

**CITY OF WEST PALM BEACH
 CODE COMPLIANCE SPECIAL MAGISTRATE
 January 4, 2012
 Code Enforcement Special Magistrate Hearings
 9:00 a.m.
 Commission Chambers**

MINUTES

Staff Present:

Special Magistrate: Gary Brandenburg
 Assistant City Attorney: Kimberly L. Rothenburg
 Secretary to the Special Magistrate: Erica Tenore

Case # CE11070300 1641 43RD ST	Owner: CHILDS MACK S Code Officer: VALERIE LUSTER 822-1485
Violations: 18-103-b 18-103-j 34-102-a 78-1 94-302-4	CONTINUED
Case # CE11100470 1003 CHARLES ST	Owner: FLORES ROLANDO Code Officer: DONALD WILLIAMS 822-1470
Violations: 18-209-a 18-210-b 26-35-b 94-71-c	ORDERED: REPEAT \$100 PER DAY FROM 10/28/11 – 1/4/12
Case # CE11100385 801 GRANT ST	Owner: DAVIS, JASON Code Officer: MELVIN SIMMONS- 822-1482
Violations: 18-209-a 18-209-b 18-210-b	COMPLIED
Case # CE11090163 825 43RD ST	Owner: ROLLA LLC Code Officer: KEVIN LAVINE 822-1490
Violations: 18-209-a 18-209-b 18-210-b	ORDERED: ABATEMENT
Case # CE11100302 532 30TH ST	Owner: LENARD ALEXANDER N & Code Officer: LILLIAN HAUGHTON - 822-2167
Violations: 18-209-b 18-210-b	RESCHEDULED
Case # CE11070580 1358 8TH ST	Owner: THOMPSON FRED & Code Officer: VALERIE LUSTER 822-1485
Violations: 18-103-b 18-103-c 18-103-j	CONTINUED
Case # CE11090489 622 51ST ST	Owner: BABIN CHRIS Code Officer: KEVIN LAVINE 822-1490
Violations: 18-162-a 22-32-a	ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY
Case # CE11100501 704 36TH ST	Owner: WILLIFORD THOMAS Code Officer: LILLIAN HAUGHTON - 822-2167
Violations: 48-209-a 18-209-j 18-210-b 18-265	ORDERED: 30 DAYS TO COMPLY OR \$50 PER DAY FOR 18-265/FINDING OF FACT FOR OTHERS
Case # CE11100205 1119 35TH ST	Owner: DEBUS CHARLES W JR & Code Officer: LILLIAN HAUGHTON - 822-2167
Violations: 22-32-a 82-151	COMPLIED

Case # CE11100390 821 GRANT ST	Owner: UNITED DELIVERANCE COMMUNITY Code Officer: MELVIN SIMMONS 822-1482
Violations: 18-209-a 18-209-b 18-210-b	FINDING OF FACT
Case # CE11100455 3004 BROADWAY	Owner: RICHARDS WADE A Code Officer: LILLIAN HAUGHTON - 822-2167
Violations: 18-209-a 18-209-b 18-210-b 18-265	ORDERED: 7 DAYS FOR OFFICER TO INSPECT
Case # CE11110086 639 38TH ST	Owner: MILLER ANNE K Code Officer: LILLIAN HAUGHTON - 822-2167
Violations: 18-209-j 18-210-b 18-265-b	FINDING OF FACT
Case # CE11100001 921 43RD ST	Owner: RHYANT WILLIE C Code Officer: KEVIN LAVINE 822-1490
Violations: 18-103-j 18-209-a 18-209-b 18-210-b 94-71-e	ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY
Case # CE11100005 952 42ND ST	Owner: JONES NATHANIEL Code Officer: KEVIN LAVINE 822-1490
Violations: 18-103-j 18-209-a 18-209-b 18-210-b 94-71-e	ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY
Case # CE11090539 955 25TH CT	Owner: 955 25TH COURT LLC Code Officer: VALERIE LUSTER 822-1485
Violations: 18-208-j 18-209-a 18-209-b 94-211-d-3 94-485-b-1-e	CONTINUED
Case # CE11100472 3017 CLYDE RD	Owner: ROMANO MICHAEL J TRUST Code Officer: DONALD WILLIAMS 822-1470
Violations: 18-209-a 18-209-b 18-210-b	ORDERED: ABATEMENT
Case # CE11110126 616 HUDSON RD	Owner: SANCHEZ JUANA E & Code Officer: DONALD WILLIAMS 822-1470
Violations: 14-1 18-209-a 94-442-b-1 94-446-2	ORDERED/STIPULATED: 45 DAYS TO COMPLY OR \$50 PER DAY
Case # CE11110128 4426 NORTH SHORE DR	Owner: FREEMAN VICTOR Code Officer: VALERIE LUSTER 822-1485
Violations: 18-209-a 18-209-b 18-210-b	FINDING OF FACT
Case # CE11100127 434 38TH ST	Owner: BARKUS ROBERT A & Code Officer: LILLIAN HAUGHTON - 822-2167
Violations: 18-210-b 74-4-c-3	FINDING OF FACT
Case # CE11090139 923 34TH ST	Owner: BADGETT ELIZABETH ASHLEY Code Officer: LILLIAN HAUGHTON - 822-2167
Violations: 18-209-b 18-210-b 94-446-2	COMPLIED

