

Code Case Detail Report

ATTACHMENT F

CDPR4204 - Code Case Detail Report

CASE NBR: 944451

AO NBR: 661628

OLD CASE NBR

STATUS: OPEN

INSPECTOR: BENNETT, MAUREEN

CASE TYPE: LAND DEVELOPMENT

FOLIO NBR: 0577-030-000

AO INFORMATION

OPEN DATE 2/13/2024 OPEN USER CE344RH2
COMPL NAME LINDA LEAR COMPL PHONE
COMPL ADDRESS 1918 SE 17TH ST Ocala COMPL FAX

CASE INFORMATION

ADDR NBR: 11408 LOCATION: 13250 NW 160TH AVE & 13252 NW 160TH AVE,
OPEN DATE: 02/15/2024 DISPOSITION CODE ENFORCEMENT BOARD
CLOSE DATE: DISP BY: DISP DATE:
DIRECTIONS: 27 TO CROSS 326 GO 5 MILES TO 160 AVE T/L GO 1 MILE TO PROEPERTY ON RIGHT
DRIVEWAY W/2 BLACK MAILBOXES AND PAPER BOX T/R ONTO DRIVE AND FOLLOW
AROUND TO EXISTING MH

CATEGORY: CE - FLOOD-STORMWATER

PRIORITY: 0 LAST VISIT ID: 610229 ZIP: 32668

HEARING DATE: CONTACT?:

DESCRIPTION: PHYSICAL FILE ID:

SANCTUARY TO THE MAXX IS RELOCATING FROM RAINBOW LAKES ESTATES WITHOUT A SUP FOR A KENNEL.
ALSO PLACED 5 LOADS OF SAND IN THE FLOODZONE. WILL NEED A FLOODZONE DEVELOPMENT PERMIT FROM
GS IF PLACING ANY BLDGS/FILL IN FLOODZONE.

CONTACT INFORMATION:

DORI LOPRIORE

PHONE: 239-298-6752 FAX:

TENANT INFORMATION:

PHONE: FAX:

OWNER INFORMATION:

SANCTUARY TO THE MAXX INC & DORI LOPRIORE
13250 NW 160TH AVE
MORRISTON, FL 32668

PHONE: 239-298-6752 FAX:
MTG: THE RICHARD W. TOWERS TRUST
TERRIE L TOWERS TR
8705 SW 200TH CIR
DUNNELLON, FL 34431

VIOLATOR INFORMATION:

SANCTUARY TO THE MAXX INC & DORI LOPRIORE
NANETTE N CASTIGLIA, R/A
13252 NW 160TH AVE
MORRISTON, FL 32668-7010
PHONE: FAX:

COMPLAINANT INFORMATION:

NAME/ADDRESS: PHONE: FAX:
LINDA LEAR
1918 SE 17TH ST Ocala

ACTION ORDER NOTES:

US Hwy 27 north / TL @ NW 160th Ave / flag lot is on RHS

VISITS:

CASE NBR:

944451

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VISIT NBR	INSPECTOR	NAME	SCHEDULED DATE	VISIT DATE	NBR DAYS COMP
619380	CE344MB	BENNETT, MAUREEN	04/23/2024	04/17/2024	
At 4:50 p.m. Owner called. She said the neighbors are harassing her, threatening to burn her house down. She has spoken to the County Administrator, and there is a meeting scheduled for 4/29/24 at 2:00 p.m. 239 298 6752					
631774	CE344MB	BENNETT, MAUREEN	07/25/2024	07/25/2024	
At 2:22 p.m. Ken Odom received a public records request. Copied file. Owner has requested a SUP. P&Z on 9/30/24, BOCC on 10/15/24.					
610830	CE344MB	BENNETT, MAUREEN	02/27/2024	02/28/2024	
At 4:27 p.m. Call from owner 239 298 6752. She isn't operating a kennel yet. She's gotten with growth services and needs an elevation certificate, which she is pricing now. MB informed the owner the violations listed on the letter are intended as a community spirit notice of the corrective actions she will need to take as she moves forward.					
610230	CE344MB	BENNETT, MAUREEN	02/22/2024	02/20/2024	
At 12:18 p.m. Talked to RH - send notice as a community spirit. Stormwater is handling dirt, and the deadline to file for a SUP is 3/27/24.					
620779	CE344MB	BENNETT, MAUREEN	05/06/2024	06/27/2024	
At 10:00 a.m. MB spoke to Ken Odom and RH2. Ken has received additional complaints in reference to Sanctuary to the Maxx, and the owner has not complied with county requests. They do need a Special Use Permit to operate in A-1 zone. Floodplain permits are required due to the fill dirt brought on to the property. Will prepare case for the September CEB.					
631582	CE344MB	BENNETT, MAUREEN	07/24/2024	07/18/2024	
9:00 appointment with owner. Piggybacked by Officer Pierce and supervisor of Animal control. MB took photographs of dirt piles. Yard clean. No accumulation of junk. She has not unpacked yet because of uncertainty of future. Dogs healthy, friendly. Met 5 dogs on site.					
630138	CE344MB	BENNETT, MAUREEN	07/12/2024	07/16/2024	
At 8:49 am MB and Ken Odom called Dori L. 239 298 6752. Ken told her exactly what is needed to be turned in by Thursday. SUP application, pets, rescues, everything issued by Animal Control, etc. Liz Madeloni to call Dori regarding floodplain development. MB had to call Dori back to tell her Liz will be out of the office the rest of the week. MB has a 10:00 appointment with Dori to view dirt behind the structure.					
612050	CE344MB	BENNETT, MAUREEN	03/06/2024	04/16/2024	
At 3:57 p.m. Meeting with Ken Odom and RH. Animals are being brought to the site. If the animals are re-homed, its a business, and a SUP is required. If it is a sanctuary, and the animals stay there for life, it is not a business. She may just have one animal, and it may be her pet Ken said. Ken to call owner.					
631395	CE344MB	BENNETT, MAUREEN	07/29/2024	07/17/2024	
At 9:53 a.m. Called Dori. Forgot 10:00 appointment with MB.. Rescheduled for tomorrow at 9am. One photograph taken at gate by MB.					

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619392 CE344MB BENNETT, MAUREEN 04/24/2024 04/29/2024

At 1:30 p.m. Meeting with owner, her partner and Board Member, Brittany Holmes, R. Hough, Animal Control, legal, director, and Ken Odom from Planning. Right now the 5013(c) is exempt from kennel license requirement. However, the exemptions are going to be eliminated later this year, and a kennel license will be required. Right now, a SUP is required - she raises, solicits donations, and tries to adopt animals out, all of which require a SUP. With the SUP, there are floodplain issues, a DRA is required. A permit and elevation certificate is required for each building placed on the property, and so on. The owner is to provide the county of an inventory of her animals, and which animals fall under the umbrella of the Sanctuary, and which animals are her personal pets.

629083 CE344MB BENNETT, MAUREEN 07/05/2024 07/05/2024

At 9:30 a.m. Talked to owner. No new dogs. Alleges neighbor put turtles in yard to have dogs attack them. Turtles are in a rescue. Has not taken in any more dogs. 4 dogs observed. O admitted the dirt piles are in the rear, she hasn't moved the dirt, but it was not visible from the gate. She knows that with the fervor of the complainants, she will never get a SUP. Photographs taken by MB.

610229 CE344MB BENNETT, MAUREEN 02/15/2024 02/15/2024

At 10:00 a.m. No trespassing at entrance gate, but Ms. Lopriore came out to speak with MB. 239 298 6752. MB handed her an SUP application, she wasn't aware she needed one, due to A-! zoning. Then MB told her about the flood plain, giving her a copy of the map showing the location of the floodplain. Strongly suggested to Ms. Lopriore that she contact Zoning first, giving her the number and Cindy Hall's name. She's hired a contractor, Ocala Steele, and plans on pulling permits for all her structures. She asked if she could build anything. MB told her not until she meets with Zoning and addresses the floodplain requirements. She may go after her realtor, who misrepresented the property to her. Unable to access site, photographs taken from dirt road. She photographed action order also.

