

INSPECTION HISTORY

CITY OF FORT LAUDERDALE

CASE NO : CE10121013  
 ADDRESS : 773 MIDDLE RIVER DR  
 OWNER : CHESS,STEVEN M & KAREN  
 DATE : Nov 21, 2014  
 DESCRIP : PD REPORT #10-127529 (ATTACHED)  
 ILLEGAL RENTING OF DOCK SPACE. CONTACT WAS MADE WITH 2 INDIVIDUALS (STEVE MCCLEARY & ROBIN DRUMMOND) ON BOARD THEIR 2 VESSELS DOCKED TO THE REAR OF THE PROPERTY. SUBJECTS CONFIRMED THEY WERE RENTING DOCK SPACE & A ROOM WITHIN THE RESIDENCE FOR \$1600 PER MONTH. SUBJECTS PRODUCED ANNUAL LEASE SIGNED BY SUBJECTS & PROPERTY/MARINA OWNER STEVEN CHESS.

DATE	TIME	TYPE	INSP	COMMENTS
01/05/11	08:22:46	CLO	259	CASE CLOSED BY felda
01/04/11	08:22:44	REI	259	THERE HAVE BEEN NO FURTHER COMPLAINTS OR UPDATES FROM THE MARINE UNIT REFERENCE TO ADDITIONAL VESSELS DOCKING AT THIS LOCATION AND USING IT AS A MARINA. DISCUSSED CASE WITH ASST. MANAGER DEBBIE HERNANDEZ. THIS CASE WILL BE CLOSED. WILL CHECK WITH ASST. MANAGER DEBBIE HERNANDEZ. THERE HAS BEEN NO ACTIVITY AT THE PROPERTY.
12/21/10	08:47:59	REI	259	PER AN EMAIL FROM LT. HART, WITH THE F.L.P.D., THEY DID NTA THE PROPERTY OWNER FOR RUNNING A MARINA. SEE THE BELOW EMAIL THAT I RECEIVED FROM LT. HART;

ADAM,

SORRY, THIS IS IN FOLLOW UP FROM THE ORIGINAL COMPLAINT WHERE OUR MARINE UNIT WROTE DR. CHESS AN NTA REGARDING THE RUNNING A MARINA BEHIND HIS HOUSE.

LIEUTENANT PATRICK HART  
 OPERATIONS SUPPORT DIVISION  
 FT. LAUDERDALE POLICE DEPARTMENT  
 954-828-4911-0

INSPECTION HISTORY

CITY OF FORT LAUDERDALE

Page 2

CASE NO : CE10121013  
ADDRESS : 773 MIDDLE RIVER DR  
OWNER : CHESS, STEVEN M & KAREN  
DATE : Nov 21, 2014

954-775-6415-C

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FROM: PAT HART  
SENT: TUESDAY, DECEMBER 21, 2010 10:01 AM  
TO: ADAM FELDMAN  
SUBJECT: FW: MARINA PAPERWORK

I HAVE THIS PAPER WORK FROM SUNBIZ.ORG AND IT APPEARS DR. CHESS MAYBE RUNNING A LICENSED COMPANY FROM HIS PROPERTY. CAN YOU ADVISE IF HE IS PERMITTED WITH THE CITY TO DO THIS?

12/15/10 16:14:11 INS

259

WILL CONTINUE TO MONITOR.  
THE EMAIL WAS FORWARDED TO ASST. MANAGER, DEBBIE HERNANDEZ. WILL ADVISE. A CHECK OF THE PROPERTY REVEALED THE FOLLOWING;  
I WAS ABLE TO MEET WITH THE PROPERTY OWNER, MR. CHESS. HE ALLOWED ME ACCESS TO THE REAR OF THE PROPERTY TO VIEW THE DOCK/4 BOAT SLIPS. THERE WAS ONLY ONE VESSEL DOCKED THERE TODAY. MR. CHESS ADVISED THAT THE OTHER TWO VESSELS WILL NOT BE RETURNING BECAUSE THE TENANTS THAT WERE RENTING THE PROPERTY HAVE LEFT.  
THE PROPERTY OWNER ALSO ADVISED THAT HE NEVER RENTED THE DOCKSPACE OUT TO THE TENANTS. PER THE LEASE THAT THE TENANTS SIGNED, THEY WERE RENTING THE PROPERTY, NOT THE DOCK. MR. CHESS ADVISED THAT SGT. PALIN WITH THE FLPD MARINE UNIT HAS A COPY OF THE LEASE AGRREMENT. MR. CHESS ADVISED THAT IF I NEEDED A COPY AND COULDNT GET ONE FROM SGT PALIN, HE WILL PROVIDE ME WITH A COPY OF ONE THAT HE HAS GIVEN TO HIS ATTORNEY.  
I ADVISED DEBBIE HERNANDEZ OF MY CONTACT WITH THE PROPERTY OWNER. WE WILL MONITOR THE PROPERTY AT THIS TIME.  
I CALLED AND ADVISED LT. HART AND HE ADVISED THAT THEY WILL ALSO MONITOR THE PROPERTY.  
CONTACT FOR THE PROPERTY OWNER: 954

