

Case Overview

Property/Incident Information

Owner	Address	Site Address
JMPM INVESTMENT CO LTD	941 SW 8 ST POMPANO BEACH, FL 33069	929 SW 8 ST, POMPANO BEACH, FL 33069

Legal Description

FAIRVIEW AMENDED PLAT 10-25 B LOT 8 LESS POR DESC AS BEG AT SE COR OF LOT 8,N 160.03 TO NE COR, W 5.77,S 160.08,E 9.35 TO POB BLK 11

Description

PROPERTY IS VIOLATING ZONING USE CERTIFICATE/GUIDELINES.
PROPERTY IS VIOLATING ZONING USE CERTIFICATE/GUIDELINES.
VEHICLE BEING DISPLAYED OUTDOOR FACING THE 95 (SEE NO OUTDOOR DISPLAY AFFIDAVIT)
VEHICLES BEING WORKED ON OUTDOOR. ALL ACTIVITIES ARE TO BE ENCLOSED.
LANDSCAPE VIOLATIONS, NO LIVING GROUND COVER, HEDGES, TREES ETC.

Case Status	Open	Case #	20040013	Date Next Inspection	7/27/2020
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Notes

06/24/2020 - ZONING VIOLATION

****NOTED:** PROPERTY IS VIOLATING ZONING USE CERTIFICATE/GUIDELINES.
VEHICLE BEING DISPLAYED OUTDOOR FACING THE 95 (SEE NO OUTDOOR DISPLAY AFFIDAVIT)
VEHICLES BEING WORKED ON OUTDOOR. ALL ACTIVITIES ARE TO BE ENCLOSED.
LANDSCAPE VIOLATIONS, NO LIVING GROUND COVER, HEDGES, TREES ETC.

100.04 Removing grass or earth -

1) PLEASE RESTORE ALL GRASS AREAS, INCLUSIVE OF SWALE AREA AND MAINTAIN THESE AREAS WITH LIVING GROUND COVER. PLEASE NOTE THAT ROCK/GRAVEL IS NOT AN APPROVED MATERIAL TO BE USED AS GROUND COVER. (THE SWALE AREA IS NOT TO BE ALTERED - ENGINEERING).

113.20(A) Business Tax Receipt; Requirement—

2) OBSERVED THAT THERE IS NO REQUIRED BUSINESS TAX RECEIPT ON FILE FOR THE OWNER OF PROPERTY AS A LANDLORD AND IN THE NAME OF COMPANY ON DISPLAY ON PERMITTED SIGNS.

PLEASE OBTAIN ALL REQUIRED BUSINESS TAX RECEIPTS AS LANDLORD AND FOR COMPANY ADVERTISED ON PERMITTED SIGNS ON DISPLAY FOR THIS COMMERCIAL RENTAL PROPERTY IN COMPLIANCE WITH ALL CITY CODES AND PROPERLY MAINTAIN AT ALL TIMES.

113.20(B) Operations Inconsistent with Business Tax Receipt—

3) OPERATIONS INCONSISTENT WITH APPROVED BUSINESS TAX ON FILE. PLEASE NOTE THAT THERE IS TO BE NO OUTDOOR DISPLAY. THIS BUSINESS IS NOW IN BREACH OF THE OUTDOOR ACTIVITY/STORAGE RESTRICTION AS SIGNED AND NOTARIZED BY MR HARRY

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FRANK.

113.32 Display of business tax receipt –

4) PLEASE CONSPICUOUSLY DISPLAYED AT THIS COMMERCIAL RENTAL PROPERTY ALL REQUIRED BUSINESS TAX RECEIPTS IN COMPLIANCE WITH ALL CITY CODES AND PROPERLY MAINTAIN AT ALL TIMES.

152.01(B) Violation of Florida Building Code –

5) OBSERVED INSTALLATION OF METAL CHAIN LINK FENCE, GATES AND PROHIBITED GRAVEL ROCKS IN RIGHT-OR-WAY/ SWALE AREAS AND ALLOWING PARKING ON ROCKS IN SWALE AREAS, VACANT LOT ACROSS STREET AND AT DEAD END OF STREET, INSTALLATION EXTERIOR GFCI, METAL POLES IN OFF-STREET FRONT PARKING AREAS FOR MOUNTING OF SURVEILLANCE SECURITY CAMERAS SYSTEM AND ON THE EXTERIOR STRUCTURE/BUILDING WALLS OF ADDITIONAL SURVEILLANCE SECURITY CAMERAS LIGHT WITH NO PERMITS ON FILE.

****NOTED:** PLEASE CONTRACT STATE OF FLORIDA LICENSED ELECTRICIAN AND/OR GENERAL CONTRACTOR TO OBTAIN REQUIRED "AFTER THE FACT" PERMITS FOR SCOPE OF WORK DONE AND/OR RETURN THIS COMMERCIAL RENTAL PROPERTY TO IT'S ORIGIN STATE.

155.4201(B)1 General –

6) PLEASE REMOVE ALL VEHICLES BEING STORED OR WORKED ON OUTDOOR. AS PER THE CODE, ALL USES ARE TO BE TOTALLY AND PERMANENTLY ENCLOSED WITHIN THE BUILDING. ALL VEHICLES THAT ARE BEING STORED IN THE STREET OR CITY RIGHT OF WAY SHOULD ALSO BE REMOVED.

155.5203(B)6.c. Landscaping –

7) PLEASE UTILIZE A TREE TRIMMER LICENSED IN BROWARD COUNTY AND REGISTERED IN POMPANO BEACH TO UNDERTAKE THE REPLACEMENT OF IDENTIFIED MISSING TREES (PER PERMIT DIRECTIONS). PLEASE CONTACT THE URBAN FORESTRY DEPARTMENT FOR DETAILS ON THE TREE PERMITTING PROCESS.

155.8202.B. SPECIFIC VIOLATIONS –

8) PLEASE OBTAIN ALL REQUIRED APPROVALS FOR THE USE OF THIS PROPERTY. THE CITY'S FILE INDICATES THAT ALL REQUIREMENTS HAVE NOT YET BEEN MET. THIS IS INCLUSIVE OF SITE PLAN APPROVALS.

156.12 (D) PROHIBITED SIGNS –

9) PLEASE REMOVE ALL SIGNS AND LIGHTING NOT ALONG THE EAST SIDE OF STRUCTURE/ BUILDING FACING AND ON DISPLAY AND VISIBLE FROM I95.

156.12 (V) PROHIBITED SIGNS –

10) PLEASE REMOVE STROBING/FLASHING LIGHTS BEING USED AS ATTENTION GAINING DEVICES UNDER CARS THAT ARE BEING ADVERTISED IN PLAIN VIEW OF THE 95 HIGHWAYS. THIS POSES AS A TRAFFIC HAZARD.
BY DEFINITION ATTENTION -GAINING DEVICES ARE ANY DEVICES /FIXTURES WITHOUT LETTERING THAT IS USED TO ATTRACT THE ATTENTION OF THE PUBLIC TO A SPECIFIC LOCATION OR FOR THE PURPOSE OF IDENTIFYING OR ADVERTISING ANY ESTABLISHMENT, PRODUCT OR SERVICE.

****NOTED:** THIS CASE WILL NOT BE CLOSED UNTIL ALL REQUIRED PERMITS HAVE BEEN

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OBTAINED AND PASSED FINAL INSPECTIONS. **

**NOTED: THE PROPERTY OWNER MUST CALL FOR A REQUIRED RE-INSPECTION OF PROPERTY **

FOR ANY OTHER QUESTIONS CONCERNS THIS NOTICE AND/OR TO REQUEST A REQUIRED RE-INSPECTION, PLEASE CONTACT Julius Dent, CODE COMPLIANCE OFFICER AT: 229.328.0699 or jdent@cgasolutions.com.

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
2/5/2019	Complaint
4/3/2020	Notice of Violation
6/24/2020	Affidavit of Non-Compliance
6/24/2020	Notice of Hearing
8/22/2020	Notice of Continuance
8/22/2020	Notice of Hearing

Violations

Ordinance/Regulation	Section	Description	Date Complied
Chapter 100: Streets and Sidewalks	100.04 Removing grass or earth	It shall be unlawful to remove grass, earth, or sand, dig up any street, or deposit material of any kind on any street without permission of the City Manager or his duly-authorized representative. ('58 Code, § 44.05) Penalty, see § 10.99	Not in Compliance - Reinspection Date: 7/27/2020
Chapter 100: Streets and Sidewalks	100.35(F)1 BUILDING OR OBSTRUCTION ON PUBLIC STREETS, SIDEWALKS, AND RIGHT-OF-WAY SWALE AREAS.	Limited landscaping may be located in right-of-way street swale areas in single-family residential districts only, provided the following requirements are met: (1) Landscaping items, other than street trees, placed by the adjacent property owner or agent in the right-of-way street swale area which are located within six feet of the edge of the adjacent public roadway shall not consist of boulders, rocks, concrete blocks or other similar items, which are more than six inches in height as measured above the elevation of the edge of the adjacent public roadway. All landscaping items within the public right-of-way at a distance greater than six feet off the edge of the public roadway shall be limited to a maximum height of 18 inches above the elevation of the edge of the adjacent public roadway. Concrete pyramids, private electric lines or lights, concrete or wood posts, concrete columns, ponds, fountains or chains shall not be constructed or placed within the public right-of-way.	Not in Compliance - Reinspection Date: 7/27/2020
Chapter 113: Business Tax Receipts	113.20(A) Business Tax Receipt; Requirement	It shall be unlawful for any person to engage in or manage any business, profession or occupation within the city limits without first obtaining a business tax receipt to do business under this chapter. Each day's selling or disposing of merchandise, managing or engaging in business or in an occupation or profession without obtaining the proper business tax receipt, shall constitute a separate and distinct violation of this section.	Not in Compliance - Reinspection Date: 7/27/2020
Chapter 113: Business Tax Receipts	113.20(B) Operations Inconsistent with Business Tax Receipt	It shall be unlawful for any person to engage in or manage any business, profession or occupation within the city in a manner not specified in or inconsistent with the classification listed with an approved business tax receipt issued by the city, or in a manner not specified in or inconsistent with the business operation or conduct as described by the applicant in the application for said business tax receipt. Transaction of business in the aforementioned manner shall constitute a separate and distinct violation of this section for each day business is conducted.	Not in Compliance - Reinspection Date: 7/27/2020

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Chapter 113: Business Tax Receipts	113.32 Display of business tax receipt	(A) Every person having a business tax receipt shall exhibit the business tax receipt when called upon to do so by an authorized officer of the city, and all business tax receipts must be conspicuously displayed at all times. ('58 Code, § 22.19) (B) It is the duty of any person exercising the privilege of conducting a business, occupation, or profession for which a business tax receipt is required, to post his business tax receipt in a conspicuous place in or about his place of business where it may be seen upon inspection by any city official, and for his failure to do so, he shall, upon conviction, be punished. ('58 Code, § 22.17) (C) Whenever a business tax receipt is required to be paid on any machine, trade board, vehicle, or the like, the business tax receipt or other evidence of payment of the tax must be located in a prominent place upon the premises where the machine, trade board, vehicle or the like as designated by the Development Service...	Not in Compliance - Reinspection Date: 7/27/2020
Chapter 152: Buildings	152.01(B) Violation of Florida Building Code	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.	Not in Compliance - Reinspection Date: 7/27/2020
Chapter 155: Zoning	155.4201(B)1 General	STANDARDS APPLICABLE TO ALL USES. The following use standards shall be applicable to all uses: All uses shall be totally and permanently enclosed within a building.	Not in Compliance - Reinspection Date: 7/27/2020
Chapter 155: Zoning	155.5203(B)6.c. Landscaping	GENERAL REQUIREMENTS FOR LANDSCAPING. Maintenance of Landscaping. Removal or relocation of any tree shall be subject to the Tree Permit procedure in Section 155.2411, Tree Permit, and tree preservation standards in Section 155.5204, Tree Preservation	Not in Compliance - Reinspection Date: 7/27/2020
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.	Not in Compliance - Reinspection Date: 7/27/2020
Chapter 156: Sign Code	156.12 (D) PROHIBITED SIGNS	It is unlawful for any person to erect, install, affix, place, or to assist or participate in same, or allow to be erected, installed, affixed, or placed any of the following signs that is not designated as a landmark sign: (D) Vehicular advertising signs.	Not in Compliance - Reinspection Date: 7/27/2020
Chapter 156: Sign Code	156.12 (V) PROHIBITED SIGNS	It is unlawful for any person to erect, install, affix, place, or to assist or participate in same, or allow to be erected, installed, affixed, or placed any of the following signs that is not designated as a landmark sign: (V) Attention-gaining devices.	Not in Compliance - Reinspection Date: 7/27/2020