

CASE TYPE Subd/Block/Lot/Str#/Apt ADDRESS	DATE ESTBL INSPECTOR	STATUS TENANT NAME	STATUS DATE TENANT NBR
CITY ORDINANCE VIOLATION 9201-00-000-3 000900SITE 900 SE 1 ST SITE POMPANO BEACH FL 33060	2/02/23 TRIVINO, EVELYN	ACTIVE	2/02/23

50. CASE 23-09001145

CASE DATA: ORIG. CASE CERT. MAIL NUMBER 7018 3090 0002 2821 6995
 TYPE OF SERVICE-THIS CASE CERTIFIED MAIL
 DAYS TO COMPLY-THIS CASE
 INSPECTION DATE-THIS CASE
 COMPLIANCE DATE
 SCHEDUL HEARING DATE-THIS CASE APRIL 12, 2023
 COMPLIED DATE-THIS CASE
 FINAL ORDER MEETING DATE MARCH 8,2023
 F.O. COMPLY BY DATE-THIS CASE APRIL 7,2023
 I. OF F. MEET'G DATE-THIS CASE
 COMMENTS \$150.00 PER DAY PER VIOLATION
 COMMENTS - FINAL ORDER COMMENCING ON APRIL 7, 2023
 COMMENTS FOR A TOTAL OF \$600.00 PER DAY
 COMMENTS \$150.00 PER DAY PER VIOLATION
 COMMENTS - IMPOSITION OF FINE COMMENCING APRIL 7,2023
 COMMENTS FOR A TOTAL OF \$450.00 PER DAY
 COMMENTS
 COMMENTS - ABATEMENT FINE
 COMMENTS
 NONCOMPLIANCE INSPECTION DATE
 DATE FINAL DUE DATE
 DATE LIEN RECORDED 5/23/23 118873625

NARRATIVE: 2/2/2023, 12:19:26 PM TRIEVE 2/02/23
 Met with Deputy Noble and Jeremy Goodrich (Property Manager) 2/02/23
 we walked the entire premises observing and pointing out the 2/02/23
 violations on the property landscape in need of trimming, 2/02/23
 dumpster enclosure in disrepair, discarded/unused items etc. 2/02/23
 went over Air B&B short term rental. 2/02/23
 Jeremy confirmed tenants have complained about mice and rats 2/02/23
 in their apartments. Deputy Noble gave Jeremy 2 weeks to fix 2/02/23
 the small issues and trim/prune all landscaping. 2/02/23
 2/23/2023, 2:00:14 PM ZENJOA 2/23/23
 CERTIFIED CARD RECEIVED 2/23/23
 3/15/2023, 3:16:28 PM PARJAC 3/15/23
 \$100.00 COST R'CVD. 3/15/23
 3/22/2023, 7:27:49 AM ZENJOA 3/22/23
 F/O 7017 3380 0001 1480 8274 3/22/23
 4/18/2023, 2:03:39 PM PARJAC 4/18/23
 FINES CERTIFIED 4/12/2023 4/18/23
 6/12/2023, 5:41:46 PM PERMAC 6/12/23

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NARRATIVE: ORDER OF IMPOS. 6/12/23
 RECORDED 5/23/23 6/12/23
 INSTR #118873625 6/12/23

NOTICE NAMES: RAM POMPANO LLC OWNER 946-8590
 4156 NW 21 AVE
 JEREMY GOODRICH PROJECT/RESIDENT MANAGER 813-421-3121
 4156 NW 21 AVE

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(1)	2/02/23	PARKING AREAS; MARKINGS 155.5102. OFF-STREET PARKING AND LOADING	1	CO 155.5102(C)(1)(c)	ACTIVE	

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: 2/2/2023, 3:17:57 PM TRIEVE 2/02/23
 Parking space lines and wheel stops are faded or missing. 2/02/23
 Please restripe and repaint entire parking lot area. 2/02/23
 Please make contact with zoning to verify if permits may be required. 2/02/23
 2/02/23

(2)	2/02/23	OFF-STREET PARKING; SURFACING 155.5102. OFF-STREET PARKING AND LOADING	1	CO 155.5102(C)(2)(a)	ACTIVE	
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C. General Standards for Off-Street Parking and Loading Areas

2. Surfacing

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(2)	2/02/23	OFF-STREET PARKING; SURFACING	1	CO 155.5102(C)(2)(a)	ACTIVE	

a. General - Except as provided for in subsections b and c below, all off-street parking and loading areas shall be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent hard, dustless, and bonded surface material. Use of surfacing that includes recycled materials (e.g., glass, rubber, used asphalt, brick, block, and concrete) shall be in accordance with an approved plan. These surfaces shall be maintained in a smooth, well-graded, clean, orderly, and dust-free condition.

NARRATIVE: 2/2/2023, 3:18:49 PM TRIEVE
 Asphalt parking lot area in poor condition displaying worn bonded and dustless surface holes and cracks throughout the entire surface.
 Please make contact with zoning to verify if permits may be required

(3)	2/02/23	NUISANCE; STATE OF REPAIR § 96.26 PUBLIC NUISANCES.	1	CO 96.26(D)(4)	ACTIVE	
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(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: 2/2/2023, 3:22:30 PM TRIEVE
 A. Fence in disrepair
 B. Dumpster enclosure in disrepair
 C. Maintain pool
 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. Fences, exterior walls, exterior doors, exterior windows, dumpster

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(3)	2/02/23	NUISANCE; STATE OF REPAIR NARRATIVE: 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. 2/21/2023, 6:06:00 PM TRIEVE Dumpster enclosure has been repaired.	1	CO 96.26(D)(4)	ACTIVE	2/21/23
(4)	2/02/23	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: 2/2/2023, 3:50:08 PM TRIEVE Observed property listed as short term rental. (Units 1, 2, 10, 12, 34, and 35) Please desist from operating short term rental until a business tax receipt to operate short term rental is approved and issued. 3/3/2023, 1:26:34 PM TRIEVE As per 155.3709 E.2 hotel or motel is not permitted.	1	CO 153.08(A)	IN COMPLIANCE	3/03/23
(5)	2/02/23	RENTAL; EXTERMINATION REQ § 153.23 MINIMUM STANDARDS FOR INTERIOR OF BUILDINGS. The interior of all buildings governed by this chapter shall be properly maintained in accordance with the following minimum standards: (D) Extermination requirement. The owner shall be responsible to make reasonable provisions for extermination in the following cases. (1) When infestation exists in one or more units of a multiple-unit structure. (2) When infestation exists in shared or public areas of a multiple-unit structure.	1	CO 153.23(D)	IN COMPLIANCE	4/06/23

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(5)	2/02/23	RENTAL; EXTERMINATION REQ	1	CO 153.23(D)	IN COMPLIANCE	4/06/23

(3) When infestation existing in a single unit structure is due to failure of the owner to maintain the dwelling in a rat-proof and reasonably insect-proof condition.

NARRATIVE: 2/2/2023, 3:56:05 PM TRIEVE 4/06/23
 Presence of an infestation of roaches, rats, and mice that 4/06/23
 may present a hazard to the public. 4/06/23
 Obtain receipt from certified pest control that building is 4/06/23
 free of infestation of roaches, rats, and mice. 4/06/23
 4/6/2023, 3:50:46 PM TRIEVE 4/06/23
 Receipt obtained unit 22 free of infestation of roaches, 4/06/23
 rats, and mice. 4/06/23

(6)	2/02/23	ABANDONED VEHICLES § 96.40 ABANDONED, WRECKED, DISCARDED, OR DISMANTLED VEHICLES.	1	CO 96.40(A-B)	IN COMPLIANCE	3/03/23
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(A) It shall be unlawful to park, store, or leave any vehicle of any kind, in an abandoned, wrecked, junked, discarded, or dismantled condition, whether attended or not, on public rights-of-way or other public or private property, or for the owner of such a vehicle to allow, permit, or suffer the vehicle to be left upon any privately-owned property, unless it is authorized in conjunction with the business operated on the property pursuant to the zoning laws of the city.

(B) 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.

NARRATIVE: 2/2/2023, 4:06:30 PM TRIEVE 3/03/23
 Observed inoperable vehicle (s). 3/03/23
 Please ensure all vehicles are in operable condition with a 3/03/23
 valid license plate. 3/03/23
 3/3/2023, 1:31:49 PM TRIEVE 3/03/23

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	TRIVINO, EVELYN		

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(6)	2/02/23	ABANDONED VEHICLES NARRATIVE: All inoperable vehicles removed.	1	CO 96.40(A-B)	IN COMPLIANCE	3/03/23
(7)	2/02/23	NUISANCE; DISCARDED OBJECTS § 96.26 PUBLIC NUISANCES.	1	CO 96.26(C)(6)	IN COMPLIANCE	2/21/23

(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:

(6) The presence of any discarded or unused objects and/or equipment, including but not limited to furniture, stoves, refrigerators, freezers, tires, cans, or containers.

NARRATIVE: 2/2/2023, 4:12:15 PM TRIEVE 2/21/23
 Observed discarded/unused objects. 2/21/23
 Please remove all discarded/unused objects. 2/21/23
 2/21/2023, 6:03:57 PM TRIEVE 2/21/23
 All discarded/unused objects have been removed. 2/21/23

(8)	2/02/23	STORMWATER; PROHIBITED ACTS § 53.13 PROHIBITIONS, GENERAL.	1	CO 53.13(A)	IN COMPLIANCE	3/07/23
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(A) Prohibited acts. The following shall constitute a violation of this code:

(1) Any discharge into the stormwater system of the city or drainage district without written permission from the City Engineering Department and the appropriate Drainage District.

(2) Any discharge into the stormwater system of the City or Drainage District in violation of any city, federal, state, county, municipal or other governmental law, regulation or permit is prohibited, except those discharges authorized by a valid NPDES permit.

(3) Any discharge to the stormwater system that is not composed entirely of stormwater is prohibited, except as authorized by a valid NPDES permit.

(4) Blocking, filling, altering or obstructing any drainage course, swale, canal, ditch or any type of stormwater management facility in a manner which alters the

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VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	DATE RESOLVED
(8)	2/02/23	STORMWATER; PROHIBITED ACTS intended use of the facility, whether the facility is located on public right-of-way, dedicated easement, or private property is strictly prohibited unless specifically authorized by the city and the appropriate Drainage Districts.	1	CO 53.13(A)	IN COMPLIANCE	3/07/23

(5) Development of a parcel of land shall be prohibited from non-permitted discharges onto adjacent parcels of land.

(6) Failure to properly maintain a stormwater management facility so that it operates as originally designed or permitted is strictly prohibited. If a stormwater system ceases to fully function as intended, the property owner may be required to replace or rebuild said system.

(7) A failure to fulfill the requirements of § 53.15 of this code.

(8) A violation of any other mandatory provision of this chapter.

NARRATIVE: 2/2/2023, 4:18:14 PM TRIEVE 3/07/23
 Observed blocked storm water drain. 3/07/23
 Please clear all blocked / filled storm water drains . 3/07/23
 Please ensure appropriate drainage methods and not dispense 3/07/23
 into city streets or swales. 3/07/23
 3/7/2023, 6:14:34 PM TRIEVE 3/07/23
 Storm drain cleared. 3/07/23

(9)	2/02/23	NUISANCE; DENSE TREES / GROWTH § 96.26 PUBLIC NUISANCES.	1	CO 96.26(C)(4)	IN COMPLIANCE	2/21/23
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(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: 2/2/2023, 5:15:32 PM TRIEVE 2/21/23

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(9)	2/02/23	NUISANCE; DENSE TREES / GROWTH	1	CO 96.26(C)(4)	IN COMPLIANCE	2/21/23
		NARRATIVE: TRIM OR REMOVE DENSE / WILD GROWTH OF TREES / SHRUBS / HEDGES. HEDGES MUST BE TRIMMED TO 36 INCHES FOR VISIBILITY AND SAFETY CONCERNS.				2/21/23
		2/21/2023, 6:04:56 PM TRIEVE				2/21/23
		All hedges and trees have been trimmed.				2/21/23
(10)	3/03/23	RENTAL; ELEC MAINTAINED	1	CO 153.23(B)(1)	IN COMPLIANCE	3/03/23
		§ 153.23 MINIMUM STANDARDS FOR INTERIOR OF BUILDINGS.				

The interior of all buildings governed by this chapter shall be properly maintained in accordance with the following minimum standards:

(B) Electrical, light and ventilation requirements.

(1) All electrical switches, electrical outlets and other electrical fixtures shall be properly installed and maintained so as to avoid the possibility and danger of electrical shock and must be maintained in good working condition.

NARRATIVE: 2/2/2023, 5:24:07 PM TRIEVE	3/03/23
Observed light fixtures in pool area with exposed wiring.	3/03/23
Ensure all electrical fixtures are properly installed and maintained in good working condition as to prevent any chance of shock	3/03/23
3/3/2023, 5:18:53 PM TRIEVE	3/03/23

FINES:	DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
	COSTS ASSESSED	100.00	.00	.00	.00	.00
	DAILY PENALTY	.00	.00	.00	.00	.00