INSPECTION HISTORY

CITY OF FORT LAUDERDALE

Page 3

CASE NO : CE10121013  
ADDRESS : 773 MIDDLE RIVER DR  
OWNER : CHESS,STEVEN M & KAREN  
DATE : Nov 21, 2014

563-8479.

A COPY OF THE POLICE REPORT HAS ALSO  
BEEN OBTAINED FOR THE FILE.  
COMPLAINT RECORDED BY batid

12/14/10 13:57:20 CREATE 259

INSPECTION HISTORY

CITY OF FORT LAUDERDALE

CASE NO : CE13110128  
 ADDRESS : 773 MIDDLE RIVER DR  
 OWNER : CHESS, STEVEN M & KAREN  
 DATE : Nov 21, 2014  
 DESCRIP : BOAT ENCROACHES NEIGHBOR'S PROPERTY

DATE	TIME	TYPE	INSP	COMMENTS
12/02/13	15:03:24	CLO	288	CASE CLOSED BY wrigs
12/02/13	15:03:21	REI	288	BOAT HAS BEEN MOVED OUT OF SETBACK. VIOLATION COMPLIED. SEE PICS.
11/18/13	11:00:39	FE		FINALNOTICE PRINTED BY allms
11/17/13	14:32:23	REI	288	BOAT REMAINS IN VIOLATION IN SETBACK. FORWARDED FINAL NOTICE PRINT REQUEST FORM TO STAFF. SEE PICS.
11/06/13	07:49:19	NV		MAKEVIO RECORDED wrigs
11/05/13	07:43:48	INS	288	FOUND SAILBOAT DOCKED IN THE WATER TO THE REAR OF THIS PROPERTY WITHIN THE SETBACK. MAILED AN IR TO THE OWNER OF THE PROPERTY LISTED IN BCPA ADVISING TO MOVE THE BOAT WITHIN 10 DAYS. SEE PICS.
11/04/13	13:21:08	CREATE	288	COMPLAINT RECORDED BY thomc



