



**CODE ENFORCEMENT  
SPECIAL MAGISTRATE MODIFICATION HEARING AGENDA  
MAY 18, 2011 9:00 am**

**Special Magistrate: Fred W VanVonno**

**Agenda No.:** 001 **Status:** Active  
**Respondent:** Frye, Joel L; Frye, Jeri L **CEO:** Matthew M Doumas  
 4971 Neros Dr, Lake Worth, FL 33463-7221  
**Situs Address:** 4971 Neros Dr, Lake Worth, FL **Case No:** C-2010-09200005  
**PCN:** 00-42-45-01-02-000-1010 **Zoned:** RS

**Violations:**

<b>1</b>	<b>Details:</b> Erecting/installing a wooden fence in the rear yard without first obtaining required building permits is prohibited. <b>Code:</b> PBC Amendments to the FBC 2007 Edition - 105.1 <b>Issued:</b> 09/20/2010	<b>Status:</b> MCEH
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**Agenda No.:** 002 **Status:** Continued  
**Respondent:** Gonzalez Rocha, Filemon **CEO:** Matthew M Doumas  
 325 Pelman St, Dallas, TX 75224-2117  
**Situs Address:** 4135 Luzon Ave, Lake Worth, FL **Case No:** C-2010-07190023  
**PCN:** 00-42-44-24-00-000-5023 **Zoned:** RM

**Violations:**

<b>1</b>	<b>Details:</b> All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: (1) Greater than eighteen (18) inches in height when located on vacant lots, or (2) Greater than seven (7) inches in height when located on developed residential or developed nonresidential lots. All noxious weeds shall be prohibited. <b>Code:</b> PBC Property Maintenance Code - 302.3 <b>Issued:</b> 07/27/2010	<b>Status:</b> MCEH
<b>2</b>	<b>Details:</b> It shall be considered a nuisance to have accumulations of waste, yard trash or rubble and debris upon any lot. It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any motor vehicle which is inoperable and in a state of disrepair, ice box, refrigerator, stove, or other appliances, glass, building material, building rubbish, debris, garbage or similar items. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. More specifically, remove openly stored items including furniture, shutters and other debris. <b>Code:</b> PBC Property Maintenance Code - 302.1 PBC Property Maintenance Code - 305.1 PBC Property Maintenance Code - 602.1 <b>Issued:</b> 07/27/2010	<b>Status:</b> MCEH

**Agenda No.:** 003 **Status:** Active  
**Respondent:** Villatoro, Queidy J **CEO:** Matthew M Doumas  
 6013 Westfall Rd, Lake Worth, FL 33463-5824  
**Situs Address:** 6013 Westfall Rd, Lake Worth, FL **Case No:** C-2010-03250113  
**PCN:** 00-42-44-34-21-000-3820 **Zoned:** RS

**Violations:**

<b>1</b>	<b>Details:</b> Alterations have been made to the structure including removing the garage door and installing new double doors and wall infill without first obtaining required building permits. This is prohibited. <b>Code:</b> PBC Amendments to the FBC 2007 Edition - 105.1 <b>Issued:</b> 03/30/2010	<b>Status:</b> MCEH
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**Agenda No.:** 004 **Status:** Active  
**Respondent:** Hoinowski, Steve M; Hoinowski, Sheryl N **CEO:** Ray F Leighton  
 5672 Purdy Ln, West Palm Beach, FL 33415-7104  
**Situs Address:** 5672 Purdy Ln, West Palm Beach, FL **Case No:** C-2010-06090002  
**PCN:** 00-42-44-14-01-015-0030 **Zoned:** RM

**Violations:**

<b>1</b>	<b>Details:</b> All premises and exterior property shall be maintained free from weeds or uncultivated vegetation: Greater than seven (7) inches in height when located on developed residential or developed nonresidential lots; as set forth in Chapter 6. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation. <b>Code:</b> PBC Property Maintenance Code - 302.3 <b>Issued:</b> 07/07/2010	<b>Status:</b> MCEH
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cc: Hoinowski, Steve M

