN MAI & Code Officer: ROBERTSON,DOUG
Violations:	105.1			<b>ORDERED: 60 DAYS TO COMPLY OR \$50 PER DAY</b>
Case # CE08060523 513 N SAPODILLA AVE				Owner: FLORIDA INVESTMENT EXCHANGE I LLC

Violations: 18-265

Code Officer: JOHN FRASCA 822-1475

**ORDERED: 60 DAYS TO COMPLY  
OR \$100 PER DAY**

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

1.	CE08060579 Sanitation Invoice dispute  1008 Upland Drive  <b>CHREST MICHAEL J &amp; AMY L</b>	<b>PCN # 74-43-43-28-16- 006-0050</b>  <b>Legal Desc: BELVEDERE PARK LTS 5 &amp; 6 BLK 6</b>	Sanitation Invoice Dispute  Carlos Maldonado	<b><u>\$100.00</u></b>	Violation upheld.
2.	CE08070230 Boarding Certificate Extension  3616 Henry Ave.  <b>HSBC BANK USA NATIONAL ASSN TR</b>	<b>PCN # 74-43-43-33-29- 002-0100</b>  <b>Legal Desc: AMND PL OF ROSEDALE ADD LTS 10 &amp; 11 BLK 2</b>	Boarding Certificate Extension  Carlos Maldonado	<b>Result: <u>6 month boarding extension granted</u></b>	Property owner met requirements of Sec. 18-265, to maintain boarding of vacant building.
3.	Boarding Certificate Extension  6500 S Dixie Hwy  <b>NICOLAS SUEHIL TRUST</b>	<b>PCN # 74-43-44-10-04- 000-0290</b>  <b>Legal Desc: BROADMOOR SEC 3 LTS 29 &amp; 30</b>	Boarding Certificate Extension  Ronald Goebelt	<b>Result: <u>6 month boarding extension granted</u></b>	Property owner met requirements of Sec. 18-265, to maintain boarding of vacant building.
4.	CE06030285 Lien Reduction  6500 S Dixie Hwy  <b>NICOLAS SUEHIL TRUST</b>	<b>PCN # 74-43-44-10-04- 000-0290</b>  <b>Legal Desc: BROADMOOR SEC 3 LTS 29 &amp; 30</b>	18-103-b rotten wood, roof, exterior walls and/or foundation, 18-209-j board and secure, 18-265 boarding certificate, 74-2 trash/debris/garbage, 78-6 address characters, 94-402-b-5 repair/maintain sign, 94-402-b-8 signs unlawfully installed, 94-404-e removal of damaged signs, 94-944-b screening of dumpster, 94-485-b-1-e paved and marked parking, 94-71-c outside storage  Ronald Goebelt	<b>Balance Due: \$67,650.00 Reduced To: <u>\$ 4,000.00</u>  Payable within <u>60 days</u> or <b>\$67,650.00</b></b>	Father passed away and title transferred to trust. Believed all violations were complied but one violation remained causing fine to run.
5.	CE07060445 Lien Reduction  514 20 <sup>th</sup> Street  <b>MARCANDY JOHNNY</b>	<b>PCN # 74-43-43-16-15- 002-0030</b>  <b>Legal Desc: PLEASANT CITY LOT 3 BLK 2</b>	18-162-a rental license, 22-32-a certificate of use, 34-102-a inoperable junk vehicles, 74-2-c-4 alleyway/easement/right-of-way, 94-302-4 fence / hedges excessive height  John Murphy	<b>Balance Due: \$4,650.00 Reduced To: <u>\$ 200.00</u>  Payable within <u>30 days</u> or <b>\$4,650.00</b></b>	Code stated that property owner was very cooperative and worked diligently to comply, staying in contact with code throughout process. Violations took a little longer to comply than anticipated.