# FORT LAUDERDALE POLICE DEPARTMENT OFFENSE INCIDENT REPORT

11-30-10 22:55 8418

Reported Day: <b>Wed</b>		Date: <b>11/24/10</b>		Time (mi): <b>1600</b>		Related Report Number(s):	
Incident Type: <b>5</b>		3. Misdemeanor		5. Ordinance		Incident: Day: <b>Tues</b> Date: <b>11/23/10</b> Time (mi): <b>1830</b>	
Description: <b>Code Complaint</b>		A-Attempted C-Committed		Special ENF: <b>C</b>		Day: <b>Wed</b> Date: <b>11/24/10</b> Time (mi): <b>1630</b>	
Hate Crime: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		Crime Against Elderly: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		Gang Related: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		FORCE USED: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Incident Location (Street, Apt. Number): <b>773 Middle River Drive, Fort Lauderdale, FL</b> City: <b>Fort Lauderdale, FL</b> Zip: <b>33304</b> Zone: <b>1</b>							
Business Name/Area Identifier:				Called In: <input type="checkbox"/> Yes <input type="checkbox"/> No By: _____		Forced Entry: 0. N/A 1. Yes 2. No	
Location Type: 01. Residence Single 05. Convenience Store 09. Supermarket 13. Bank/Financial Inst. 17. Gov't/Public Bldg. 21. Airport 25. Parking Lot/Garage 29. Motor Vehicle 02. Apartment/Condo 06. Gas Station 10. Dept./Discount Store 14. Commercial/Office Bldg. 18. School/University 22. Bus/Rail Terminal 26. Highway/Roadway 30. Other Mobile 03. Residence-Other 07. Liquor Store 11. Specialty Store 15. Industrial/Mfg. 19. Jail/Prison 23. Construction Site 27. Park/Woodlands/Field 99. Other 04. Hotel/Motel 08. Bar/Nightclub 12. Drug Store/Hospital 16. Storage 20. Religious Bldg. 24. Other Structure 28. Lake/Waterway							
# Offenses: <b>1</b>		# Victims: <b>1</b>		# Offenders: <b>1</b>		# Veh. Stolen: <b>0</b>	
Type Weapon: 01. N/A 03. Shotgun 04. Firearm		02. Rifle 05. Knife/Cutting Instrument 06. Poison 07. Hands/Fists/Feet 08. Explosives		09. Shotgun 10. Fire/Incendary 11. Threat/Intimidation 12. Simulated Weapon		13. Drugs 88. Unknown 99. Other	
V/W Code: V-Victim P-Proprietor W-Witness C-Reporting Person		Victim Type: 0. N/A 1. Juvenile 2. L.E. Officer 3. Adult		Race: N-N/A W-White B-Black		Sex: N-N/A M-Male F-Female U-Unknown	
Injury Type: 00. N/A 01. Gunshot 02. Stabbed		03. Laceration 04. Unconscious 05. Dist. Penkn. Armes		06. Burns 07. Loss of Teeth 08. Abrasions/Bruses 09. Other		Victim Relationship to Offender: 00. N/A 01. Undetermined 02. Stranger	
V/W Code: <b>2</b>		V-Type: <b>3</b>		Name (Last, First, Middle): <b>McCleary, Stephen</b>		Residence Phone: _____	
Address (Street, Apt. Number) (City, State, Zip): <b>773 Middle River Dr. Fort Lauderdale, FL</b>							
Other Contact Info. (Time Available, Interpreter, etc.):							
Race: <b>W</b> Sex: <b>M</b> Date of Birth or Age: _____		# Victim Type: <b>1</b>		Res. Type: <b>2</b> Res. Status: <b>0</b> Extent of Injury: <b>0</b>		Injury Type(s): <b>0</b> Relationship: <b>5</b> Domestic Violence: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
V/W Code: <b>2</b>		V-Type: <b>3</b>		Name (Last, First, Middle): <b>Drummond, Robin</b>		Residence Phone: _____	
Address (Street, Apt. Number) (City, State, Zip): <b>773 Middle River Drive Fort Lauderdale, FL</b>							
Other Contact Info. (Time Available, Interpreter, etc.):							
Race: <b>W</b> Sex: <b>F</b> Date of Birth or Age: _____		# Victim Type: <b>1</b>		Res. Type: <b>2</b> Res. Status: <b>0</b> Extent of Injury: <b>0</b>		Injury Type(s): <b>0</b> Relationship: <b>5</b> Domestic Violence: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Suspect Code: S-Suspect A-Admission E-Escapee Z-Other		Code: <b>A</b> # <b>1</b> Juvenile		Name (Last, First, Middle): <b>Chess, Steven</b>		Residence Phone: <b>954-563-8479</b>	
Maiden Name: _____ Nickname/Street Name: _____ Place of Birth: _____							
Last Known Address (Street, Apt. Number) (City, State, Zip): <b>773 Middle River Dr. Fort Lauderdale, FL</b>							
Occupation: <b>Retired</b> Employer/School - Address: _____ Social Security Number: _____							
Driver's License State/Number: _____		Immigration and Naturalization Number: _____		Other I.D. Number: _____		FL/OBTS Number (Arrested): _____ FCIC/NCK: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Clothing (Describe): _____ Scars/Marks/Tattoos (Location/Describe): _____							
Race: <b>W</b> Sex: <b>M</b> Date of Birth or Age: <b>12/9/48</b>		Height: <b>5-10</b> Weight: <b>225</b>		Eye Color: _____ Hair Color: _____		Other: _____	
Hair Length/Type: #1 <b>11</b> #2 <b>99</b>		Hair Style: #1 <b>6</b> #2 <b>4</b>		Complexion: #1 <b>1</b> #2 <b>3</b>		Teeth: #1 <b>5</b> #2 <b>4</b>	
Facial Hair: #1 <b>1</b> #2 <b>3</b>		Speech: #1 <b>5</b> #2 <b>4</b>		Voice: #1 <b>2</b> #2 <b>1</b>		Appearance: #1 <b>1</b> #2 <b>1</b>	
Unique I.D.: #1 <b>1</b> #2 <b>1</b>		01. Unk. 02. Bald 03. Short 04. Goatee 05. Shoulder 06. Long 07. Coarse 08. Fine 09. Thick 10. Thinning 11. Receding 99. Other		01. Unk. 02. Afro/Nat. 03. Braided 04. Punk 05. Greasy 06. Crew Cut 07. Ponytail 08. Processed 09. Straight 10. Wavy/Curly 11. Wig 12. Plaited 99. Other		01. Unk. 02. Acne 03. Dark 04. Freckled 05. Light 06. Medium 07. Pocked 08. Rucky 09. Tanned 99. Other	
01. Unk. 02. Missing 03. Rotten 04. Gold 05. Jeweled 06. Large 99. Other		01. Unk. 02. Clean Shaven 03. Full Beard 04. Fu Manchu 05. Goatee 06. Lower Lip 07. Mustache 08. None/Fuzz 09. Sideburns 10. Unshaven 99. Other		01. Unk. 02. Accent 03. Lips 04. Loud 05. Offensive 06. Whisper 07. Rapid 08. Slow 09. Stutters 10. Talkative 11. Profane 99. Other		01. Unk. 02. Disguised 03. High Pitch 04. Loud 05. Low Pitch 06. Medium 07. Monotone 08. Nasal 09. Pleasant 10. Raspy 11. Soft 99. Other	
01. Unk. 02. Prostitute 03. Birth Mark 04. Tattoo(s) 05. Scars 06. Earrings 07. Phy. Imp. 08. Transvestite		01. Unk. 02. Dirty 03. Disguise 04. Flashy 05. Military 06. Unkempt 07. Unusual Odor 08. Well Groomed 09. Pres. Glasses 10. Sun Glasses 99. Other		01. Unk. 02. Prostitute 03. Birth Mark 04. Tattoo(s) 05. Scars 06. Earrings 07. Phy. Imp. 08. Transvestite		01. Unk. 02. Prostitute 03. Birth Mark 04. Tattoo(s) 05. Scars 06. Earrings 07. Phy. Imp. 08. Transvestite	
Officer(s) Reporting: <b>Pallen / Rhodes</b>		I.D. Number: <b>1220/1434</b>		Unit: <b>N-10</b>		Date: <b>11/24/10</b>	
Officer Reviewing (if Applicable): _____		Routed To: <b>RLY</b>		Referred To: _____		Assigned To: _____ By: _____ Date: _____	
Case Status: _____		Clearance Type: 1. Arrest 2. Exceptional 3. Unfounded		A-Adult J-Juvenile		Date Cleared: <b>11/29/10</b>	
Exception Type: 1. Extradition Declined		2. Arrest on Primary Offense Secondary Offense Without Prosecution		3. Death of Offender 4. V/W Refused to Cooperate		5. Prosecution Declined 6. Juvenile/No Custody	
OBTS Number: _____		Arrest Number: _____		Number Arrested: <b>1</b>		Page <b>1</b> of <b>6</b>	