**Agenda No.:** 005  
**Respondent:** Calderon, Jose  
17115 123 Ter N, Jupiter, FL 33478  
**Situs Address:** 17115 123rd Ter N, Jupiter, FL  
**PCN:** 00-41-41-03-00-000-5320  
**Status:** Continued  
**CEO:** Julia F Poteet  
**Case No.:** C-2009-09030021  
**Zoned:** AR

**Violations:**

<b>1</b>	<b>Details:</b> Uncultivated vegetation when 1) greater than 18" in height located on vacant lots, or 2) greater than 7" in height when located on developed residential or developed non-residential lots is prohibited. <b>Code:</b> PBC Property Maintenance Code - 602.3 <b>Issued:</b> 09/10/2009 <b>Status:</b> MCEH
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cc: Calderon Landscaping And Irrigation  
Calderon Landscaping And Irrigation

**Agenda No.:** 006  
**Respondent:** Daby, David L; Daby, Toni B  
4775 Brook Dr, West Palm Beach, FL 33417-8237  
**Situs Address:** 4775 Brook Dr, West Palm Beach, FL  
**PCN:** 00-42-43-12-02-002-0010  
**Status:** Active  
**CEO:** Shenoy R Raghuraj  
**Case No.:** C-2009-09290031  
**Zoned:** RS

**Violations:**

<b>1</b>	<b>Details:</b> Permit B85029183 for "Slab and Roof" was never finalized. The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion. <b>Code:</b> PBC Amendments to the FBC 2007 Edition - 109.3.10 <b>Issued:</b> 12/29/2009 <b>Status:</b> MCEH
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cc: Daby, David L  
Daby, Toni B

**Agenda No.:** 007  
**Respondent:** T W PROPERTY INVESTMENTS LLC  
2375 Vista Pkwy, West Palm Beach, FL 33411-2721  
**Situs Address:** 2375 Vista Pkwy, West Palm Beach, FL  
**PCN:** 00-42-43-22-09-000-0152  
**Status:** Active  
**CEO:** Shenoy R Raghuraj  
**Case No.:** C-2010-03190028  
**Zoned:** PIPD

**Violations:**

<b>1</b>	<b>Details:</b> The sound levels generated by the operation of the business exceeds the limits set forth in Table 5.E.4.B-14, Maximum Sound Levels, of the ULDC. <b>Code:</b> Unified Land Development Code - 5.E.4.B.2 <b>Issued:</b> 03/19/2010 <b>Status:</b> MCEH
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cc: Shaffer, Jeffrey A Esq  
T W Property Investments Llc

**Agenda No.:** 008  
**Respondent:** Gertrude Bluestone and Marlene C. Rose Trustees of Gertrude Bluestone Amended and Restated Revocable Living Trust  
1074 Redwood St, Hollywood, FL 33019-4832  
**Situs Address:** 8830 Sonoma Lake Blvd, Boca Raton, FL  
**PCN:** 00-42-47-17-10-000-0370  
**Status:** Active  
**CEO:** Karen A Wytovich  
**Case No.:** C-2010-01130022  
**Zoned:** RS

**Violations:**

<b>1</b>	<b>Details:</b> All plumbing fixtures shall be properly installed and maintained in working order, shall be kept free from defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. Clothed dryer is missing a knob which prevents it from functioning properly. <b>Code:</b> PBC Property Maintenance Code - 405.3.1 <b>Issued:</b> 01/15/2010 <b>Status:</b> CLS
<b>2</b>	<b>Details:</b> Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware. Several windows are not functioning properly. <b>Code:</b> PBC Property Maintenance Code - 303.13.2 <b>Issued:</b> 01/15/2010 <b>Status:</b> MCEH

cc: Park, Allen  
Reynolds & Reynolds, P.L.

ADJOURNMENT:

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**"IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. "**