



CITY OF
FORT
LAUDERDALE

Venice of America

SPECIAL MAGISTRATE
HEARING
AGENDA

FEBRUARY 2, 2006

JUDGE FLOYD V. HULL
PRESIDING

AGENDA
SPECIAL MAGISTRATE
JUDGE FLOYD V HULL, PRESIDING
CITY COMMISSION MEETING ROOM - CITY HALL
FEBRUARY 2, 2006
9:00 AM

HEARING COMPUTER SCHEDULED

CASE NO: CE05120906
CASE ADDR: 1316 CORDOVA RD
OWNER: CONNER, TIMOTHY D
INSPECTOR: MIKE MALONEY

VIOLATIONS: 9-281(b)
BOAT TRAILER WITHOUT TAG ON PROPERTY.

CASE NO: CE05111482
CASE ADDR: 725 NW 4 AVE
OWNER: SAINT CLAIRE LAND TRUST, ALEXANDER, CHARLES TRST
INSPECTOR: GILBERT LOPEZ

VIOLATIONS: 18-27(a)
THERE IS TRASH, RUBBISH AND DEBRISH SCATTERED ACROSS THE
PROPERTY.

47-20.20 H.
THE PARKING AREA NEEDS TO BE RE-STRIPED AND RE-SURFACED.

47-21.8 A.
THERE ARE AREAS OF MISSING OR DEAD GROUND COVER.

9-280(f)
THE PLUMBING SYSTEM IS NOT WORKING PROPERLY CAUSING
SEWAGE TO BACK UP.

9-306
THE BUILDING NEEDS TO BE PAINTED. THERE IS A MISSING DOOR
TO THE UTILITY ROOM.

CASE NO: CE05121617
CASE ADDR: 637 W DAYTON CIR
OWNER: JONES, CARL & SHIRLEY E
INSPECTOR: ANDRE CROSS

VIOLATIONS: 25-7(a)
VEHICLES CONSTANTLY BLOCKING SIDEWALK NOT ALLOWING
PEDESTRIANS TO PASS.

9-281(b)
THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THIS
PROPERTY.

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CASE NO: CE05121358
CASE ADDR: 420 SE 18 CT
OWNER: DREYER, C ISABEL & DREYER, H J & SLAUGHTER, K E D
INSPECTOR: PALOUMBIS, ANGELO

VIOLATIONS: 18-27(a)
THERE IS TRASH/DEBRIS ON THE PROPERTY.

CASE NO: CE05121875
CASE ADDR: 829 SW 16 CT
OWNER: RAGOS INVESTMENTS LLC
INSPECTOR: PALOUMBIS, ANGELO

VIOLATIONS: 18-27(a)
SITE IS NOT MAINTAINED FREE OF TRASH/DEBRIS. CONTAINER IS
NOT PROVIDED TO SECURE ALL DEBRIS AND IT IS BECOMING A
NUISANCE

CASE NO: CE05090201
CASE ADDR: 2564 SW 8 ST
OWNER: CANZONE, CORY & MISLOW, JOHN J
INSPECTOR: PEGGY BURKS

VIOLATIONS: 9-281(b)
THERE ARE SEVERAL UNLICENSED AND INOPERABLE BOAT TRAILERS
AND A LAWN TRAILER ON THE PROPERTY.

CASE NO: CE05091391
CASE ADDR: 2400 SW 6 ST
OWNER: ELGE, MICHAEL & JOSEPH, ISMARELIE
INSPECTOR: PEGGY BURKS

VIOLATIONS: 9-281(b)
THERE IS AN UNLICENSED AND INOPERABLE WHITE NISSAN TRUCK
ON THE PROPERTY.

CASE NO: CE05091476
CASE ADDR: 1980 SW 28 LANE
OWNER: COGSWELL, RICHARD B & MARTHANNA
INSPECTOR: PEGGY BURKS

VIOLATIONS: 9-281(b)
THERE IS AN UNLICENSED AND INOPERABLE RED CHEVROLET PICK-UP
ON THE PROPERTY.