O.R. #

10-127529

SUSPECT	Suspect Code S-Suspect E-Escapee A-Arrestee Z-Other		Code #	Juvenile	Name (Last, First, Middle)				
	Maiden Name			Nickname/Street Name			Place of Birth	Residence Phone	
	Last Known Address (Street, Apt. Number) (City, State, Zip)							Business Phone	
	Occupation			Employer/School - Address				Social Security Number	
	Driver's License State/Number		Immigration and Naturalization Number		Other I.D. Number	FL/OBTS Number (Arrested)		FCIC/NCIC <input type="checkbox"/> Yes <input type="checkbox"/> No	
CODES	Clothing (Describe)			Scars/Marks/Tattoos (Location/Describe)					
	Race	Sex	Date of Birth or Age	Height	Weight	Eye Color	Hair Color	Other	
	Activity P-Posses S-Sell B-Buy T-Traffic R-Smuggle	D-Deliver E-Use K-Dispense/Distribute M-Manufacture/Produce/ Cultivate	Z-Other	Type A-Amphetamine B-Barbituate C-Cocaine E-Heroin H-Hallucinogen	M-Marijuana O-Opium/Derivative P-Paraphernalia/ Equipment S-Synthetic	U-Unknown Z-Other	Unit 1. Gram 2. Milligram 3. Kilogram 4. Ounce 5. Pound		6. Ton 7. Liter 8. Milliliter 9. Dose Unit/Item
	Activity	Type	Description	Quantity	Unit	Estimated Street Value			
	Activity	Type	Description	Quantity	Unit	Estimated Street Value			
DRUGS	Activity	Type	Description	Quantity	Unit	Estimated Street Value			
	NARRATIVE								
NARRATIVE/CONTINUATION	<input type="checkbox"/> PROPERTY <input type="checkbox"/> NONE INVOLVED <input type="checkbox"/> STOLEN-LOST <input type="checkbox"/> EVIDENCE RECEIPT <input type="checkbox"/> TO BE FORWARDED								