Case # CE11080052 807 33RD ST				Owner: WEST BETTY J Code Officer: LILLIAN HAUGHTON - 822-2167
Violations:	18-162-a 78-6-1	22-32-a 94-487-b	74-34-a-1-j 94-71-c	CLOSED
Case # CE11100314 629 8TH ST				Owner: TATUM TAMESHA Code Officer: JOHN FRASCA 822-1475
Violations:	18-209-a 26-35-b	18-209-b 74-4-c-5	18-210-b	ORDERED: REPEAT \$150 PER DAY FROM 10/20/11 – 11/15/11
Case # CE11090283 1007 CHARLES ST				Owner: AUSTIN WILLIAM R Code Officer: DONALD WILLIAMS 822-1470
Violations:	18-103-b 22-32-a	18-103-e	18-162-a	COMPLIED
Case # CE11100468 951 CHARLES ST				Owner: DUFRANE DOROTHY G TRUST Code Officer: DONALD WILLIAMS 822-1470
Violations:	18-209-a	18-210-b		COMPLIED
Case # CE11110177 7712 MARTIN AVE				Owner: SHERMAN CLARICE Code Officer: CARLOS MALDONADO 822-1491
Violations:	74-34-a-1-j 94-71-c	94-482-a	94-487-b-2	ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY
Case # CE11090511 732 HIGHLAND DR				Owner: DRAVES DIMITRI Code Officer: DONALD WILLIAMS 822-1470
Violations:	18-162-a 18-210-b 78-1	18-209-a 22-32-a 82-144	18-209-b 34-102-a 94-446-2	ORDERED: 15 DAYS TO COMPLY OR ABATEMENT
Case # CE11100387 807 GRANT ST				Owner: COLEMAN WALTER P & Code Officer: MELVIN SIMMONS 822-1482
Violations:	18-209-a 26-35-b	18-209-b	18-210-b	ORDERED: REPEAT \$100 PER DAY FOR 30 DAYS AND ABATEMENT
Case # CE11100507 400 47TH ST				Owner: OSTRANDER STEPHEN T Code Officer: KEVIN LAVINE 822-1490
Violations:	34-102-a	94-71-c		CONTINUED
Case # CE11110016 820 43RD ST				Owner: KUBALAK DEBORAH G Code Officer: KEVIN LAVINE 822-1490
Violations:	18-162-a 22-32-a	18-209-b 94-71-e	18-210-b	ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY
Case # CE11080467 615 47TH ST				Owner: 50 BY 50 REO LLC Code Officer: KEVIN LAVINE 822-1490
Violations:	18-209-a 94-302-4	18-209-j	18-265	ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY FOR 18-265 AND 94-302-4/FINDING OF FACT FOR OTHERS
Case # CE11100490 2100 45TH ST # B14				Respondent: TUCKS CATERING & RESTAURANT

Violations:	22-32-a	82-144		Code Officer: ORIN COHEN 822-1480
Case # CE11110099 513 HAMPTON RD				COMPLIED Owner: BROADWING COMMNCTNS RE SVCS Code Officer: DONALD WILLIAMS 822-1470
Violations:	18-209-b	18-210-b	94-446-2	
Case # CE11120067 730 51ST ST				FINDING OF FACT Owner: COHEN SANDRA Code Officer: KEVIN LAVINE 822-1490
Violations:	18-103-b 18-209-j	18-103-j 18-265	18-209-a	ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY FOR 18-103-B, 18-103-J & 18-265/ABATEMENT FOR 18-209-A/FINDING OF FACT FOR 18-209-J
Case # CE11100033 1021 25TH CT				Respondent: VICTOR'S GARAGE Code Officer: KEVIN LAVINE 822-1490
Violations:	82-144			COMPLIED
Case # CE11100289 5006 PINWOOD AVE				Owner: PINWOOD MANAGEMENT LAND TRUST Code Officer: KEVIN LAVINE 822-1490
Violations:	18-103-e 94-71-c	18-162-a	22-32-a	ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY
Case # CE11110267 1017 STATE ST				Owner: REMO ENTERPRISES LLC Code Officer: MELVIN SIMMONS 822-1482
Violations:	18-209-a 26-35-b	18-209-b	18-210-b	ORDERED: REPEAT \$100 PER DAY FROM 11/29/11 – 1/4/12
Case # CE11120103 115 S OLIVE AVE				Owner: 115 SOUTH OLIVE ENTERPRISES LLC Code Officer: JOHN MURPHY 822-1489
Violations:	18-209-a	26-35-b	94-487-b-1	ORDERED: REPEAT \$50 PER DAY FROM 12/5/11 – 12/16/11
Case # CE11120092 711 43RD ST				Owner: EQUITYMAX INC & Code Officer: KEVIN LAVINE 822-1490
Violations:	18-209-a 74-4-c-1	18-209-b 78-6	18-210-b	ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY
Case # CE11110047 129 LAINHART CT				Owner: MILLER SHELDON F Code Officer: JOHN FRASCA 822-1475
Violations:	78-1	78-6	94-482-a	ORDERED/STIPULATED: 10 DAYS TO COMPLY OR \$25 PER DAY
Case # CE11100200 1001 N AUSTRALIAN AVE				Owner: THREET ERNESTINE EST Code Officer: VALERIE LUSTER 822-1485
Violations:	18-209-a 94-71-c	18-209-b	18-210-b	CONTINUED
Case # CE11110218 724 51ST ST				Owner: BOXILL CLAUDE Code Officer: KEVIN LAVINE 822-1490

Violations:	18-209-a 18-210-b	18-209-b 18-265	18-209-j 26-35-b	ORDERED: REPEAT \$75 PER DAY FROM 11/18/11 – 12/12/11; 30 DAYS TO COMPLY 18-265 OR \$100 PER DAY	
Case # CE11100201 1044 26TH ST	Violations:	18-209-a 78-6	18-209-b 94-444-c-1	18-210-b	Owner: JAMES AUTO ROAD SERVICES INC Code Officer: KEVIN LAVINE 822-1490
Case # CE11070357 135 LAINHART CT	Violations:	34-102-a	94-482-a	94-71-c	Owner: NERETTE FRANTZ & Code Officer: JOHN FRASCA 822-1475
Case # CE11100193 216 COSTELLO RD	Violations:	105.1			Owner: RHODES CRISTINA T Code Officer: CONRAD,KEN
Case # CE11120088 225 MONROE DR	Violations:	18-209-a 26-35-b	18-209-b	18-210-b	Owner: BOWEN JAMES A EST Code Officer: DONALD WILLIAMS 822-1470
Case # CE11120010 103 ARLINGTON PL	Violations:	18-162-a 22-32-a 78-94-c 94-446-2-e	18-209-a 74-4-a 94-305-c	18-209-b 74-4-c-4 94-446-2	Owner: DAI XIAORONG Code Officer: CARLOS MALDONADO 822-1491
Case # CE11110209 201 LAINHART CT	Violations:	34-102-a			Owner: DEROSIER CLOTUDE & Code Officer: JOHN FRASCA 822-1475
Case # CE11110217 7504 MARTIN AVE	Violations:	74-34-a-1-j	94-446-2	94-71-c	Owner: MULLIN DEBORAH G Code Officer: CARLOS MALDONADO 822-1491
Case # CE11110120 501 57TH ST	Violations:	18-209-b	18-210-b	94-302-4	Owner: MBM TRUSTEE LLC Code Officer: KEVIN LAVINE 822-1490
Case # CE11100080 387 ARLINGTON RD	Violations:	18-162-a 22-32-a 94-487-b-1	18-209-a 74-34-a-1-j 94-71-c	18-209-b 78-94-c	Owner: FEDERAL NATL MRTG ASSN Code Officer: CARLOS MALDONADO 822-1491
Case # CE11110034 720 S SAPODILLA AVE	Violations:	105.1			Owner: COURTYARDS IN CITYPLACE CONDOMINIUM Code Officer: BOWMAN,RICHARD
					ORDERED: 30 DAYS TO COMPLY OR \$100 PER DAY

Case # CE1120046 801 6TH ST				Owner: SINGLETON WILLIE S & Code Officer: JOHN FRASCA 822-1475
Violations:	18-209-a 74-34-a-1-d	18-209-b 74-34-a1a	18-210-b 74-4-c-5	ORDERED: 15 DAYS TO COMPLY OR ABATEMENT
Case # CE11100452 704 36TH ST				Owner: WILLIFORD THOMAS Code Officer: SALFELDER,GARY
Violations:	101.3			COMPLIED