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CASE NO: CE05090814
CASE ADDR: 1337 NW 6 AV
OWNER: SIMPSON,XIMENA GOMEZ
INSPECTOR: CHERYL PINGITORE

VIOLATIONS: 47-20.13 A.
THE GRAVEL SURFACE USED FOR PARKING HAS AREAS OF BARE SAND
AND IS LACKING SUFFICIENT GRAVEL.

9-281(b)
THERE IS AN UNLICENSED, INOPERABLE VEHICLE STORED ON THE
PROPERTY.

CASE NO: CE05090820
CASE ADDR: 1300 NW 6 AVE
OWNER: LAIRD,LARRY E
INSPECTOR: CHERYL PINGITORE

VIOLATIONS: 18-27(a)
THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING MAIN-
TAINED. THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT
THE PROPERTY.

9-280(h)(1)
THE WOOD FENCE ON THE PROPERTY HAS BROKEN SLATS AND IS IN
GENERAL DISREPAIR.

CASE NO: CE05110675
CASE ADDR: 1519 NW 15 AV
OWNER: GREENE,TIMOTHY MARK & LATRICE C
INSPECTOR: CHERYL PINGITORE

VIOLATIONS: 9-281(b)
THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THE
PROPERTY. PER SPECIAL MAGISTRATE ORDER DATED MARCH 3, 2005
THIS IS A CONSTANT AND REPETITIVE VIOLATION. (CE 04120335)

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CASE NO: CE05121020
CASE ADDR: 213 S FT LAUD BEACH BLVD
OWNER: MINIACI ENTERPRISES
INSPECTOR: AL LOVINGSHIMER

VIOLATIONS: 47-19.9 A.
THERE IS OUTSIDE STORAGE AND DISPLAYS OF GOODS AND MATERIALS BEING KEPT ON THE PUBLIC SIDEWALK IN FRONT OF THIS BUSINESS. THIS IS A REPEAT VIOLATION OF CASE CE02071047 HEARD ON 9/5/02, CE03102433 HEARD ON 12/18/03, CE03071471 HEARD ON 8/21/03 AND CE03031042 HEARD ON 4/17/03.

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CASE NO: CE05121252
CASE ADDR: 853 N FT LAUD BEACH BLVD
OWNER: LALWANI, JAMNA S & SHANKARDAS, H
INSPECTOR: AL LOVINGSHIMER

WITHDRAWN

VIOLATIONS: 47-19.9 A.
THERE IS OUTSIDE STORAGE AND DISPLAYS OF GOODS AND MATERIALS BEING KEPT ON THE PUBLIC SIDEWALK IN FRONT OF THIS BUSINESS. THIS IS A REPEAT VIOLATION OF CASE CE04100576 HEARD ON 11/04/04.

CR

CASE NO: CE05121753
CASE ADDR: 227 S FT LAUD BEACH BLVD
OWNER: CLOTHES CONNECTION INC
INSPECTOR: AL LOVINGSHIMER

VIOLATIONS: 47-19.9.A.
THERE IS OUTSIDE STORAGE OF GOODS AND MATERIALS BEING KEPT ON THE PUBLIC SIDEWALK IN FRONT OF THIS BUSINESS. THIS IS A REPEAT VIOLATION OF CASE CE03110649 HEARD ON 12/18/03 AND CASE CE 03071474 HEARD ON 8/21/03.

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CASE NO: CE05100351
CASE ADDR: 1308 NE 4 ST
OWNER: TRUJILLO, JORGE L JR
INSPECTOR: URSULA THIME

VIOLATIONS: 24-27(b)
SOLID WASTE CONTAINERS ARE STORED IN FRONT OF THE BUILDING, NOT SCREENED FROM PUBLIC VIEW.

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CASE NO: CE04121494
CASE ADDR: 532 NW 15 TER
OWNER: KEATON, MICHELE
INSPECTOR: URSULA THIME

VIOLATIONS: 18-27(a)
PROPERTY IS OVERGROWN.

47-20.20 H.
PARKING FACILITY ON THIS PROPERTY CONSISTS ONLY OF DIRT
AND SAND.