OFFICER AFFIDAVIT:

I swear or affirm that I have prepared this report, and it is correct and true to the best of my knowledge.

Authoring Officer (Signature) SA. Andrew Falco / 1220

Printed Name/CCN \_\_\_\_\_  
The forgoing instrument was acknowledged before me this 24 day of NOV, 2010, by Falco (authoring officer),  
who is known to me or has produced \_\_\_\_\_ as identification, and who did take an oath.

NOTARY/WITNESSING OFFICER SIGNATURE/CCN [Signature]



**FT. LAUDERDALE POLICE DEPARTMENT**

OR# 10-127529

## Supplemental Report

Related OR#

Offense: **Code Complaint**

Offense Changed to:

Location: **773 Middle River Drive Fort Lauderdale, Fl**

Date of Incident: 11/24/10

Date of Report: 11/24/10

On 11/23/10, a complainant who requested to remain anonymous contacted FLPD Marine Unit office to advise of multiple code violations on the property of 773 Middle River Drive, Fort Lauderdale. The complainant requested a desire to remain anonymous as he/she knows the property owner (A#1, Steven Chess) to have been violent in the past and has been verbally aggressive to neighbors and a HOA President in the past. The complainant advised that Chess was illegally renting dock space to the rear of his residence, violating set-back codes, and running a marina in a residential neighborhood. The complainant was also aware that Chess is in the process of applying for a variance for additional dock pilings and dolphin piers with the intention to renting to larger vessels (like across the Middle River) to make more money, now that he is retired.

It should be noted that there are other larger vessels across the River renting dock space, however this location is a commercial area and is zoned for such activity. Chess resides in a residentially zoned, single-family residence zoned RS-4.4. This area specifically is regulated in City Code 8-91.(f) : The renting of docks, dock space, or moorings, and the rental of boats or any portion thereof, for any purpose whatsoever shall be specifically prohibited in residential areas zoned RS-8 and RS-4.4.

On 11/23 at approximately 1830 hours I responded to this location via a marked Police vessel. Upon arrival, listed Z#1 and #2 where observed on two adjacent sailboats docked at the docks belonging to 773 Middle River Drive. Conversation was initiated and I advised that I was investigating a complaint of illegal dock rental at this location. Robin immediately advised that in fact, she and Stephen (McCleary) were renting two dock slips for their vessels for \$1600/month. When asked if they slept on their vessel overnight, Robin advised that they did not "live-a-board", but that they were also entitled to a room within the house. When asked if there were additional fees for the 'room', they advised that the \$1600 per month was inclusive of all 3 rentals (2 dock slips and 1 room). Robin continued, stating that they were hoping to leave soon, as Chess is a "pretty mean guy" and over time have learned that his renting the docks is inappropriate by saying they were only renting a room when the rent was truly for the vessel storage, and that the accommodations were lacking. I asked if they had any documentation pertaining to their rent or was it a verbal agreement. Stephen advised that he had a Lease and could 'dig it up' for me. Stephen went into the residence and within a few minutes produced a five page lease but that he did not have a spare copy. I asked it would be OK if I took photos, to which they both agreed.

Based upon past experience, knowledge and training, there are common methods routinely used by landlords to circumvent the illegal dock rental ordinance: 1) have the tenant advise law enforcement they were not paying and that they are friends and to not have paperwork 2) advise law enforcement that the tenant(s) are renting the house/room and the dock is just an auxiliary use, but this is usually inconsistent with a single room rental price. It is apparent to these officers that both excuses are being utilized in this instance; but is equally clear that the landlord has knowledge of current law and is intentionally and knowingly violating such law. This became more apparent upon reading the lease agreement which is dominated by verbiage pertaining to the vessels, dock, fire suppression and electricity for the same, hurricane preparation for vessels, removing vessels for late payment, specifically identifying which vessels and precautions strictly