Other Matters (lien reductions/violations disputes)

1.	CE11090193 Board and Secure Extension Request 219 Avila Road Cynthia Rivera	PCN # 74-43-43-34-04-003-0031 Legal Desc: EL CID COURT E 3.7 FT OF LT 3 & LTS 4 TO 6 INC BLK 3	Board and Secure Extension Request 18-265 – board and secure certificate Zone 3 – Donald Williams	Order: <u>6 month boarding certificate extension granted</u>
2.	CE11110123 Sanitation Violation Fee Dispute 2821 Pinewood Ave BITTAR MICHAEL T	PCN # 74-43-43-09-04-007-0011 Legal Desc: NEW PALM BEACH TH PT OF LTS 1 & 7 LYG W OF & ADJ TO PINWOOD AVE (LESS BLK 53 NORTHWOOD ADD), BLK 7	Sanitation Fee Dispute Invoice # 157399 74-2-d-1 – building materials, 74-4-e – hazardous waste Zone 7 – Lillian Haughton	\$100.00 Order: <u>Upheld</u>
3.	Watering Violation Dispute 2 nd Violation – W01345 8 Interlachen Circle LINSTROTH JOHN P	PCN # 74-43-43-07-01-000-1000 Legal Desc: PRESIDENT COUNTRY CLUB PL 4 LT 100	Disputing 2 nd Watering Violation W01345 Warning Given 8/3/11 First Violation Given 7/15/11 Second Violation Given 9/15/11 Thomas Sealey – Public Utilities	Fee for 2 nd Violation \$125.00 Order: <u>Dismissed</u>
4.	Watering Violation Dispute 1 st Violation – W01880 6401 Washington Road NOBLE JOSEPH A	PCN # 74-43-44-10-18-000-0710 Legal Desc: TOLEDO LTS 71, 72 & N 10 FT OF LT 73	Disputing 1 st Watering Violation W01880 Warning Given – 11/7/11 1 st Violation Given – 11/29/11 Brent Gent – Engineering Services	Fee for 1 st Violation \$75.00 Order: <u>Upheld</u>
5.	CE11040459 Lien Reduction 261 Forest Hill Blvd MILLER ROLAND E	PCN # 74-43-44-10-13-000-0010 Legal Desc: LAKE FOREST PARK LT 1 /LESS W 12.5 FT RD R/W/	105-1 - Construction of a fence requires a permit. Stop Work Order issued 4/8/11. Building Case	Balance Due: \$4,300.00 Reduced To: <u>\$500.00</u> Payable within <u>30 days</u> or \$4,300.00 Construction Services staff recommended reduction amount due to nature of violation and cooperation of Respondent.
6.	CE05030173 Lien Reduction 841 43 rd Street	PCN # 74-43-43-04-13-011-0031 Legal Desc: NORTHMORE ADD E 1/2 OF LT 3, LT 4 &	34-102-a inoperative/junk vehicles, 74-2-c-2 grass/weeds, 94-71-c outside storage Zone 8 – Kevin Lavine	Balance Due: \$55,900.00 Reduced To: <u>\$1,000.00</u> Payable within

	MCKENNON BRIAN	W 1/2 OF LT 5 BLK 11		<u>30 days</u> or \$55,900.00
				Purchased from bank after foreclosure. Fine/lien stemmed from previous owner. Since taking title, has maintained property in compliance.
7.	CE07080224 Lien Reduction 1007 Churchill Circle N MARK LINDA TR	PCN # 74-43-44-04-29-000-0290 Legal Desc: PARK RIDGE LT 29	18-103-b exterior repairs, 18-103-e make weathertight external doors and / or windows, 18-103-j exterior paint, 74-2-c-1 hazardous trees/vegetation, 74-2-c-2 grass/weeds, 94-302-4 repair fence, 94-446-2 maintain landscape Zone 1 – Carlos Maldonado	Balance Due \$155,700.00 Reduced To: <u>\$1,500.00</u> Payable within <u>4 months</u> or \$155,700.00 Family feud whereas one family member did not maintain property as agreed. Current family member has since maintained property and paid thousands of dollars in back taxes and liens and hopes to live at premises.
8.	CE09020705 Lien Reduction 908 30 th Street FEDERAL NATIONAL MORTGAGE ASSOCIATION	PCN # 74-43-43-09-05-088-0350 Legal Desc: NORTHWOOD ADD LTS 35 TO 38 INC BLK 88	18-100 proper egress, 18-162-a rental license, 18-265-b board and secure certificate, 22-32-a certificate of use Zone 7 – Lillian Haughton	Balance Due: \$126,300.00 <u>Continued</u>