9-306
HOUSE ON THE PROPERTY HAS DIRTY, CHIPPING PAINT.

CASE NO: CE05100936
CASE ADDR: 601 NE 16 AV
OWNER: FT LAUDERDALE VICTORIA PARK LLC
INSPECTOR: URSULA THIME

VIOLATIONS: 18-27(a)
SWALE IS OVERGROWN AND LITTERED WITH TRASH AND DEBRIS.

24-27(b)
DUMPSTER IS STORED CONSTANTLY ON THE PARKING LOT. THERE IS
AN ACCUMULATION OF GARBAGE, TRASH AND DEBRIS AROUND THE
DUMPSTER.

CASE NO: CE05110679
CASE ADDR: 1500 NE 8 ST
OWNER: ESQUENAZI, DAVID
INSPECTOR: URSULA THIME

VIOLATIONS: 18-27(a)
YARDS ON THIS PROPERTY ARE OVERGROWN AND LITTERED WITH
RUBBISH, TRASH AND DEBRIS

CASE NO: CE05120720
CASE ADDR: 1500 NE 9 ST
OWNER: NORTH STONE II LLC
INSPECTOR: URSULA THIME

VIOLATIONS: 18-27(a)
YARDS ON THE PROPERTY ARE OVERGROWN.

24-27(b)
SOLID WASTE CONTAINERS ARE STORED CONSTANTLY ON THE SWALE
AFTER PICK-UP.

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CASE NO: CE05120995
CASE ADDR: 740 NE 15 AVE
OWNER: CLINTON, JAMES & MARY
INSPECTOR: URSULA THIME

VIOLATIONS: 18-27(a)
PROPERTY IS OVERGROWN. LANDSCAPE IS NOT MAINTAINED AND
BAGS AND DEAD FLORA LITTER THE YARDS.

CASE NO: CE05080168
CASE ADDR: 1132 NW 5 AV
OWNER: LAND TR #1132 NW 5 AVE
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 47-21.8
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE
PROPERTY.

CASE NO: CE05080171
CASE ADDR: 1130 NW 5 AVE
OWNER: IDAN, AMIR
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 47-21.8
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE
PROPERTY.

CASE NO: CE05090812
CASE ADDR: 1404 NW 6 AV
OWNER: SMITH, JEFFREY
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 9-306
THERE ARE AREAS OF DIRTY, STAINED AND/OR FADED PAINT ON THE
BUILDING.

9-281(b)
THERE ARE INOPERABLE, UNLICENSED VEHICLES, (BLUE TOYOTA,
YELLOW CAB) ON THE PROPERTY.

47-20.20.H
PARKING AREA NOT MAINTAINED. THE STRIPING IS MISSING.

9-313(a)
THE REQUIRED ADDRESS NUMBERS ARE NOT BEING MAINTAINED ON
THE BUILDING.

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CASE NO: CE05101518
CASE ADDR: 1519 NE 4 AVE
OWNER: SAPORITI,ROBERT
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 47-19.4.D.1.
DUMPSTER AT THIS LOCATION IS NOT BEING KEPT IN REQUIRED
ENCLOSURE.

47-20.20.H
PARKING AREA IS NOT BEING MAINTAINED. THE PARKING STRIPES
ARE FADED.

CASE NO: CE05101519
CASE ADDR: 1521 NE 4 AVE
OWNER: SAPORITI,ROBERT
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 47-20.20.H
PARKING AREA NOT MAINTAINED. THE PARKING STRIPES ARE
FADED.

CASE NO: CE05110488
CASE ADDR: 1042 NW 8 AV
OWNER: HICKENBOTTOM,DONNA
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 47-19.9
THERE IS OUTSIDE STORAGE OF BATHTUBS, SINK, WHEELCHAIR AND
MISCELLANEOUS ITEMS STORED IN THE BACK OF THE PROPERTY.

CASE NO: CE05120431
CASE ADDR: 1504 NE 1 AV
OWNER: ESHEL,RAMI
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 18-27(a)
THERE IS OVERGROWTH ON THE PROPERTY.