relating to the vessel. Lease stipulates that the \$1600 month sum for monthly dockage is agreed upon ONLY if the vessel owner agrees to share the expenses of the designated house area (Dad's place) inclusive of 1 bedroom 1 bath pool BBQ and washer/dryer and not full use of house and common areas and specifically



limited to the first floor. The entire document is prepared referring to Chess as the "MARINA" and the tenants as "VESSEL OWNER(s)" and never as landlord and tenant. Chess goes as far to state that the \$1600/month is also "in consideration of the monthly dockage". The lease specifies assigned dockage for each vessel as well. The lease is 5 pages and 18 paragraphs in length; only one sentence pertains to the living space within the residence, the remainder is specific to the vessels and dockage rights specific to Robin and Stephen.

I obtained a photo of the 5 page lease which confirmed they were renting the two dock slips under the guise of only renting a 'room' for \$1600/month for a term of one year. The lease spelt out the terms of the agreement and was drafted by Chess who referred to himself as the "Marina" and is consistent with a dock rental agreement and not that of a room/house rental. The operating of a marina/business within this residential zoning is an additional violation of city code. The agreement was completed and signed by all three participants after additional hand-written comments were added and initialed. See copy of lease submitted to evidence. Robin agreed the primary purpose of being at this location was for vessel dockage and storage and that is a majority of what the costs are for.

On 11/24/10, I responded to this location for follow-up with City Code Enforcement Officers. Upon contacting Chess, he was visibly and verbally upset at our presence and denied renting anything, stating that he had "friends" living with him for free, but when asked how he knew Stephen and Robin, he could not answer. It was clear that Chess was attempting to mislead these Officers about the relationship with the vessel owners based upon previously having spoken with them and their admission of dock rental and producing verification. Chess grew more and more upset and rambled about his hatred of the Government, and the oppressive United States. Since I was a representative of the Government questioning him, he also 'needed' to hate me as well. Chess stated that I was suffering his anger and the anger of the "Tea Party movement", and that government does not have the right to interfere with what he wants to do. Chess advised he was a Vietnam veteran and that if someone crossed him, they would suffer. Chess was speaking in this loud abusive manner clearly in an attempt to intimidate the Police presence.

Officer Rhodes responded to this location and it was determined that sufficient probable causes exists to issue an NTA for the violation of CO 8-91. (f); Prohibiting dock rental in a residential neighborhood. Chess grew even more upset and initially advised that he was going to refuse to sign the NTA and wanted us to take him to jail so he could civilly sue us. I ultimately spoke with Chess's attorney on his cell phone and advised him of the violation, but that now Chess was refusing to sign and was being combative. The Attorney agreed with our course of action and was appreciative that we were not making a physical arrest; agreed that his client can be uncooperative but requested to speak with him in an attempt to calm him down and to sign the form, but continued to advise that he was unsure if Chess would even listen to him. Ultimately, Chess did sign the NTA and was provided a copy of such.

Chess advised that he had spoke to the Robin and Steve and he had learned that I saw the lease (unaware that I had a copy) and stated that he would just tell the Court that they were extended family who was staying with them for free, not paying for anything and the contract was "just an old document" and entitled to have their boats there, then he would sue us in civil court, that he was a lawyer too.

Attached to this report are documents showing the City zoning map showing zone RS-4.4 for this property and the County Property Appraiser advising Chess as the property owner.

No further action was taken at this time.

Officer: PAUCN / RUTHERS	CCN: 1220/1434	Unit: 1-70
Reviewing	CCN:	Date:
Routed to:	Referred to:	
Case Status	Type	1. Arrest 2. Exceptional 3. Unfounded Date Cleared:

OFFICER AFFIDAVIT:  
I swear or affirm that I have prepared this report, and it is correct and true to the best of my knowledge.

