

CASE TYPE	DATE ESTBL	STATUS	STATUS DATE
Subd/Seq/Str#/Apt			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CITY ORDINANCE VIOLATION	7/25/24	ACTIVE	7/25/24
9204-26- -TRA001401			
1401 SW 26 AV	TRIVINO, EVELYN		
POMPANO BEACH FL 33069			

22. CASE 24-09005947

CASE DATA: ORIG. CASE CERT. MAIL NUMBER 7017 3380 0001 1481 8310
TYPE OF SERVICE-THIS CASE CERTIFIED MAIL
DAYS TO COMPLY-THIS CASE
INSPECTION DATE-THIS CASE
COMPLIANCE DATE OCTOBER 17, 2025
SCHEDUL HEARING DATE-THIS CASE OCTOBER 22, 2025
COMPLIED DATE-THIS CASE
FINAL ORDER MEETING DATE
F.O. COMPLY BY DATE-THIS CASE
I. OF F. MEET'G DATE-THIS CASE
COMMENTS
COMMENTS - FINAL ORDER \$150.00 PER DAY PER VIOLATION
COMMENTS COMMENCING MAY 2, 2025
COMMENTS FOR A TOTAL OF \$300.00 PER DAY
COMMENTS - IMPOSITION OF FINE
COMMENTS
COMMENTS
COMMENTS - ABATEMENT FINE
COMMENTS
NONCOMPLIANCE INSPECTION DATE
DATE FINAL DUE DATE
DATE LIEN RECORDED

NARRATIVE: 8/20/2024, 6:32:32 PM TRIEVE 8/20/24
Received a complain tree abuse and rotting trees. Urban 8/20/24
Forestry was emailed on 8/20/24 8/20/24
11/21/2024, 5:41:09 PM ZENJOA 11/21/24
RECEIVED GREEN CARD - SIGNED 11/21/24
12/16/2024, 5:24:21 PM PHIALI 12/16/24
CONTINUED TO 02/12/2025 HEARING 12/16/24
2/19/2025, 1:38:28 PM PHIALI 2/19/25
CONT TO 03/12/2025 HEARING 2/19/25
3/24/2025, 11:07:08 AM PHIALI 3/24/25
CONTINUED TO 04/09/25 HEARING 3/24/25
4/4/2025, 2:17:44 PM TRIEVE 4/04/25
Inspector contact homeowner for updates on the property. 4/04/25
1. Observed graffiti at the property. 4/04/25
2. Landscape not according to plan. 4/04/25
3. 4 abused trees at the property 4/04/25
4/15/2025, 2:11:40 PM PHIALI 4/15/25
CONT TO 05/07/2025 HEARING 4/15/25

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NARRATIVE:

5/13/2025, 1:51:16 PM PHIALI
\$150.00 COST DUE
7/29/2025, 1:31:55 PM PHIALI
COMPLY DATE EXTENDED TO 10/17/25-HRG SCH FOR 10/22/25

5/13/25
5/13/25
7/29/25
7/29/25

NOTICE NAMES:

FFT POMPANO LLC
3467 DERBY LN
FAZIO, PAUL
3467 DERBY LANE

OWNER

REGISTERED AGENT

977-2869

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(1)	7/25/24	NUISANCE; GARBAGE ACCUMULATION § 96.26 PUBLIC NUISANCES.	1	CO 96.26(C)(1)	IN COMPLIANCE	8/20/24
(C) 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:						
(1) Any unauthorized accumulation of construction debris, garbage, horticulture trash, or refuse.						
NARRATIVE: 7/25/2024, 5:23:13 PM TRIEVE						
Any unauthorized accumulation of garbage, horticulture trash, or refuse.						
Observed litter/debris at the property and it's adjacent swale. Please ensure all areas of litter/debris or any other unauthorized accumulation are removed from the property and it's adjacent swale.						
8/20/2024, 1:44:30 PM TRIEVE						
complied						
(2)	7/25/24	NUISANCE; GRASS OR WEEDS	1	CO 96.26(C)(3)	IN COMPLIANCE	8/20/24

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CITY ORDINANCE VIOLATION 9204-26- -TRA001401 1401 SW 26 AV POMPANO BEACH FL 33069	7/25/24 TRIVINO, EVELYN	ACTIVE	7/25/24

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(2)	7/25/24	NUISANCE; GRASS OR WEEDS § 96.26 PUBLIC NUISANCES. (C) 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: (3) The presence of grass or weeds in excess of 6 inches in height from the ground up on any property within the city NARRATIVE: 7/25/2024, 5:23:55 PM TRIEVE Observed overgrowth of grass/weeds/vegetation on the property. Please mow/trim/cut any overgrowth in the swale, front, rear and/or side of the property and maintain. 8/20/2024, 1:44:44 PM TRIEVE complied	1	CO 96.26(C)(3)	IN COMPLIANCE	8/20/24 8/20/24 8/20/24 8/20/24 8/20/24 8/20/24 8/20/24
(3)	7/25/24	NUISANCE; DENSE TREES / GROWTH § 96.26 PUBLIC NUISANCES. (C) 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: (4) The dense growths of trees, underbrush, shrubs or wild growth on developed property provided the removal of such vegetation is not specifically prohibited by any governmental agency having the authority to preserve or protect designated areas or vegetation. NARRATIVE: 7/25/2024, 5:24:23 PM TRIEVE Observed the dense growths of trees, underbrush, shrubs and wild growth. Please cut and remove all dense growth and maintain the property. 8/20/2024, 1:45:00 PM TRIEVE complied	1	CO 96.26(C)(4)	IN COMPLIANCE	8/20/24 8/20/24 8/20/24 8/20/24 8/20/24 8/20/24
(4)	7/25/24	GRAFFITI; OWNER REMOVAL § 131.16 GRAFFITI. (C) Graffiti prohibited. (5) Penalties	1	CO 131.16(C)(5)(c)	IN COMPLIANCE	5/02/25