631358 CE344RH2 HOUGH, ROBIN 07/23/2024 07/15/2024

7/15/2024 RH2; GSD Chuck Varadin advised me they had a meeting and Sanctuary to the Maxx has 1-2 weeks to submit the SUP application and if they don't submit by then, we can move forward to taking the case to the CEB.

GSD Varadin also sent the following email; "Legal, Growth Services, and Animal Services met today about Ms. Lopriore's sanctuary and we agreed to accept her SUP application and move the process forward. This will allow a specific time for the public to comment on the proposal, Ms. Lopriore to make her case to the Board, and a timeframe for a decision on the sanctuary (rather than the question continuing indefinitely until they have licensed all the animals). Staff has also met and talked with Ms. Lear about her concerns with the sanctuary and Ms. Lopriore. Legal (Dana) said she would reach out and talk with Ms. Lear before moving it to Tracy or Mounir."

632841 CE344MB BENNETT, MAUREEN 08/01/2024

LETTERS:

REF TYPE	LETTER NAME	RQST DATE	PRINT DATE	SEND DATE	STATUS
CC	CEO-NOV LDC OTHEI	02/20/2024	02/20/2024	02/20/2024	SENT
CC	CEB REPORT2020	06/27/2024	07/05/2024		ACTV
CC	CEO-NOV LDC OTHEI	07/05/2024	07/16/2024		ACTV

VIOLATIONS:				
STATUS	GROUP	CODE	VIOL. DATE	DESCRIPTION/REMARKS
VIOLATION	CE	4.2.2K	2/15/2024	OPERATING A KENNEL WITHOUT A SUP
VIOLATION	CE	5.3.8	2/15/2024	FLOOD PLAIN OVERLAY ZONE

IMAGES:

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IMAGE DATE	IMAGE DESCRIPTION
7/18/2024	Case 944451-MB. At 9:00 appointment 13250/13252 NW 160th Ave Zoning case Photographs taken by MB
7/18/2024	Case 944451-MB. At 9:00 appointment 13250/13252 NW 160th Ave Zoning case Photographs taken by MB
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LAND DEVELOPMENT

FOLIO NBR: 0577-030-000

7/18/2024 Case 944451-MB. At 9:00 appointment
13250/13252 NW 160th Ave
Zoning case
Photographs taken by MB

7/18/2024 Case 944451-MB. At 9:00 appointment
13250/13252 NW 160th Ave
Zoning case
Photographs taken by MB

7/17/2024 Case 944451-MB. At 9:53 a.m.
13250/13252 NW 160th Ave
Zooning case
Photograph taken by MB

7/5/2024 Case 944451-MB. At 9:30 am
13250/13252 nw 160TH aVE
Zoning, other
Photographs taken by MB.

7/5/2024 Case 944451-MB. At 9:30 am
13250/13252 nw 160TH aVE
Zoning, other
Photographs taken by MB.

7/5/2024 Case 944451-MB. At 9:30 am
13250/13252 nw 160TH aVE
Zoning, other
Photographs taken by MB.

7/5/2024 Case 944451-MB. At 9:30 am
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Zoning, other
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7/5/2024 Case 944451-MB. At 9:30 am
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Zoning, other
Photographs taken by MB.

7/5/2024 Case 944451-MB. At 9:30 am
13250/13252 nw 160TH aVE
Zoning, other
Photographs taken by MB.

7/5/2024 Case 944451-MB. At 9:30 am
13250/13252 nw 160TH aVE
Zoning, other
Photographs taken by MB.

