

CASE TYPE	DATE ESTBL	STATUS	STATUS DATE
Subd/Block/Lot/Str#/Apt ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CITY ORDINANCE VIOLATION 8329-05- 14- 7 002104 2104 N RIVERSIDE DR POMPANO BEACH FL 33062	4/07/25 PINOCK, MONIQUE	ACTIVE	4/07/25

18. CASE 25-09000946

CASE DATA: ORIG. CASE CERT. MAIL NUMBER 7018 3090 0002 2815 7731
TYPE OF SERVICE-THIS CASE
DAYS TO COMPLY-THIS CASE
INSPECTION DATE-THIS CASE
COMPLIANCE DATE JULY 18, 2025
SCHEDUL HEARING DATE-THIS CASE JULY 23, 2025
COMPLIED DATE-THIS CASE
FINAL ORDER MEETING DATE MAY 7, 2025
F.O. COMPLY BY DATE-THIS CASE JULY 18, 2025
I. OF F. MEET'G DATE-THIS CASE
COMMENTS
COMMENTS - FINAL ORDER \$150.00 PER DAY PER VIOLATION
COMMENTS COMMENCING JULY 18, 2025
COMMENTS FOR A TOTAL OF \$500.00 PER DAY
COMMENTS - IMPOSITION OF FINE
COMMENTS
COMMENTS
COMMENTS - ABATEMENT FINE
COMMENTS
NONCOMPLIANCE INSPECTION DATE
DATE FINAL DUE DATE
DATE LIEN RECORDED

NARRATIVE: 4/7/2025, 6:28:09 PM PINMON 4/07/25
4/07/25
during zone drive by observed tiki hut installed at property 4/07/25
during investigation property has no permits property also 4/07/25
listed as a STR without a city approved permit. 4/07/25
5/14/2025, 1:03:30 PM ZENJOA 5/14/25
\$150.00 COST DUE 5/14/25

NOTICE NAMES: RIVERSIDE OASIS LLC OWNER
3205 ROBBINS RD
GASPAROVIC, MICHAEL CONTACT PERSON
3205 ROBBINS RD
UNITED STATES CORPORATION AGEN REGISTERED AGENT
476 RIVERSIDE AVE.

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(1)	4/07/25	VIOLATION OF FL. BUILDING CODE § 152.01 ADOPTION OF FLORIDA BUILDING CODE. (B) It shall be unlawful for any person, firm, or corporation to violate any of the requirements of the Florida Building Code, as adopted by this chapter. Each such person, firm, or corporation shall be deemed to be in violation of a separate offense for each and every day during which any violation of any of the provisions of said Code is committed or continued, and upon conviction thereof, shall be punished. NARRATIVE: 4/7/2025, 6:30:37 PM PINMON Building permit 152.01(b)***work done without a permit. permit(s) must be approved and closed after final inspection(s) to comply the violation. Please contact the city of pompano beach for permit information 954.786.4600. TIKI HUT WITH ELECTRICAL OUTDOOR SHOWER BATHROOM REMODEL KITCHEN REMODEL ELECTRICAL WATER HEATER	1	CO 152.01(B)	ACTIVE	4/07/25 4/07/25 4/07/25 4/07/25 4/07/25 4/07/25 4/07/25 4/07/25 4/07/25 4/07/25
(2)	4/07/25	BTR; RENTAL HOUSING § 113.41 RENTAL HOUSING. (A) The owner of every rental structure, structures containing a rental unit or units, or individually owned units, which are utilized as a dwelling for residential living purposes must obtain a business tax receipt for each rented structure or unit, including, but not limited to, single-family homes and condominium units, when the structure or any portion is rented and not owner-occupied. All such rental structures and rental units shall comply with all minimum standards in Chapter 153: Rental Housing Code. NARRATIVE: 4/7/2025, 6:32:07 PM PINMON 113.41(a)***rental property without a current and valid business tax receipt issued by the city of Pompano Beach. Please obtain a business tax receipt for the rental of this property and schedule a required rental inspection.	1	CO 113.41(A)	ACTIVE	4/07/25 4/07/25 4/07/25 4/07/25 4/07/25

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(2)	4/07/25	BTR; RENTAL HOUSING NARRATIVE: Violations observed at the rental inspection will be cited under a new case. Contact the business tax receipt office: 954.786.4668 or 954.786.4633 or apply on the third floor at city hall: 100 west Atlantic blvd. Pompano Beach, fl 33060.	1	CO 113.41(A)	ACTIVE	4/07/25
(3)	4/07/25	BTR; RENTAL HOUSING INSPECTION § 113.41 RENTAL HOUSING. (C)(1) All rental units and structures shall be subject to inspection by the city's Code Inspectors for compliance with all applicable Zoning, Building, Housing and Fire Code requirements, and for compliance with all requirements for rental housing in Chapter 153. NARRATIVE: 4/7/2025, 6:32:28 PM PINMON 113.41(c)(1)***rental inspection is to be performed within 60 days after obtaining a business tax receipt. All residential rental units require an inspection performed by a code compliance inspector within 60 days of the business tax receipt application. Please schedule a rental inspection with the business tax receipt office: 954.786.4668 or 954.786.4633. Any violations found during the rental inspection will be cited under a new case.	1	CO 113.41(C)(1)	ACTIVE	4/07/25
(4)	4/07/25	RENTAL; SHORT TERM PERMIT REQ § 153.08 SHORT TERM RENTAL PERMIT REQUIRED. (A) Every owner operating a short term rental, as defined in § 153.05, City Code of Ordinances, within the city shall first obtain a short term rental permit ("permit") from the Development Services Director. It shall be unlawful for any owner to operate a short term rental in a Residential Zoning District unless a short term rental permit has first been obtained from the Development Services Director. NARRATIVE: 4/7/2025, 6:33:08 PM PINMON 153.08(a).str - short term rental permit required. Property operating without all required permits and approvals cease from renting short term rental and remove property listing until an approved business tax license is obtain. contact the business tax receipt office: 954.786.4668 or 954.786.4633 or apply on the third floor at city hall: 100 west atlantic blvd. Pompano beach, fl 33060.	1	CO 153.08(A)	ACTIVE	4/07/25

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(5)	4/07/25	SPECIFIC VIOL; DISTUB LANDSCAP 155.8202. SPECIFIC VIOLATIONS	1	CO 155.8202(F)	ACTIVE	

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:

F. Disturb any landscaped area or vegetation required by this Code.

NARRATIVE: 4/7/2025, 6:34:47 PM PINMON 4/07/25
155.8202(f) REAR YARD AREA have been covered with artificial 4/07/25
grass. It shall be a violation of this code to disturb any 4/07/25
landscaped area or vegetation. Per section 155.3204- 4/07/25
dimensional standards for properties zoned rs-3. A minimum 4/07/25
of 30% of the lot area must be pervious area. Per definition 4/07/25
pervious area: the area of a site covered by living plant 4/07/25
material that allows precipitation to infiltrate directly 4/07/25
into the ground. Up to 15% of the area may be covered with 4/07/25
mulch or other authorized landscaping material. Please 4/07/25
remove artificial turf or 4/07/25
A Zoning App will be required for the artificial turf. 4/07/25
Submit a completed Zoning Compliance Permit Application and 4/07/25
check the box on the back side that states OTHER, if a 4/07/25
portion allowable by code of the artificial turf is proposed 4/07/25
to remain. Second option is to remove all artificial turf 4/07/25
converting back to living ground cover such as St. Augustine 4/07/25
turf. 4/07/25

FINES:	DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
	COSTS ASSESSED	150.00	.00	.00	.00	.00