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(4)	7/25/24	GRAFFITI; OWNER REMOVAL (c) It shall be unlawful for the owner, tenant, or person in control of any private real or personal property, including structures and improvements, to allow to exist on such property graffiti as defined in Subsection (b) above, or to fail to take corrective action or to otherwise permit graffiti to remain on its property or within the city, provided that the city has given the property owner or owner's tenant, agent, manager, operator or other person in lawful possession or control of the property written notice to take the corrective action within three calendar days from receipt, or publication or posting, of the notice. Each and every calendar day the graffiti remains on the property after the aforementioned three-day period shall constitute a separate violation. NARRATIVE: 7/25/2024, 5:25:24 PM TRIEVE Observed graffiti at the property. Please remove all graffiti from the property.	1	CO 131.16(C)(5)(c)	IN COMPLIANCE	5/02/25
(5)	7/25/24	NUISANCE; STATE OF REPAIR § 96.26 PUBLIC NUISANCES. (D) The following minimum property standards shall be required for the exterior maintenance of all structures and premises in the city. Failure to comply with any such standard shall constitute a blighting influence as defined herein. (4) Fences, exterior walls, exterior doors, exterior windows, dumpster enclosures, decorative walls, perimeter hedges, playground equipment, trellises, swimming pools, screen enclosures, modular storage structures and similar utility enclosures, shall be maintained in a good state of repair. NARRATIVE: 7/25/2024, 5:26:42 PM TRIEVE Observed monument sign in disrepair. Please repair monument sign and maintain in a good state of repair. 4/4/2025, 2:25:49 PM TRIEVE Complied	1	CO 96.26(D)(4)	IN COMPLIANCE	4/04/25
(6)	8/27/24	PARKING AREAS; MARKINGS 155.5102. OFF-STREET PARKING AND LOADING	1	CO 155.5102(C)(1)(c)	IN COMPLIANCE	4/04/25

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(6)	8/27/24	PARKING AREAS; MARKINGS C. General Standards for Off-Street Parking and Loading Area 1. Use of Parking and Loading Areas c. Identified as to Purpose and Location - Off-street parking areas of three or more spaces and all off-street loading areas shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading berths and distinguishing such spaces or berths from aisles. NARRATIVE: 8/27/2024, 3:38:10 PM TRIEVE Observed parking lines faded/missing. Please re-paint faded/missing lines. 4/4/2025, 2:26:00 PM TRIEVE complied	1	CO 155.5102(C)(1)(c)	IN COMPLIANCE	4/04/25
(7)	8/27/24	LANDSCAPING; MAINTENANCE 155.5203. LANDSCAPING B. General Requirements for Landscaping 6. Maintenance of Landscaping a. All required landscaping and landscape areas shall be maintained in accordance with landscaping BMPs and the following standards. i. 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. ii. All plant life shown on an approved landscape plan shall be replaced if it dies, is seriously damaged, or removed. iii. All required landscaping shall be kept reasonably free of visible signs of insects infestation or disease. iv. Required landscaping shall present a healthy and	1	CO 155.5203(B)(6)(a)	ACTIVE	4/04/25

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(7)	8/27/24	LANDSCAPING; MAINTENANCE orderly appearance free from refuse and debris.	1	CO 155.5203(B)(6)(a)	ACTIVE	
v. Required landscaping shall be weeded, as well as 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.						
vi. 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 155.5204.G, Tree Abuse.						
vii. Actions shall be taken to protect trees and landscaping from unnecessary damage during all facility and site maintenance operations.						
viii. Plants shall be maintained in a way that does not obstruct sight visibility above a height of three feet within the triangular land area formed by the intersection of a rear lot line abutting a canal or waterway with an interior side lot line not abutting a canal or waterway - with two sides of the triangle running along the rear and interior lot lines and being equal in length to the rear yard depth, and the third side being a line connecting the ends of the other two sides.						
ix. All landscaping shall be maintained to minimize property damage and public safety hazards, including the removal of dead or decaying plant material, and removal of low hanging branches next to bikeways and walkways.						
x. All prohibited plant species shall be eradicated from the site and re-establishment of prohibited species shall not be permitted.						
NARRATIVE:	8/27/2024, 3:46:44 PM	TRIEVE				8/27/24
		all required landscaping and landscape areas-including				8/27/24

CASE HISTORY REPORT
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(8)	8/27/24	TREES; OWNER ABUSE PROHIBITED	1	CO 155.5204(G)(1)(a)(ii)	ACTIVE	
		NARRATIVE: County and the City of Pompano Beach code of ordinances. The				8/27/24
		four (4) trees must be removed and replaced.				8/27/24
		**Tree Perseveration Corrective Measures - each abused tree				8/27/24
		requires a \$65.00 fine contact the city office to make				8/27/24
		arrangements for payment in the amount of \$260.00 for four				8/27/24
		(4) abused trees. Please submit a tree permit application				8/27/24
		for the removal and replacement of the abused trees per code				8/27/24
		sections 155.2411, 155.5204, and 155.5204.g.				8/27/24

FINES:	DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
	TREE CANOPY TRUST FUND	260.00	260.00	.00	.00	.00
	VIOLATION #07 PENALTY FEE	.00	.00	.00	.00	.00
	VIOLATION #08 PENALTY FEE	.00	.00	.00	.00	.00
	COSTS ASSESSED	150.00	150.00	.00	.00	.00