2/15/2024 Case 944451-MB. At 10:00 a.m.
13250-13252 NW 160th Ave
Kennel/floodplain
Photographs taken by MB

2/15/2024 Case 944451-MB. At 10:00 a.m.
13250-13252 NW 160th Ave
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NOTES:

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CASE NBR: 924105

AO NBR: 655198

OLD CASE NBR

STATUS: OPEN

INSPECTOR: DURBIN, DIANNA

CASE TYPE: LAND DEVELOPMENT

FOLIO NBR: 1808-000-032

COMPLAINANT INFORMATION:

NAME/ADDRESS:

PHONE:

FAX:

DEBRA LEISTEN

847-533-2289

2041 SW GRANDVIEW AVE

DUNNELLON FL 34431

ACTION ORDER NOTES:

W HWY 40 W / TR S US HWY 41 / TL RAINBOW LAKES BLVD / TR SW PERSIMMON LN / TL SW SEA CLIFF AV

SEE EMAIL COMPLAINT ATTACHED

On June 2nd, 2023, at 5:53 am. MB observed multiple kennels with dogs in them. MB spoke to the owner. She said she is a 501(c)(3) exemption. She produced documentation from Department of the Treasury, IRS, confirming her exempt status. They determined she is a public charity. Addressed to Sanctuary to the Maxx, 21875 SW Sea Cliff Ave. The exemption is good to 2028. Copies scanned to action order. On 6/6/23, at 12:20 pm MB called Animal Services and confirmed exempt status, Ordinance number Chapter 4, Sec 4-29, Subsection a. MB then called PR, Debra Leisten, 847 533 2289. She is not happy at all. Informed her her complaint of running a kennel is closed. Her concerns about barking and heat should be addressed to Animal control. Photographs taken by MB.

Close.

VISITS:

ATTACHMENT F

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AO NBR: 655198

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STATUS: OPEN

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CASE TYPE: LAND DEVELOPMENT

FOLIO NBR: 1808-000-032

<u>VISIT NBR</u>	<u>INSPECTOR</u>	<u>NAME</u>	<u>SCHEDULED DATE</u>	<u>VISIT DATE</u>	<u>NBR DAYS COMP</u>
593121	CE344DD	DURBIN, DIANNA	10/05/2023	09/19/2023	
On 9/19/23 I received a call from Dori 239-298-6752 asking what she needs to do to close the Code Case, I advised her she needed to get the SUP turned in by 9/29/23 she stated she would have it turned in next week. She was asking about the building and permitting so I transferred her to the Building Dept.					
605771	CE344DD	DURBIN, DIANNA	03/11/2024		
596530	CE344DD	DURBIN, DIANNA	10/23/2023	10/30/2023	
I received a call from Ron 717-968-0733 a neighbor he was concerned about the noise of the dogs barking but he was not ready at this time to make a complaint but he asked for the RP so he could speak to them about the dogs.					
581630	CE344MB	BENNETT, MAUREEN	06/12/2023	06/12/2023	
Talked to Cindy Garr. SUP is required even with the 501c 3 exemption. Property is zoned R-1.					
595908	CE344DD	DURBIN, DIANNA	11/08/2023	10/10/2023	
I spoke to Dori 239-298-6752 she confirmed what Ken Odom said that she was not going to do the SUP they have the house for sale and are currently looking for a property with A1 zoning so they can have the kennel. She also stated she was unable to get an electrical permit due to violations throughout the building dept. I provided her with Ryan's # I discussed case with Supervisor Hough and it was decided to send the case to CEB due to the time to sell a house and I called and advised Dori.					
603948	CE344DD	DURBIN, DIANNA	01/01/2024	01/05/2024	
On 1/5/24 at 8:05 a.m. I re-inspected and the kennels were still at the location. I am completing an Affidavit of continuing violation					
595979	CE344RH2	HOUGH, ROBIN	10/30/2023	10/16/2023	
10/16/2023 RH2					
- Checked court cases, public records for newly recorded deeds, LPs, liens, foreclosure, probate, etc.					
- Verified Address of Record is up to date					
- Verified owner information					
- Researched possible probate status					
- Approved for 12-13-23 CEB mtg.					
603096	CE344DD	DURBIN, DIANNA	01/05/2024	12/18/2023	
I received a call from Nanette she advised she was signing on a property tomorrow but would need more time to have everything removed from the property. I advised her the case went in front of the CEB and she had till Jan 3 she advised she needed more time I explained she would have to come to the Jan 10 CEB and ask for more time. She stated she did not receive any notification and I advised her someone had signed the Cert mail Loporie she stated it was not her.					
605286	CE344DD	DURBIN, DIANNA	01/25/2024	01/10/2024	
CEB 1/10/24 Nanette did not show up as she had stated the board ordered continuing violation and the fines will max out on March 4th, 2024					
597876	CE344DD	DURBIN, DIANNA	11/20/2023	12/08/2023	
On 12/8/23 I re-inspected and the kennel is still being ran at the location					
581632	CE344MB	BENNETT, MAUREEN	06/19/2023	06/23/2023	
At 12:50 p.m. Found phone number for Sanctuary to the Maxx on the internet. Spoke to Dory. 239 298 6752 She also has been in touch with Cindy Gauphf in Zoning. MB explained she has to apply for a SUP, and that MB will be sending a NOV, and a SUP application.					

