

Case Overview

Property/Incident Information

Owner	Address	Site Address
BATMASIAN,JAMES H	215 N FEDERAL HWY BOCA RATON, FL 33432	3051 N FEDERAL HWY, POMPANO BEACH, FL 33064

Legal Description

CRESTHAVEN NO 4 38-10 B PARCEL B LESS E 300 OF N 140

Description

trash & litter, storage of vehicle's

Case Status	Open	Case #	21080072	Date Next Inspection	11/29/2021
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Notes

155.5203(B)6.A.1-9 all required landscaping and landscape areas—including abutting portions of public rights-of- way, swales, lakes, and canals banks—shall maintained in accordance with landscaping bmps and the following standards. All required landscaping shall be maintained in accordance with the approved landscape plan, including approved specifications for plant size, number, location, and type of landscaping material. All plant life shown on an approved landscape plan shall be replaced if it dies, is seriously damaged, or removed. All required landscaping shall be kept reasonably free of visible signs of insects infestation or disease. Required landscaping shall present a healthy and orderly appearance free from refuse and debris. Required landscaping shall be mown, trimmed, or pruned in a manner and at a frequency appropriate to the use made of the plant material and species and so as not to detract from the appearance of the general area. All required trees shall be maintained in their characteristic natural shape and shall not be severely pruned, sheared, topped, or shaped as shrubs. Trees that have been severely pruned, sheared, topped, or shaped as shrubs no longer serve the intended buffering or screening function and shall be considered tree abuse, subject to section

155.8202(B)***Observed outdoor storage (Description).
OUTDOOR STORAGE IS NOT PERMITTED AS AN ACCESORY USE IN THIS AREA ACCORDING TO CITY OF POMPANO BEACH CODE 155.4303(W)(1). PLEASE REMOVE ALL OUTDOOR STORAGE.

155.8202.F.
LANDSCAPING AT BACK OF PROPERTY NEEDS TO BE MAINTAINED. LAWN NEEDS TO BE MOW, EDGE AND WEEDED. PLACE SOD IN ALL DIRT AREA OF LAWN.

96.26(C)(1)***Observed unauthorized accumulation on the property (cans, bottles, refuse).
PLEASE REMOVE ALL UNAUTHORIZED ACCUMULATION FROM THE PROPERTY INCLUDING THE SWALE AREAS.

96.40(B)***Observed an inoperable vehicle.
PLEASE ENSURE ALL VEHICLES ARE IN OPERABLE CONDITION WITH A VALID LICENSE PLATE.
QUESTION CONTACT CORNELL NICHOLS AT954-404-2166 OR
CNICHOLS@CGASOLUTIONS.COM

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
8/18/2021	Complaint
8/18/2021	Notice of Violation
8/18/2021	Notice of Hearing
9/16/2021	Affidavit of Non-Compliance

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10/4/2021	Affidavit of Non-Compliance
10/4/2021	Affidavit of Non-Compliance
10/11/2021	Notice of Continuance
10/11/2021	Notice of Hearing
10/11/2021	Affidavit of Non-Compliance

Violations

Ordinance/Regulation	Section	Description	Date Complied
Chapter 155: Zoning	155.5203(B)6.a.1-9 Landscaping	Maintenance of Landscaping. All required landscaping and landscape areas—including abutting portions of public rights-of- way, swales, lakes, and canals banks—shall maintained in accordance with landscaping BMPs and the following standards. All required landscaping shall be maintained in accordance with the approved landscape plan, including approved specifications for plant size, number, location, and type of landscaping material. All plant life shown on an approved landscape plan shall be replaced if it dies, is seriously damaged, or removed. All required landscaping shall be kept reasonably free of visible signs of insects infestation or disease. Required landscaping shall present a healthy and orderly appearance free from refuse and debris. Required landscaping shall be mown, trimmed, or pruned in a manner and at a frequency appropriate to the use made of the plant material and species and so as not to detract from the appearance of the general area. All r...	Not in Compliance - Reinspection Date: 11/29/2021
Chapter 155: Zoning	155.8202.B. SPECIFIC VIOLATIONS	It shall be a violation of this Code to undertake any activity contrary to the provisions of this Code, including but not limited to any of the following: B. Occupy or use land or a structure without first obtaining all appropriate development permits, and complying with their terms and conditions.	9/16/2021
Chapter 155: Zoning	155.8202.F. SPECIFIC VIOLATIONS	Disturb any landscaped area or vegetation required by this code.	9/16/2021
Chapter 96: Health and Safety	96.26(C)(1) Public Nuisance; Unauthorized Accumulation	The following are declared to be public nuisances when occurring upon any street, sidewalk, alley, or other public place or property, or upon any private property: Any unauthorized accumulation of construction debris, garbage, horticulture trash, or refuse.	9/16/2021
Chapter 96: Health and Safety	96.40(B) ABANDONED, WRECKED, DISCARDED, OR DISMANTLED VEHICLES.	Vehicles which have been partially dismantled, or do not have current valid license plates in or on the vehicle which can be viewed from outside the vehicle, or are not registered in the name of the person purporting to be the owner thereof, or are nonoperating, which shall include but not be limited to vehicles with one or more flat tires, or which have been left under circumstances as to cause the vehicle reasonably to appear to have been abandoned, wrecked, junked, discarded, or dismantled shall be presumed to be abandoned, wrecked, junked, discarded, or dismantled vehicles hereunder.	9/16/2021