CASE NO: CE05120693
CASE ADDR: 1437 N ANDREWS AV
OWNER: WATT,WINSTON PATRICK
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 18-27(a)
THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS ON THE
PROPERTY.

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CASE NO: CE05120786
CASE ADDR: 1404 NW 1 AV
OWNER: CORAL RIDGE CC PROPERTIES LLC
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 18-27(a)
THERE IS OVERGROWTH, RUBBISH AND DEBRIS ON THE PROPERTY.

CASE NO: CE05121439
CASE ADDR: 1419 NW 8 AV
OWNER: WHITE, CHRISTOPHER
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 9-279(f)
OCCUPIED BUILDING DOES NOT HAVE CITY WATER SERVICE.

CASE NO: CE05121447
CASE ADDR: 1404 NW 2 AV
OWNER: WALLICK, CINDY
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 9-279(f)
OCCUPIED STRUCTURE DOES NOT HAVE CITY WATER SERVICE.

CASE NO: CE05121459
CASE ADDR: 1029 NW 1 AV
OWNER: FOJTIK, MELISSA
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 9-279(f)
OCCUPIED STRUCTURE DOES NOT HAVE CITY WATER SERVICE.

CASE NO: CE05121461
CASE ADDR: 7 NE 16 ST
OWNER: BROOKS FAMILY PROPERTIES LLC
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 9-279(f)
OCCUPIED STRUCTURE WITHOUT CITY WATER SERVICE.

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CASE NO: CE05121462
CASE ADDR: 101 W SUNRISE BLVD
OWNER: JULIAN FAMILY LIMITED
INSPECTOR: IRMA WESTBROOK

VIOLATIONS: 9-279(f)
OCCUPIED STRUCTURE DOES NOT HAVE CITY WATER SERVICE.

CASE NO: CE06011623
CASE ADDR: 2137 TANBARK LANE
OWNER: STELLA,STEPHEN G.
INSPECTOR: ROBERT GUILFORD

VIOLATIONS: BCZ 39-279
RUNNING A VESSEL STORAGE AND CLEANING BUSINESS AT A
RESIDENTIAL LOCATION, INCLUDING A CONTINUING AND
REPETITIVE VIOLATION OF CONDUCTING A BUSINESS IN A
RESIDENTIAL ZONE. THIS CASE MAY BE PRESENTED TO THE
SPECIAL MAGISTRATE EVEN THOUGH THE VIOLATIONS MAY HAVE
BEEN CORRECTED PRIOR TO THE SPECIAL MAGISTRATE HEARING.
PROPERTY OWNER WAS CITED UNDER CASE #CE04111075 FOR THE
SAME VIOLATIONS.

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CASE NO: CE05090815 CONTINUED FROM 1/19/06
CASE ADDR: 1329 NW 6 AV
OWNER: SCHMITZ,PAUL R
INSPECTOR: CHERYL PINGITORE

VIOLATIONS: 18-27(a)
THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING
MAINTAINED.

9-281(b)
THERE IS AN UNLICENSED, INOPERABLE VEHICLE STORED ON THE
PROPERTY.

9-280(h)(1)
THE WOOD FENCE ON THE PROPERTY HAS MISSING OR BROKEN SLATS
AND IS IN GENERAL DISREPAIR.

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RETURN HEARING (OLD BUSINESS)

CASE NO: CE04050813 REQUEST TO VACATE ORDERS
CASE ADDR: 3301 SW 13 AV OF 6/17/04 AND 1/2/05
OWNER: SCHAEFER INDUSTRIES INC
INSPECTOR: MARIA ROQUE

VIOLATIONS: 15-28

ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING AN OCCUPATIONAL
LICENSE.

CASE NO: CE04100818 CONTINUED FROM 8/4/2005
CASE ADDR: 745 NW 8 AV
OWNER: SAGNELLA, TODD, BRIAN & GLEN
INSPECTOR: SKIP MARGERUM

VIOLATIONS: 9-280(h)(1)

THE FENCE IS IN DISREPAIR.