CASE NBR: 924105**ATTACHMENT F****AO NBR: 655198**OLD CASE NBRSTATUS: OPENINSPECTOR: DURBIN, DIANNACASE TYPE: LAND DEVELOPMENTFOLIO NBR: 1808-000-032

602601 CE344RH2 HOUGH, ROBIN 01/08/2024 12/13/2023
 12/13/2023 RH2 presented case to CEB. Respondent(s) not present.
 CEB confirmed the violation(s). Clear on or before 1/4/2024 or be
 fined \$50/\$3000.

587302 CE344DD DURBIN, DIANNA 08/24/2023 08/10/2023
 I received a call from Nanette 239-298-6752 she advised she has
 been in contact with Ken Odom and he has given her several item to
 complete that are going to take some time to fill out. I spoke to
 Ken O and he stated yes he gave told her he needed records of all
 animals, site plan of befor and after she has the building that has
 been donated. He will do a site visit with animal control also.

588306 CE344DD DURBIN, DIANNA 09/11/2023 09/15/2023
 On 9/15/23 I observed a large building that has been placed on the
 property I verified there was no permit. I have sent an email to
 Ken Odom and Ryan Arbuckle

603548 CE344DD DURBIN, DIANNA 01/08/2024 12/20/2023
 On 12/20/23 I posted the Board Orders on the front door, court house
 and mailed to owner

581634 CE344MB BENNETT, MAUREEN 06/30/2023 07/26/2023
 On 7/26/23 I observed there is still an aminal shelter at the
 locaiton. I Sent an email to Cindy Gauff to verify if a permit
 has been submitted. Cindy replied that no permit had been
 submitted at this time.

586432 CE344DD DURBIN, DIANNA 08/07/2023 08/04/2023
 I sent a Still in violation Letter to the owner advising need to
 have sup submitted by 8/25/23

593630 CE344DD DURBIN, DIANNA 10/04/2023 10/09/2023
 I spoke to Ken Odom and he stated he spoke to Dori on friday
 10/6/23 and she stated she was no longer doing the SUP due to the
 neighbors complaining that the house was for sale and she will be
 finding another property on A-1 to move the kennel.

581626 CE344MB BENNETT, MAUREEN 06/02/2023 06/02/2023
 On June 2nd, 2023, at 5:53 pm. MB observed multiple kennels with
 dogs in them. MB spoke to the owner. She said she is a 501(c)(3)
 exemption. She produced documentation from Department of the
 Treasury, IRS, confirming her exempt status. They determined she is
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 Cliff Ave. The exemption is good to 2028. Copies scanned to
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 confirmed exempt status, Ordinance number Chapter 4, Sec 4-29,
 Subsection a. MB then called PR, Debra Leisten, 847 533 2289. She
 is not happy at all. Informed her her complaint of running a
 kennel is closed. Her concerns about barking and heat should be
 addressed to Animal control. Photographs taken by MB.