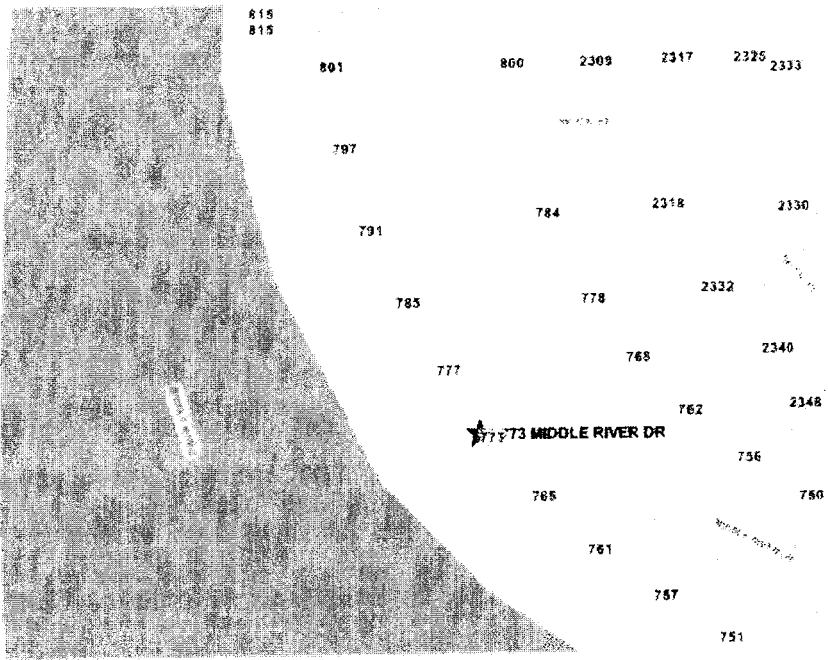
406





Home > Administrative Services > Information Technology > GIS > Property Information Reporter  
**Property Information Reporter**

MAP SIZE:



Location Information	
Parcel ID:	504201321270
Folio Number:	773 MIDDLE RIVER DR Information Not Available, FL 33304
Property Address:	773 MIDDLE RIVER DR, FORT LAUDERDALE FL33304
Owner(s):	CHESS, STEVEN M & KAREN,
Owner Address:	773 MIDDLE RIVER DR, FORT LAUDERDALE FL33304
City Zoning:	RS-4.4
County Zoning:	County zoning not applicable.
City Commissioner:	Commissioner Bruce G. Roberts in district 1
Neighborhood Association:	Sunrise Intracoastal HOA
Section, Township, Range:	015042
City Police District:	District 1
Garbage Pickup Days:	Monday/Thursday
Garbage Service Provider:	CHOICE ZONE 2
Yardwaste Pickup Day:	Thursday
Yard Waste Service Provider:	CHOICE ZONE 2
Recycling Pickup Day:	Thursday
Recycling Service Provider:	CHOICE
Bulk Trash Pickup:	Every 2nd Thursday of

No Property Identified

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0 83 ft

Recommended Screen Resolution: 1024 X 768 or Higher  
 Annual Date: January 2009

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586  
 [Handwritten signature]

10-127529



Site Address	773 MIDDLE RIVER DRIVE , FORT LAUDERDALE	ID #	5042 01 32 1270
Property Owner	CHESS,STEVEN M & KAREN	Millage	0312
Mailing Address	773 MIDDLE RIVER DR FORT LAUDERDALE FL 33304-3511	Use	01

Legal Description	SUNRISE 28-42 B LOT 54 BLK 6
-------------------	------------------------------

Property Assessment Values					
Click here to see 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill.					
Year	Land	Building	Just Value	Assessed / SOH Value	Tax
2011	\$982,220	\$1,182,920	\$2,165,140	\$810,670	
2010	\$982,220	\$1,182,920	\$2,165,140	\$810,670	\$15,937.52
2009	\$862,350	\$1,411,870	\$2,274,220	\$789,360	\$15,006.10

2011 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,165,140	\$2,165,140	\$2,165,140	\$2,165,140
Portability	0	0	0	0
Assessed/SOH 94	\$810,670	\$810,670	\$810,670	\$810,670
Homestead 2/2	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$760,670	\$785,670	\$760,670	\$760,670

Sales History				
Date	Type	Price	Book	Page
7/1/1991	QCD	\$100	18647	754
3/1/1987	QCD	\$100		
10/1/1979	WD	\$195,000		
3/1/1978	WD	\$155,000		
10/1/1977	WD	\$129,000		

Land Calculations		
Price	Factor	Type
\$65.00	15,111	SF
Adj. Bldg. S.F. (See Sketch)		6276
Beds/Baths		4/5

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
03					
R					
1					

*646*  
*[Signature]*



Check Box if Applicable  
 PMD  Military Veteran  
 Defendant Desires Drug Treatment

IN THE COUNTY COURT, IN AND FOR BROWARD COUNTY, FLORIDA  
 NOTICE TO APPEAR & INITIAL DISCOVERY EXHIBIT

Incident Date <b>11/24/10</b>	Agency <b>FT LAUD PD</b>	AGENCY CASE # <b>10-127529</b>
Defendant Last Name <b>CHES</b>	First <b>STEVEN</b>	M.I. <b>M</b>
Weight <b>240</b>	Height <b>511</b>	Hair <b>GREY</b>
Eyes <b>HAZ</b>	Race/Sex <b>W/M</b>	Aliases
Address (Street, City, State, Zip) <b>773 MIDDLE RIVER DR</b>		Date and Place of Birth <b>12/9/48</b>
Occupation <b>RESTAURANT</b>	Place of Employment	Employment Phone
Driver's License # <b>C200793484490</b>	SI/Exp. Date <b>FL/2012</b>	Scars/Marks/Tattoos <b>WOUND</b>
Social Security # or other I.D.	Complexion <b>LT</b>	
Offenses	Counts	Statute/Rule/County/Municipal Ordinance
<b>PROHIBITED RESIDENTIAL DOCK</b>	<b>1</b>	<b>8-91 (E)</b>
Prosecutor's Review/Action: File (F) or No Information (NI), Signature, I.D., Date		
CO-DEFENDANT Last Name	First	DOB

In the name of Broward County, Florida: The undersigned certifies that he or she has just and reasonable grounds to believe, and does believe, that on (date) **11/24/10** at (time) **4:20 PM**  AM  PM Location: **773 MIDDLE DRIVE** in Broward County, FL, the above named defendant committed the above offenses charged, in that the defendant did: **TO GET**

(Narrative)(If traffic stop, include reasons for stop)(Include defendant's verbal statements)  
**RECEIVED A COMPLAINT AT 773 MIDDLE RIVER DR IN REFERENCE TO ILLEGAL RESIDENTIAL DOCK SPACE. ON 11/23/10 CONTACT WAS MADE WITH 2 INDIVIDUALS (STEVE MCCLEARY + ROBIN DRUMMOND) ON BOARD THEIR 2 VESSELS DOCKED TO THE REAR OF 773 MIDDLE RIVER DR. SUBJECTS CONFIRMED THEY WERE RESIDENTIAL DOCK SPACE + A ROOM WITHIN THE RESIDENCE FOR \$1600.00 PER MONTH. SUBJECTS PRODUCED AN ANNUAL LEASE SIGNED BY SUBJECTS OF PROPERTY/MARINA OWNER STEVEN CHES.**

Released by undersigned attesting BOOKING OFFICER whose reasonable cause is derived from the attached probable cause affidavit incorporated by reference herein.  CANNABIS presumptively tested POSITIVE / NEGATIVE for the presence of cannabis; amount \_\_\_\_\_  For THEFT value of property taken from \_\_\_\_\_ was \$ \_\_\_\_\_

TRESPASS warning given by \_\_\_\_\_ CCN/ID: \_\_\_\_\_ on \_\_\_\_\_ (Case No. \_\_\_\_\_)

#	Name (Last, First, Middle)	Street-City and State, Zip	Race/Sex	DOB
#	Name (Last, First, Middle)	Street-City and State, Zip	Race/Sex	DOB

YOU MUST APPEAR on **TO BE** at **SSA**  AM  PM at Room \_\_\_\_\_ at \_\_\_\_\_  
 Broward County Courthouse, 201 S.E. 6th Street, Fort Lauderdale, Florida 33301  
 North Regional Satellite Courthouse, 1600 W. Hillsboro Boulevard, Deerfield Beach, Florida 33442  
 West Regional Satellite Courthouse, 100 N. Pine Island Road, Plantation, Florida 33324  
 South Regional Satellite Courthouse, 3550 Hollywood Boulevard, Hollywood, Florida 33021

I swear the above statements and any attached hereto are true and correct to the best of my knowledge and belief, and contains complete list of witnesses and evidence at this time.  
 Sworn to and subscribed before me on **11/24/10** by the attesting officer who is personally known to me.  
 Signature of Officer: **[Signature]** Print Name of Officer: **RHODES / PAWEN** Stamp/Name of person administering oath: **[Signature]**  
 Agency: **FLPD** CCN/ID: **1434 / 1220** Signature of person administering oath: **[Signature]**

VICTIM AFFIDAVIT: I \_\_\_\_\_ swear that the above statements are true and correct to the best of my knowledge and belief and I  DO  DO NOT desire to prosecute.  
 Signature of victim: \_\_\_\_\_ Signature of Law Enforcement Officer: \_\_\_\_\_