9-306

THE PAINT ON THE BUILDING IS MISSING, CHIPPED OR STAINED.

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F.S.S. 162.09 HEARING TO IMPOSE FINES

CASE NO: CE05091250
CASE ADDR: 101 SW COCONUT DR
OWNER: 101 COCONUT INVESTMENTS LLC
INSPECTOR: LAURIDSEN, KARL

VIOLATIONS: 47-21.12 A.1.
TREES REMOVED FROM SITE WITHOUT PERMIT.

CASE NO: CE05051079 **WITHDRAWN**
CASE ADDR: 223 NW 6 ST
OWNER: MUNAZ ENTERPRISES INC
INSPECTOR: GILBERT LOPEZ

VIOLATIONS: 9-281(b)
THERE IS TRASH, RUBBISH AND DEBRIS ON THE PROPERTY.

9-280(h)(1)
THE FENCE ON THE PROPERTY IS IN DISREPAIR.

CASE NO: CE03121635 **CONTINUED FROM 1/5/06**
CASE ADDR: 2708 NE 29 CT
OWNER: BROWN, JAMES D
INSPECTOR: ACKLEY, LEONARD

VIOLATIONS: 18-1
THE POOL IS CRACKED AND HAS LIFTED FROM THE GROUND AND DOES NOT CONTAIN CLEAN CIRCULATING WATER.

9-306
THE SOFFIT AND FACIA AND CEILING TIMBERS ON PORCH ARE ROTTED AND HAVE PEELING AND CHIPPING PAINT.

9-308(a)
THE ROOF IS DIRTY AND NEEDS REPAIR.

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CASE NO: CE97090307
CASE ADDR: 1517 NW 05 ST
OWNER: GLASS, OLIVER C JR
INSPECTOR: ACKLEY, LEONARD

VIOLATIONS: 9-280(d)
THE ROOF AND FASCIA BOARDS ARE IN DISREPAIR AND NOT BEING PROPERLY MAINTAINED.

9-280(g)
THE ELECTRICAL HOOK-UPS AND OUTLETS THROUGHOUT THE HOUSE ARE NOT MAINTAINED IN A SAFE CONDITION.

9-281(b)
THE PROPERTY AND HEDGES HAVE BECOME OVERGROWN.

CASE NO: CE05010796 **CONTINUED FROM 1/5/06**
CASE ADDR: 590 NW 7 AVE
OWNER: FRIH CHKN LLC C/O DRAWBRIDGE SPEC OPS FUND
INSPECTOR: GOSSMAN, JOHN

VIOLATIONS: 18-27(a)
THERE IS TRASH, LITTER AND RAW GARBAGE SCATTERED ALL OVER THIS PROPERTY.

47-19.4 D.4.
THE DUMPSTER ENCLOSURE GATES ARE BROKEN AND HAVE FALLEN DOWN.

47-19.4 D.8.
THE CONCRETE WALLS OF THE DUMPSTER ENCLOSURE ARE BROKEN AND PORTIONS HAVE COLLAPSED. THE ENCLOSURE IS UNSANITARY WITH RAW GARBAGE SCATTERED.

47-20.20 H.
THE ASPHALT HAS AREAS OF DETERIORATION. THE CONCRETE CURBING IS BROKEN.

47-22.6 F.
THE AWNING SIGNS ARE IN DISREPAIR.

9-280(h)(1)
THE CONCRETE WALL ALONG THE PERIMETER IS BROKEN AND EXCESSIVELY DETERIORATED. THE PAINT IS DIRTY AND STAINED.

9-306
THE BUILDING WALLS ARE DIRTY AND STAINED AND THERE ARE AREAS OF UNPAINTED FASCIA.

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CASE NO: CE05030960
CASE ADDR: 1900 NW 9 AV
OWNER: SUPER STOP #301 INC
INSPECTOR: CROSS, ANDRE

VIOLATIONS: 15-28
THERE IS A CAR WASH OPERATING AT THIS LOCATION WITHOUT AN OCCUPATIONAL LICENSE.

18-27(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY, INCLUDING SCATTERED LITTER, DEBRIS IN THE ALLEYS AND OLD RUSTED NON-FUNCTIONING NEWSPAPER RACKS.

47-19.4 D.4.
THE DUMPSTER ENCLOSURE GATES DO NOT HAVE AN OPAQUE FACING MATERIAL.

47-20.20.H
THE PARKING LOT HAS FADED STRIPING.

47-21.8 A.
THE LANDSCAPED AREAS ARE NOT MAINTAINED, IN THAT THERE ARE DEAD AND BARE AREAS.

47-22.6 F.
THE SIGN ON THE FRONT OF THE BUILDING IS IN DISREPAIR, WITH MISSING COPIES AND EXPOSED LIGHTING FIXTURES.

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CASE NO: CE05020766
CASE ADDR: 301 W SUNRISE BLVD
OWNER: GY-RICH INC
INSPECTOR: ANDRE CROSS

VIOLATIONS: 18-27(a)
THERE IS TRASH, DEBRIS & LITTER SCATTERED ON PROPERTY.

47-19.4.D.8
THE DUMPSTER ENCLOSURE IS IN DISREPAIR WITH BROKEN BOARDS.
THE ENCLOSURE IS KEPT IN UNSANITARY CONDITIONS, WITH GAR-
BAGE ALL OVER AND A NOXIOUS ODOR.

47-20.20.H
THE PARKING LOT HAS NO STRIPING, BROKEN WHEELSTOPS AND
BROKEN CURBING.

47-21.8.A.
THE LANDSCAPED AREAS ARE DEAD AND BARE AND NOT MAINTAINED.

9-280(h)(1)
THE CONCRETE BUFFER WALL HAS BROKEN SECTIONS AND IS DIRTY.

9-306
THE BUILDING PAINT IS DIRTY.

CASE NO: CE05030799
CASE ADDR: 1271 SW 28 RD
OWNER: GARCEAU, RAMONA
INSPECTOR: URSULA THIME

VIOLATIONS: 18-27(a)
THERE IS RUBBISH, TRASH AND DEBRIS ON THE PROPERTY.

47-21.8 A.
YARDS HAVE LARGE AREAS OF BARE SAND, VEHICLES ARE BEING
PARKED ON THE YARDS, KILLING THE GRASS.

9-281(b)
THERE ARE SEVERAL DERELICT VEHICLES STORED ON THE PROPERTY.

CASE NO: CE02061207
CASE ADDR: 808 W BROWARD BLVD
OWNER: W & W LLC
INSPECTOR: MIKE MALONEY

VIOLATIONS: 47-3.5 A.3.
OPERATING A BUSINESS WITHOUT MEETING THE CHANGE OF USE
REQUIREMENTS FOR A DAYCARE AND BOARDING OPERATION.

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CASE NO: CE05041581
CASE ADDR: 544 N VICTORIA PARK RD
OWNER: CASHIOLI, DOMINIC T REV TR
INSPECTOR: URSULA THIME

VIOLATIONS: 9-306

EXTERIOR WALLS OF THE HOUSE ARE DETERIORATED. WALLS HAVE HOLES, CRUMBLING SECTORS, CRACKS AND EXPOSED ROTTED WOOD. WINDOW FRAMES ARE SAGGING, CORNICES AND TRIMS HAVE ROTTING WOOD. IN THE CARPORT IS A BOARD PLACED IN FRONT OF AN OPENING ON THE WALL. WALLS HAVE EXPOSED WOOD FRAMES.

18-27(a)

PROPERTY IS OVERGROWN. THERE IS DEAD FLORA, RUBBISH, TRASH AND DEBRIS LITTERING THE GROUNDS.

9-280(b)

FLORA ON THE ENTRANCE PORCH IS NOT STRUCTURALLY SOUND. THE TILES ARE BREAKING DOWNWARDS. TOWARDS A HOLE BENEATH.

47-21.8

THERE ARE LARGE AREAS OF BARE SAND ON THE YARDS.