LETTERS:

REF TYPE	LETTER NAME	RQST DATE	PRINT DATE	SEND DATE	STATUS
CC	CEO-NOV LDC ART	06/23/2023	10/17/2023		ACTV
CC	CEO-STILL IN VI	08/04/2023			ACTV
CC	CEB REPORT2020	11/29/2023			ACTV
CC	AFFIDAVIT OF COI	01/05/2024			ACTV

VIOLATIONS:

STATUS	GROUP	CODE	VIOL. DATE	DESCRIPTION/REMARKS
VIOLATION	CE	4.3.1	6/2/2023	BUSINESS/HOME OCCUPATION

IMAGES:

ATTACHMENT F**CASE NBR: 924105****AO NBR: 655198**OLD CASE NBRSTATUS: OPENINSPECTOR: DURBIN, DIANNACASE TYPE: LAND DEVELOPMENTFOLIO NBR: 1808-000-032

<u>IMAGE DATE</u>	<u>IMAGE DESCRIPTION</u>
1/5/2024	Case # 924105 at 8:05 a.m. DD 21875 SW sea cliff Ave Kennel Photos by DD
1/5/2024	Case # 924105 at 8:05 a.m. DD 21875 SW sea cliff Ave Kennel Photos by DD
1/5/2024	Case # 924105 at 8:05 a.m. DD 21875 SW sea cliff Ave Kennel Photos by DD
1/5/2024	Case # 924105 at 8:05 a.m. DD 21875 SW sea cliff Ave Kennel Photos by DD
1/5/2024	Case # 924105 at 8:05 a.m. DD 21875 SW sea cliff Ave Kennel Photos by DD
1/5/2024	Case # 924105 at 8:05 a.m. DD 21875 SW sea cliff Ave Kennel Photos by DD
1/5/2024	Case # 924105 at 8:05 a.m. DD 21875 SW sea cliff Ave Kennel Photos by DD
12/20/2023	Case # 924105 at 8:17 a.m. DD 21875 SW sea cliff ave Kennel Photos by DD
12/20/2023	Case # 924105 at 8:17 a.m. DD 21875 SW sea cliff ave Kennel Photos by DD
12/8/2023	Case # 924105 at 8:47 a.m. DD 21875 SW SeaCliff Ave Kennel Photos by DD
12/8/2023	Case # 924105 at 8:47 a.m. DD 21875 SW SeaCliff Ave Kennel Photos by DD
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INSPECTOR: DURBIN, DIANNA

CASE TYPE: LAND DEVELOPMENT

FOLIO NBR: 1808-000-032

10/17/2023 Case # 924105 at 8:53 a.m. DD
21875 SW Sea Cliff Ave
Kennel
Photos by DD

9/15/2023 Case # 924105 at 8:41 a.m. DD
21875 SW Sea Cliff
Kennel
Photo by DD

7/26/2023 Case # 924105 at 10:40 a.m. DD
21875 SW Sea Cliff Ave
Animal Shelter
Photos by DD

7/26/2023 Case # 924105 at 10:40 a.m. DD
21875 SW Sea Cliff Ave
Animal Shelter
Photos by DD

7/26/2023 Case # 924105 at 10:40 a.m. DD
21875 SW Sea Cliff Ave
Animal Shelter
Photos by DD

6/2/2023 Case 924105-MB. At 5:53 p.m.
21875 SW SEA CLIFF AVE
Kennel complaint
Photographs taken by MB

6/2/2023 Case 924105-MB. At 5:53 p.m.
21875 SW SEA CLIFF AVE
Kennel complaint
Photographs taken by MB

6/2/2023 Case 924105-MB. At 5:53 p.m.
21875 SW SEA CLIFF AVE
Kennel complaint
Photographs taken by MB

6/2/2023 Case 924105-MB. At 5:53 p.m.
21875 SW SEA CLIFF AVE
Kennel complaint
Photographs taken by MB

6/2/2023 Case 924105-MB. At 5:53 p.m.
21875 SW SEA CLIFF AVE
Kennel complaint
Photographs taken by MB

NOTES:
