

Town of Lauderdale-By-The-Sea
Code Compliance Hearing

Agenda

Thursday, October 26, 2023

5:00 PM



Jarvis Hall 4505 N. Ocean Drive
www.Lauderdalebythesea-fl.gov

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, October 26, 2023, 5:00 PM
Jarvis Hall 4505 N. Ocean Drive

1. **CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO**
 2. **SWEARING OF WITNESSES**
 3. **OPENING STATEMENT**
 4. **CODE CASES**
 - 4.a. Code Cases
 5. **FIRE CASES**
 - 5.a. Fire Cases
 6. **ADJOURNMENT**
-

THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES NECESSARY TO AFFORD INDIVIDUALS AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE TOWN COMMISSION. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING

SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING AT (954) 640-4200 FOR ASSISTANCE.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PROCEDURES FOR PUBLIC COMMENTS:

Public Comments may address issues that are not on this meeting's agenda, but should relate to the business of the Town, and should not contain personal attacks. If your comment requires follow up, the Town Manager will have a staff person respond to your concerns, and will advise us of the outcome.

The Town Clerk will read off the names of those who have signed up to speak. When your name is called, please come to the podium, state your name for the record, and indicate whether you are a Town resident. Do not state your address. You have up to three minutes to make your comments, but there is no requirement to use the entire time. If you wish to address a particular Commissioner or member of Town Administration, please do so by use of their title.

If you wish to approach the Commission dais to hand out a document or for some other reason, please request permission and state your reason for doing so. All documents to be provided to the Commission should be handed to the Town Clerk for distribution.

These procedures have been developed to assure that the Town Commission meeting time is efficiently used, and that meetings are conducted in a polite and respectful manner. More information on the decorum rules for Town Commission meetings is available in Section 2-23 of the Town Code of Ordinances.

INVOCATION:

The Invocation before each Town Commission meeting is a voluntary service of a private citizen, offered to serve the spiritual needs of the members of the Town Commission and solemnize the meeting. It is not intended to be an opportunity to advance or disparage one faith or belief over another. The views expressed in the Invocation have not been previously reviewed by the Town and do not necessarily represent the beliefs of any Town employee or official. No person is required to be present at or participate in the Invocation, and the decision whether to be present or participate in the Invocation will not affect any person's right to actively participate in the official business of the Town or obtain any benefit from the Town. The Town's written Invocation policy is available on its website, and upon written request to the Town Clerk.all static



TOWN OF LAUDERDALE-BY-THE-SEA CODE COMPLIANCE HEARING - AGENDA -

*Town Commission Meeting Room (Jarvis Hall)
Thursday • October 26, 2023 • 5:00 PM*

- I. CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO
- II. SWEARING OF WITNESSES
- III. OPENING STATEMENT
- IV. PUBLIC COMMENTS
- V. CODE CASES

Complies Cases

Item #	Case #	Property Address	Property Owner	Page #
1	23080006	1800 S OCEAN BLVD 511	JAMES SCHOT	17
2	23090005	4513 POINCIANA ST	GOLDSTEIN, MARK CARSON, SUMMER D	10
3	23070005	4230 N OCEAN DR	4240 N OCEAN DRIVE ONE LLC 4240 N OCEAN DRIVE TWO LLC	7
4	23060017	1431 S OCEAN BLVD 41	COATS, JAMES M H/E COATS, NATASHA L	11
5	23080011	217 COMMERCIAL BLVD	SERAFINI, SILVIO & ANA E	8
6	23040014	1439 S OCEAN BLVD 202	THOMPSON, JANICE	4

Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
7	23090004	233 N TRADEWINDS AVE	KAL REALTY TR LACLAIR, KENNETH A TRSTEE	33
8	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	35
9	23080002	1800 S OCEAN BLVD 509	MOHL, BARBARA E GROSS, SAM	16
10	21120018	3900 N OCEAN DR	FOUNTAINHEAD ASSOCIATION, INC.	37
11	23070004	1584 BLUE WATER TER	WINNIE I NEUBAUER REV TR	22
12	22070008	4553 BOUGAINVILLE DR	STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D	24
13	22050002	229 E COMMERCIAL BLVD	SABATINI INVESTMENTS LLC	39
14	23030011	4209 EL MAR DR 1-9	SEA ECHO ASSOCIATES LLC	40
15	23080007	4641 N OCEAN DR 1-8	O'SEAN VILLA LLC	18

Old Business

Item #	Case #	Property Address	Property Owner	Page #
16	23060003	2031 COCO PALM PL	2031 HOUSE BUYER LLC	14
17	23100003	2031 COCO PALM PL	2031 HOUSE BUYER LLC	30
18	23050002	4520 EL MAR DR	COMMON AREA	19
19	18020015	2 E COMMERCIAL BLVD	FISHERMANS PIER INC	20



TOWN OF LAUDERDALE-BY-THE-SEA CODE COMPLIANCE HEARING - AGENDA -

*Town Commission Meeting Room (Jarvis Hall)
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New Business

Item #	Case #	Property Address	Property Owner	Page #
20	23090007	1624 BEL-AIR AVE	INTROINI,AMALIA	27
21	23090008	2001 S OCEAN BLVD	ARCHDIOCESE OF MIAMI ASSUMPTION OF THE BLESSED VM	28
22	23090001	1800 S OCEAN BLVD 1209	AMTC-USA INC	9
23	23090002	4640 BOUGAINVILLA DR 2	COLEMAN,PATRICK MORE,ANDRES	32
24	23090006	4475 POINCIANA ST	HAPP,CAROL A	26
25	23090009	4412 N OCEAN DR	GEORGEANN Z TRENT REV TR % TRACY TRENT	29

Certification Of Lien

Item #	Case #	Property Address	Property Owner	Page #
26	23060001	1600 S OCEAN BLVD 1804	PICCADILLY USA INC	6
27	23040003	239 COMMERCIAL BLVD 101/102	SWANTON STREET 184 LLC	3
28	23010010	260 ALLENWOOD DR	JJTA REAL PROPERTIES LLC	12
29	23040001	260 ALLENWOOD DR	JJTA REAL PROPERTIES LLC	1

Fire Cases

Item #	Case #	Property Address	Property Owner	Page #
30	23-1379	1900 OCEANWALK LANE	OCEANWALK CONDOMINIUM ASSOC	
31	21-1336	234 HIBISCUS AVE	SOUTH LEISURE BY THE SEA ASSOC	

VI.ADJOURNMENT

CASE TYPE	Permits Required Violations	DATE ESTBL	4/3/2023	STATUS	Closed
ADDRESS	260 ALLENWOOD DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	10/4/2023 12:00:00 AM

1. CASE 23040001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	50	COMMENTS FINAL ORDER	At the May 25 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 21, 2023 or a fine of \$250 per violation, per day will begin to accrue on June 22nd. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an after the fact permit and have is completed for all interior work done. The case is scheduled for follow-up at the June 22, 2023 hearing.
	INSPECTION DATE	9/28/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	9/28/2023		
	SCHEDULED HEARING DATE	10/26/2023		
	FINAL ORDER MEETING DATE	5/25/2023		
	FINAL ORDER COMPLY BY DATE	6/21/2023		

NOTICE NAMES: JJTA REAL PROPERTIES LLC Owner
 2647 W EVANS AVE #109 DENVER, CO 80219

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/28/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	9/28/2023

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	6/21/2023

NARRATIVE: - I met with the Building Official, and we reviewed the photos and existing building permit records. In this review, we found work was done inside this building without permits.
 1.INTERIOR ALTERATION: FOR 2 BATHROOM REMODEL, NEW KITCHEN, ANY ADDITIONAL WORK DONE INSIDE HOME.

You will need to obtain after-the-fact permits to legalize all these items. A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a hearing before the Special Magistrate and giving you time to come into compliance. For

purposes of the Notice of Violation, “compliance” means obtaining approved permits for all items. However, the Business Tax Receipt must be placed on hold until those permits are inspected and Closed. Please note that you may not rent the property or offer/advertise it for rent until all violations have been corrected and the BTR is approved. If we find that the property is being advertised or in fact rented, additional code compliance actions will be taken. Please contact the following individuals if you have any questions about building permits or the application process.
Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov
Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

CASE TYPE	Business Tax	DATE ESTBL	2/24/2023	STATUS	Closed
ADDRESS	239 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 #101/102	INSPECTOR	Eric Villanueva	STATUS DATE	10/4/2023 12:00:00 AM

2. CASE 23040003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	26	COMMENTS FINAL ORDER	At the May 25 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 21, 2023 or a fine of \$100 per violation, per day will begin to accrue on June 22nd. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining a BTR for unit #101 Bike Shop and unit #102 obtaining approval for window wraps from zoning or removing window wrap. The case is scheduled for follow-up at the June 22, 2023 hearing.
	INSPECTION DATE	9/12/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	9/12/2023		
	SCHEDULED HEARING DATE	10/26/2023		
	FINAL ORDER MEETING DATE	5/25/2023		
	FINAL ORDER COMPLY BY DATE	6/21/2023		

NOTICE NAMES: SWANTON STREET 184 LLC Owner
 8412 STAGECOACH LN BOCA RATON, FL 33496
 GRANT, MICHAEL
 4800 N. FEDERAL HWY A-205 BOCA RATON, FL33431

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/12/2023	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Closed	9/12/2023
	2	9/12/2023	Chapter 30 - Unified Land Development Regulations Section 30-502 (e) Window sign. Decals such as payment acceptance, brand and service decals, limited to eight per business, not to exceed eight square inches each. Decals will count toward the 25% window coverage maximum;	Closed	7/9/2023

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	6/21/2023
	DAILY FINE	\$100.00	6/21/2023

NARRATIVE: Must obtain a BTR to operate as a business in town. In addition zoning approval is required for any window sign that will be installed, please reach out to zoning for approval.

CASE TYPE	Permits Required Violations	DATE ESTBL	9/27/2019	STATUS	Closed
ADDRESS	1439 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 202	INSPECTOR	Bethany Banyas	STATUS DATE	10/10/2023 12:00:00 AM

3. CASE 23040014

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201639221	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER
	INSPECTION DATE	10/29/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	10/10/2023	
	SCHEDULED HEARING DATE	10/26/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: THOMPSON, JANICE Owner
 8201 NW 51 CT LAUDERHILL, FL 33351-4931

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/29/2023	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	Closed	10/10/2023

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE: FBC Section 105.1 Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

On September 27, 2019, a code compliance inspector observed evidence of work done without permits inside your unit #202. A Stop Work Order was posted by the Building Official at the time, Randy Clutter. A courtesy notice was mailed to you.
 On August 17, 2022, a code inspector spoke with you by phone and reminded you of this outstanding violation and forwarded a copy to you via email per your request.
 On March 29, 2023, a code inspector sent you an email in attempt to reach you and help you resolve this violation.
 To date, no permit application has been received.

To comply with this Notice of Violation: Per Building Official Simo Mansor, obtain an after the fact Building Permit for all work done on the property including but not limited to the:
 1. NEW Kitchen Cabinets and new counter top,
 2. NEW Bathroom Vanity with the Modern Translucent Glass inserts (including the plumbing for the new sink)
 3. AND any additional remodeling you used for the two (2) full sheets of "Green Board" in the hallway, and several brand new 2x4's Lumber.

Contact the Building Department for all permit inquiries and required inspections at 954-640-4215 or Building@LBTS-fl.gov.

IF A PERMIT IS NOT OBTAINED BY MAY 10, 2023 A HEARING FOR YOUR PROPERTY WILL BE HELD ON JUNE 22, 2023 (PLEASE READ FURTHER ON TO FIND ADDITIONAL DETAILS ON THIS HAERING)

Thank you in advance for your diligent attention to this matter. If you have any questions or need assistance in this, please do not hesitate to contact me.

Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
CODE@lbts-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	6/2/2023	STATUS	Closed
ADDRESS	1600 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 1804	INSPECTOR	Eric Villanueva	STATUS DATE	10/5/2023 12:00:00 AM

4. CASE 23060001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	19	COMMENTS FINAL ORDER	At the June 22, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by July 26th, 2023 or a fine of \$250 per violation, per day will begin to accrue on July 27, 2023 A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit for bathroom work being done. The case is scheduled for follow-up at the July 27,2023.
	INSPECTION DATE	10/5/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	10/5/2023		
	SCHEDULED HEARING DATE	10/26/2023		
	FINAL ORDER MEETING DATE	6/22/2023		
	FINAL ORDER COMPLY BY DATE	7/26/2023		

NOTICE NAMES: PICCADILLY USA INC Owner
 PO BOX F42222 WEST MALL DR *FREEPORT , BS

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/5/2023	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	Closed	10/5/2023

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	7/26/2023

NARRATIVE: You will need to obtain after-the-fact permits to legalize all these items. A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a hearing before the Special Magistrate and giving you time to come into compliance. For purposes of the Notice of Violation, "compliance" means obtaining approved permits for all items. Please contact the following individuals if you have any questions about building permits or the application process.
 Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov
 Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

CASE TYPE	Business Tax	DATE ESTBL	3/30/2023	STATUS	Closed
ADDRESS	4230 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	10/10/2023 12:00:00 AM

5. CASE 23070005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand	PROSECUTION COSTS
	DAYS TO COMPLY	44	COMMENTS FINAL ORDER
	INSPECTION DATE	10/2/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	10/10/2023	
	SCHEDULED HEARING DATE	10/26/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: 4240 N OCEAN DRIVE ONE LLC 4240 N OCEAN DRIVE TWO LLC Owner
 5881 NW 122 DR CORAL SPRINGS, FL 33076
 ROSARIO, FRED
 5881 NW 122 DR CORAL SPRINGS , FL33076

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/2/2023	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Closed	10/10/2023

FINES:

NARRATIVE: Sec. 12-2(a) - Business tax receipt required. Every person, firm, corporation, and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession, or occupation, they shall submit an application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.
 To comply with this notice, please submit an application and obtain an approved Local Business Tax Receipt from the Town for rentals of this dwelling. A re-inspection is scheduled for August 23, 2023.

Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.

Respectfully,
 Sonya Lowe
 Senior Inspector, Code Compliance
 954-640-4220
 sonyal@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	8/29/2023	STATUS	Closed
ADDRESS	217 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	10/10/2023 12:00:00 AM

6. CASE 23080011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	7	COMMENTS FINAL ORDER
	INSPECTION DATE	10/10/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	10/10/2023	
	SCHEDULED HEARING DATE	10/26/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: SERAFINI,SILVIO & ANA E Owner
 347 N NEW RIVER DR E #404 FORT LAUDERDALE, FL 33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/10/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	10/10/2023

FINES:

NARRATIVE: WWOP - A/C installation Work done without a Permit from the Town.
 Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit.
 For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbs-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	9/5/2023	STATUS	Open
ADDRESS	1800 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 1209	INSPECTOR	Hector Barrett	STATUS DATE	10/10/2023 12:00:00 AM

7. CASE 23090001

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	7022 3330 0002 0163 9931	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY		COMMENTS FINAL ORDER
INSPECTION DATE	9/8/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/26/2023	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: AMTC-USA INC Owner
 1800 S OCEAN BLVD #1209 LAUDERDALE BY THE SEA, FL 33062
 Moraitis, George
 915 Middle River Drive Suite 506 FT Lauderdale, FL33304

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
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FINES:

NARRATIVE: FBC 105.1 Work done without a permit from the town per Building Official.
 Corrective Action required: Please obtain an after the fact permit for the interior work being done. Please comply with any stipulations of the permit(s), obtain all required inspections.
 For assistance with permitting or questions about violation, you may contact the Building Department at 954-640-4215 or building@lbtz-fl.gov.

CASE TYPE	Building Code Violations	DATE ESTBL	9/15/2023	STATUS	Closed
ADDRESS	4513 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	10/10/2023 12:00:00 AM

8. CASE 23090005

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	7022 3330 0002 0163 9979	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	31	COMMENTS FINAL ORDER
INSPECTION DATE	10/2/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE	10/10/2023	
SCHEDULED HEARING DATE	10/26/2023	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: GOLDSTEIN,MARK CARSON,SUMMER D Owner
 4513 POINCIANA ST LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/2/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	10/10/2023

FINES:

NARRATIVE:) FBC 105.1 - Work done without a Permit from the Town.
 As per Building Official Simo Mansor, the following work was done without permits:
 1) A/C changeout
 Stop Work Order posted (09/15/2023).
 Corrective Action required: Submit application and obtain after-the-fact permit/s for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

CASE TYPE	Zoning Violations	DATE ESTBL	6/30/2023	STATUS	Closed
ADDRESS	1431 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 41	INSPECTOR	Sonya Lowe	STATUS DATE	10/9/2023 12:00:00 AM

9. CASE 23060017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201639443	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	26	COMMENTS FINAL ORDER
	INSPECTION DATE	10/6/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	10/9/2023	
	SCHEDULED HEARING DATE	10/26/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: COATS,JAMES M H/E COATS,NATASHA L Owner
1431 S OCEAN BLVD #41 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/6/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-311. - Boats, boat lifts, boathouses, mooring and docking. Sec. 30-311. - Boats, boat lifts, boathouses, mooring and docking. (b) Permit required. (1) It shall be unlawful for any person to construct or erect docks, piers, or dolphin piles, or any type of boat lifting or mooring device or any other structure on or in waterways without first obtaining: a. Any required Broward County permits and/or approvals, and subsequently, a building permit from the Town; and b. The necessary approvals and/or permits from the United States Army Corps of Engineers, or other governmental agencies as applicable to certain navigable waterways.	Closed	10/9/2023

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE: Sec.30-311 - Building permit application for zoning review. Please permit application should include drawings of the boat lift (or at least manufacturer's), a plan showing how it is attached to the dock/seawall, and a plan showing the boat lift's location within the canal and distance from the property line to the outside edge of the boat lift.

CASE TYPE	Vacation Rental	DATE ESTBL	11/16/2022	STATUS	Closed
ADDRESS	260 ALLENWOOD DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/4/2023 12:00:00 AM

10. CASE 23010010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	22	COMMENTS FINAL ORDER	At the March 23, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring that the property obtain a BTR and Vacation Rental Certificate by April 26, 2023 or a fine of \$250 per day will begin to accrue on April 27, 2023. The property must remain vacant; it cannot be rented or offered for rent on any websites or other media. The property has been scheduled to return to the Special Magistrate on April 27, 2023. A Hearing Cost of \$50 was assessed and is now due. Reinaldo, representative for the property, attended the hearing.

INSPECTION DATE	9/28/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE	9/28/2023	
SCHEDULED HEARING DATE	10/26/2023	
FINAL ORDER MEETING DATE	3/23/2023	
FINAL ORDER COMPLY BY DATE	4/26/2023	

NOTICE NAMES: JJTA REAL PROPERTIES LLC Owner
2647 W EVANS AVE #109 DENVER, CO 80219
., PEOPLES CHOICE APARTMENTS LLC
2501 JAMMES RD JACKSONVILLE, FL33210
., REGISTERED AGENTS INC.
7901 4TH ST N, SUITE 300 ST. PETERSBURG, FL33702

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/28/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-327(b). - Vacation rentals and short term rentals. Vacation rentals and short term rentals prohibited unless in compliance with this section. No person shall rent or lease all or any portion of a single-family or townhouse dwelling or a duplex/two-family dwelling, multifamily dwelling of 3 or 4 units, or dwelling unit in a mixed use development with 1 to 4 dwelling units in the Town's RS-4, RS-5, RD-10, RM-15, RM-16, RM-25 and RM-50 residential zoning districts or the B-1 or B-1-A business zoning districts as a vacation rental or short term rental as defined in section 30-11 of the Town Code without first (i) obtaining a business tax receipt from the Town pursuant to Chapter 12 of the Code, and (ii) complying with the supplemental regulations contained herein.	Closed	9/28/2023

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	4/26/2023

NARRATIVE: This single family home is being offered and used as a Vacation Rental without a rental

certificate or business tax receipt from the Town.

Sec. 30-327(b). Vacation rentals and short term rentals prohibited unless in compliance with this section. No person shall rent or lease all or any portion of a single-family or townhouse dwelling or a duplex/two-family dwelling, multifamily dwelling of three or four units, or dwelling unit in a mixed use development with one to four dwelling units in the Town's RS-4, RS-5, RD-10, RM-15, RM-16, RM-25 and RM-50 residential zoning districts or the B-1 or B-1-A business zoning districts as a vacation rental or short term rental as defined in section 30-11 of the Town Code without first: (i) obtaining a business tax receipt from the Town pursuant to chapter 12 of the Code, and (ii) complying with the supplemental regulations contained herein.

NOTE: As per Town Code Section 12-14, Evidence of engaging in business:

"The fact that any person represented himself as being engaged in any business, occupation or profession for which a business tax receipt is required for the transaction of business or the practice of such profession, shall be evidence of the liability of such person to pay a business tax, regardless of whether such person actually transacts any business or practices a profession. Displaying a sign or advertisement indicating the conduct of a business or profession at a given location, advertising a business or profession in the classified section of the telephone directory or Town directory or other media shall be evidence that such person is holding himself out to the public as being engaged in a business or profession."

Correction Required: To comply with Town Code, please cease offering /operating your property as a rental property until both a Business Tax Receipt and a supplemental Vacation Rental Certificate are obtained and posted at the property.

To apply for these documents, please contact BTR@lbts-fl.gov for a copy of the application packet or stop by the Town Hall Development Services offices between Monday and Friday 8:30-4:30 to pick up a copy. Inspections will be required for the inside and outside of the home.

Please comply promptly and contact me directly if you need any help. Contacting me right away will allow me to assist you.

Thank you in advance for your kind attention to this matter.

Respectfully,

Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbts-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	6/5/2023	STATUS	Open
ADDRESS	2031 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	10/3/2023 12:00:00 AM

11. CASE 23060003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	16	COMMENTS FINAL ORDER	At the June 22, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by July 26, 2023 or a fine of \$250 per violation, per day will begin to accrue on July 27. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an COMPLETED permit for work done in interior. For the purpose of this order a permit ISSUED for the demolition will not satisfy this violation. The case is scheduled for follow-up at the July 27, 2023 hearing.
	INSPECTION DATE	9/27/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	10/26/2023		
	FINAL ORDER MEETING DATE	6/22/2023		
	FINAL ORDER COMPLY BY DATE	7/26/2023		

NOTICE NAMES: 2031 HOUSE BUYER LLC Owner
 1360 CLIFTON AVE CLIFTON, NJ 07012 CLIFTON, NJ 07012

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/27/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	7/26/2023

NARRATIVE: In this review, we found work was done inside this building without permits. You will need to obtain after-the-fact permits to legalize all these items.

INTERIOR RENOVATION, ADDITION IN BACK OF HOME.

A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a hearing before the Special Magistrate and giving you time to come into compliance. For purposes of the Notice of Violation, "compliance" means obtaining approved permits for all items. However, the Business Tax Receipt must be placed on hold until those permits are inspected and Closed. Please note that you may not rent the property or offer/advertise it for rent until all violations have been corrected and the BTR is approved. If we find that the property is being advertised or in fact rented, additional code compliance actions will be taken. Please contact the following individuals if you have any questions about building permits or the application process.

Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov

Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	8/3/2023	STATUS	Open
ADDRESS	1800 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 509	INSPECTOR	Eric Villanueva	STATUS DATE	10/3/2023 12:00:00 AM

12. CASE 23080002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER
	INSPECTION DATE	9/1/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/26/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: MOHL, BARBARA E GROSS, SAM Owner
 1800 S OCEAN BLVD #509 Lauderdale By The Sea, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/1/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: Please contact the building department in regards to work being done without a permit at property. building@lbts-fl.gov

Work done without permit to include, kitchen, floors, and A/C duct work.

Please correct this violation by obtaining an APPROVED/AFTER THE FACT PERMIT for work done.

Thank You

CASE TYPE	Building Code Violations	DATE ESTBL	8/3/2023	STATUS	Open
ADDRESS	1800 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 511 #511	INSPECTOR	Eric Villanueva	STATUS DATE	10/3/2023 12:00:00 AM

13. CASE 23080006

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Verified	PROSECUTION COSTS	
DAYS TO COMPLY	21	COMMENTS FINAL ORDER	
INSPECTION DATE	9/6/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	10/26/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: JAMES SCHOT Owner
 1800 S OCEAN BLVD #511 Lauderdale By The Sea, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/6/2023	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	Not in Compliance	

FINES:

NARRATIVE: Please obtain a permit for water heater that was replaced without a permit. Please contact the building department. Building@lbts-fl.com
 - WATER HEATER AFTER THE FACT-

If you have any questions or concerns, please contact code inspector Eric Villanueva at 954-640-4216, or via email EricV@lbts-fl.gov
 Town Hall: 4501 N Ocean Dr, LBTS, FL 33308; 954-640-4200
 Building Department- 954-640-4215, Building@lbts-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	8/16/2023	STATUS	Open
ADDRESS	4641 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-8	INSPECTOR	Eric Villanueva	STATUS DATE	10/3/2023 12:00:00 AM

14. CASE 23080007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER
	INSPECTION DATE	9/6/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/26/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: O'SEAN VILLA LLC Owner
 29 CARPENTER ST ATTLEBORO, MA 02703-4021
 Gladstone, Stephen
 7000 West Palmetto Park Rd Suite 210 BOCA RATON, FL33433

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	9/6/2023	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	Not in Compliance	

FINES:

NARRATIVE: According to the building official work has been done without a permit, to include:
 kitchen remodel in unit #6,7
 A/C replacement
 Please contact the building department and obtain and after the fact permit to legalize the work that has been done or to continue with work.
 Building Department- 954-640-4215, Building@lbts-fl.gov

If you have any questions or concerns, please contact code inspector Eric Villanueva at 954-640-4216, or via email EricV@lbts-fl.gov
 Town Hall: 4501 N Ocean Dr, LBTS, FL 33308; 954-640-4200

CASE TYPE	Building Code Violations	DATE ESTBL	5/10/2023	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	10/10/2023 12:00:00 AM

15. CASE 23050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 37	COMMENTS FINAL ORDER
	INSPECTION DATE 10/12/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 10/26/2023	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: COMMON AREA Owner
 4520 EL MAR DR LAUDERDALE BY THE SEA, FL 33308
 c/o Management Office , Johnson Nell - Southern Seas Condominium Assc, Inc
 4520 EL MAR DR LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/12/2023	FBC 40/50 Year Inspections 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year 2007 C) 40 ...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE: Sec. 110.15 Building Safety Inspection Program. Compliance Required. Please comply with all the requirements of the inspection program (information is located at <https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>).

For questions on the Building Safety Program requirements, please contact BuildingOfficial@lbts-fl.gov.

For questions regarding your code case, contact Sonya Lowe 954-815-3874 or sonyal@lbts-fl.gov

CASE TYPE	Property Maintenance	DATE ESTBL	2/22/2018	STATUS	Open
ADDRESS	2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/3/2023 12:00:00 AM

16. CASE 18020015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$53,425.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER	FINAL ORDER: PER SPECIAL MAGISTRATE, ALL PIER REPAIR IS TO BE COMPLETED BY MARCH 26, 2019 OR A FINE OF \$250 PER DAY WILL BEGIN TO COMMENCE THEREAFTER. THIS CASE WILL RETURN TO THE JANUARY 24, 2019 CODE COMPLIANCE HEARING FOR A STATUS UPDATE. A HEARING COST OF \$50 WAS ALSO ASSESSED AT THE SEPTEMBER 27, 2018 CODE COMPLIANCE HEARING.
	INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	10/26/2023		
	FINAL ORDER MEETING DATE	9/27/2018		
	FINAL ORDER COMPLY BY DATE	3/26/2019		

NOTICE NAMES: FISHERMANS PIER INC Owner
 2 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL 33308
 C/O DAVID J WALLACE, ANGLIN FAMILY TRUST
 215 N FEDERAL HWY DANIA BEACH, FL33004
 MARCHELOS, SPIRO
 2 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/23/2023	Chapter 6 - Building and Building Regulations Section 6-37(a)(1). Maintenance appearance standards The exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. All screened enclosures shall be properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate maintenance.	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE: Section 6-37(a)(1) - The east end of the Pier has damage that has not been repaired. The Pier is not in good condition as required by Town Ordinances. Please obtain building permits and make all necessary repairs to the Pier to return it to good condition.

Thank you for your attention to this matter.

Bethany Banyas
Senior Inspector, Code Compliance
954-857-5563
bethanyb@lbtz-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	7/6/2023	STATUS	Open
ADDRESS	1584 BLUE WATER TER, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	10/3/2023 12:00:00 AM

17. CASE 23070004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	19	COMMENTS FINAL ORDER	
INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	10/26/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: WINNIE I NEUBAUER REV TR Owner
1584 BLUE WATER TER N LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/23/2023	Chapter 6 - Building and Building Regulations Section 6-41(a)(18) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Overgrowth of any vegetation on the property. Vegetation shall be considered overgrown if it grows beyond the property line and the adjacent property owner objects or, in the case of any grass groundcover, if it grows beyond the height of six inches;	Not in Compliance	
	2	8/23/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
FLAT PENALTY		1/1/0001
FLAT PENALTY		1/1/0001

NARRATIVE: Obtain an AFTER THE FACT PERMIT FOR WORK DONE WITHOUT A PERMIT:

1. INSTALL NEW WINDOWS ON HOME.

Also, have yard maintenance done on regular basis to prevent over growth.

CASE TYPE	Permits Required Violations	DATE ESTBL	7/7/2022	STATUS	Open
ADDRESS	4553 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/3/2023 12:00:00 AM

18. CASE 22070008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 64	COMMENTS FINAL ORDER
	INSPECTION DATE 1/3/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 10/26/2023	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D
 157 POWERS RD OAKDALE, TN 37829
 Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/3/2023	Chapter 30 - Unified Land Development Regulations Section 30-509(a). - Administration and Permits (Signs) These sign regulations shall be administered by the Development Services Department. No sign of any kind (except exempt signs) shall be erected, installed, repaired or replaced within the Town until a permit for such sign or work has been issued by the Development Services Department. Prior to the issuance of a sign permit for any sign, the application for a sign permit shall be reviewed and approved by the Development Services Department.	Not in Compliance	
	2	1/3/2023	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
	3	1/3/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	1/4/2023

FINES:

NARRATIVE:

FBC 105.1 - Work done without a Permit from the Town.

As per Building Official: Work done without permits including kitchen and bathroom renovations inside of the units, door jam in office needs to be repaired, new A/C unit installed, new pool water heater installed, and 2 patio decks installed on the roof.

Stairs, banisters and hand railings need to be repaired and secured so that they are in a safe condition. This will be determined by the building official and the Fire Marshal.

Unit 101/102- permit for both bathroom remodels. Need to add door handle and refrain from locking out the separating door. Unit s 101 & 102 need to be returned to, and operate as, one single unit.

Unit 103- bathroom and kitchen remodel permit

Unit 104- bathroom and kitchen remodel permit

Unit 105- bathroom permit

Unit 106- bathroom permit

Unit 109- bathroom permit

Unit 110- bathroom permit

Unit 111- bathroom permit

Unit 112- bathroom and kitchen remodel permit. Stop Work Order posted on unit 112 (6/24/2022).

Units 201, 202, 203, all need to be returned to one single unit by getting a demo permit to open the two door enclosures and remove the kitchen currently in 203. Fix toilet in unit 203 so it flushes. New air handler should be included in the permit with the new outside A/C permit. Please repair the hole in the wall next to the A/C handler.

Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.

For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Repair all broken/non-operational windows. Repair and replace all broken/missing deck drains.

Sec. 30-509(a) - Unpermitted signs installed/applied without sign permits from the Town. Please submit applications and obtain after-the-fact sign permits and comply with the Town's regulations for signage.

If you have any questions or concerns, please contact code inspector Greg Wienburg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	9/15/2023	STATUS	Open
ADDRESS	4475 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	10/10/2023 12:00:00 AM

19. CASE 23090006

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	7022 3330 0002 0163 9986	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	31	COMMENTS FINAL ORDER
INSPECTION DATE	10/16/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/26/2023	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: HAPP,CAROL A Owner
 4475 POINCIANA ST LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/16/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
 As per Building Official Simo Mansor, the following work was done without permits:
 1) Work being done in backyard
 Stop Work Order posted (9/15/23).
 Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

CASE TYPE	Building Code Violations	DATE ESTBL	7/18/2023	STATUS	Open
ADDRESS	1624 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	9/18/2023 12:00:00 AM

20. CASE 23090007

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	32	COMMENTS FINAL ORDER	
INSPECTION DATE	10/20/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	10/26/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: INTROINI,AMALIA Owner
 1612 BEL AIR AVE LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/20/2023	Chapter 6 - Building and Building Regulations Sec. 6-12.(a)(2) Time limits for completing construction and repair. Construction time limits. Exterior repair or renovation. The exterior elements of any repair or renovation to an existing structure, which requires a building permit shall be completed and all construction material, equipment and debris removed from the property within six months of the issuance of the first building permit, unless otherwise provided in a Town development order or granted by the Town Commission prior to the issuance of the building permit.	Not in Compliance	

FINES:

NARRATIVE: Sec. 6-12. - Time limits for completing construction and repair.
 (a) Construction time limits. Construction should now be finished. A hearing will be held on 10/26/2023 and the Town will recommend that fines be imposed.
 (c) Penalty for violation of this section of the Code shall be as follows:(1) Each day of violation, day 1—30\$50.00
 Please contact the building department with any issues or updates. Building@lbtz-fl.gov

CASE TYPE	Recreational Vehicles& Boats Violations	DATE ESTBL	1/27/2023	STATUS	Open
ADDRESS	2001 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	9/20/2023 12:00:00 AM

21. CASE 23090008

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	10	COMMENTS FINAL ORDER	
INSPECTION DATE	9/30/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	10/26/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: ARCHDIOCESE OF MIAMI ASSUMPTION OF THE BLESSED VM Owner
 9401 BISCAYNE BLVD MIAMI SHORES, FL 33138

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/30/2023	Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(2) Parking or storage of motor vehicles and vessels. Restrictions and prohibitions. In the east and west zones as defined in this section, vessels, commercial vehicles and recreational vehicles are prohibited and restricted as hereinafter set forth. Unregistered commercial vehicles, recreational vehicles or vessels are prohibited from being parked or stored within the boundaries of the Town unless wholly enclosed within a garage.	Not in Compliance	

FINES:

NARRATIVE: remove all trailers and vessels visible from the neighboring property. This case will not be complied until no recreational vehicles can be seen from neighboring property.

CASE TYPE	BTR Inspection/Commercial	DATE ESTBL	8/31/2023	STATUS	Open
ADDRESS	4412 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	10/14/2023 12:00:00 AM

22. CASE 23090009

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	7022 3330 0002 0164 0005	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	10	COMMENTS FINAL ORDER	
INSPECTION DATE	10/2/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	10/26/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: GEORGEANN Z TRENT REV TR % TRACY Trent
 Owner
 5540 COACH HOUSE CIR APT F BOCA RATON, FL 33486

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/2/2023	Chapter 30 - Unified Land Development Regulations 30-271(a)(2)k.(i)(4)c. - B-1 district—Business. (a) B-1 uses permitted. (2) Conditional uses. The following conditional uses may be permitted upon approval pursuant to the conditional use procedures of this Code: k. "Paid private parking" on parcels with a primary use, excluding standalone parking lots subject to the requirements as set forth in subsection (i) (i) Specific conditional use requirements. (4) Paid private parking may be approved as a conditional use subject to the following: c. The price for parking shall be displayed at all times paid private parking is available in the manner approved by the Town Manager.	Not in Compliance	

FINES:

NARRATIVE: Hamilton Valet Services is operating out of this lot without the conditional use required by the Town code.

Sec.30-271(a)(2)k.(i)(4)c. B-1- The following conditional uses may be permitted upon approval pursuant to the conditional use procedures of this Code:

Correction: Please contact our Business Tax Receipts office to obtain a permit and approval.

If you have any questions or concerns, please contact code inspector Hector Barrett 954-954-640-4220, 954-395-4478 cell or via email sonyal@lbts-fl.gov

Town Hall: 4501 N Ocean Dr, LBTS, FL 33308; 954-640-4200 Building Department- 954-640-4215, Building@lbts-fl.gov Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	10/16/2023	STATUS	Open
ADDRESS	2031 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	10/16/2023 12:00:00 AM

23. CASE 23100003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 4	COMMENTS FINAL ORDER
	INSPECTION DATE 10/25/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 10/26/2023	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: 2031 HOUSE BUYER LLC Owner
 1360 CLIFTON AVE CLIFTON, NJ 07012
 Pavlovsky , Lucy
 1360 CLIFTON AVE CLIFTON, NJ07012

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/25/2023	Chapter 21 - Vegetation Section 21-26(a) - Violation for interference with utility services. It shall be unlawful to interfere with, to disrupt, prevent or alter the flow of electric utility service.	Not in Compliance	
	2	10/25/2023	Chapter 6 - Building and Building Regulations Section 6-41(c) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: No owner, occupant or operator of any real property shall allow the overgrowth of any vegetation on the property. Vegetation shall be considered overgrown if it grows beyond the property line and the adjacent property owner objects or, in the case of any grass groundcover, if it grows beyond the height of six inches.	Not in Compliance	
	3	10/25/2023	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	Not in Compliance	

FINES:

NARRATIVE: Please obtain an after the fact permit for the additional work that has been done at the property.
 2 a/c units
 2 doors changed out
 Please obtain a demo permit to remove the addition added to the home.

Please have all landscape trimmed and maintained.

Any questions please contact Eric Villanueva
954-640-4216 or Ericv@lbts-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	9/5/2023	STATUS	Open
ADDRESS	4640 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308 2	INSPECTOR	Hector Barrett	STATUS DATE	10/10/2023 12:00:00 AM

24. CASE 23090002

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	7022 3330 0002 0163 9948	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	5	COMMENTS FINAL ORDER
INSPECTION DATE	9/10/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/26/2023	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: COLEMAN,PATRICK MORE,ANDRES Owner
 1062 SHERIDAN PARK NE ATLANTA, GA 30324

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/10/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: Violation of FBC 105.1 - Work done without a Permit from the Town. Repairs being done to second floor wood balcony without a permit - permit Expired (LBS23-013732)

Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

CASE TYPE	Property Maintenance	DATE ESTBL	9/11/2023	STATUS	Open
ADDRESS	233 N TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	9/12/2023 12:00:00 AM

25. CASE 23090004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	18	COMMENTS FINAL ORDER	
INSPECTION DATE	9/30/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	10/26/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: KAL REALTY TR LACLAIR, KENNETH A TRSTEE
 Owner
 P O BOX 144 NAHANT, MA 01908

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/30/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: WWOP- I met with the Building Official, and we reviewed the photos and existing building permit records. In this review, we found work was done inside/outside of this building without permits being issued. You will need to obtain AFTER-THE-FACT permits to legalize all these items.
 -INTERIOR DEMO
 -EXTERIOR DEMO
 -NEW ADDITION WORK IN REAR
 -NEW FENCE INSTALLED

A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a hearing before the Special Magistrate and giving you time to come into compliance. For purposes of the Notice of Violation, "compliance" means obtaining approved issued permit.

Please contact the following individuals if you have any questions about building permits or the application process.
 Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbtz-fl.gov

Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

If you have any questions or concerns, please contact code inspector Eric Villanueva at 954-640-4216, or via email EricV@lbts-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	12/3/2021	STATUS	Open
ADDRESS	2000 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/3/2023 12:00:00 AM

26. CASE 21120003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 30	COMMENTS FINAL ORDER
	INSPECTION DATE 9/27/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 10/26/2023	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ROYAL COAST CONDO ASSN INC Owner
 2000 S OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062
 .. BECKER & POLIAKOFF,P.A.
 1 E BROWARD BLVD STE 1800 FORT LAUDERDALE, FL33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/27/2023	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE: Violation: Failure to comply with Florida Building Safety Inspection Program.
 Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500

square feet.

In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

Corrective Action: According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program. Please comply with the requirements of the Building Safety Inspection Program. If you have any questions you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

Bethany Banyas
954-640-4220
code@lbts-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	12/3/2021	STATUS	Open
ADDRESS	3900 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/3/2023 12:00:00 AM

27. CASE 21120018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Verified	PROSECUTION COSTS
	DAYS TO COMPLY 29	COMMENTS FINAL ORDER
	INSPECTION DATE 8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 10/26/2023	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: FOUNTAINHEAD ASSOCIATION, INC. Owner
3900 N OCEAN DR LAUDERDALE BY THE SEA, FL 33308
., Hillman Engineering Inc
970 W McNab Rd, Ste 200 Ft. Lauderdale, FL33309
President, Fountainhead Association, Jim Naughton/
3900 N Ocean Dr #2A Lauderdale By The Sea, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/23/2023	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE: Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as

buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

Corrective Action: According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program. Please comply with all requirements of the Building Safety Inspection Program. If you have any questions you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

Bethany Banyas
954-640-4220
code@lbts-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	4/30/2022	STATUS	Open
ADDRESS	229 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/3/2023 12:00:00 AM

28. CASE 22050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 21	COMMENTS FINAL ORDER
	INSPECTION DATE 8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 10/26/2023	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: SABATINI INVESTMENTS LLC Owner
 4614 SEA GRAPE DR LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/23/2023	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE: FBC 110.15 Building Safety Inspection Program. Compliance Required. Please comply with all the requirements of the inspection program. Information is located at:
<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>
 For questions on the Building Safety Program requirements, please contact BuildingOfficial@lbts-fl.gov.
 For questions regarding your code case, please contact Bethanyb@lbts-fl.gov.

Respectfully,

Bethany Banyas
 Senior Inspector, Code Compliance
 954-640-4220

CASE TYPE	Permits Required Violations	DATE ESTBL	2/15/2023	STATUS	Open
ADDRESS	4209 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 1-9	INSPECTOR	Eric Villanueva	STATUS DATE	10/3/2023 12:00:00 AM

29. CASE 23030011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	25	COMMENTS FINAL ORDER
	INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/26/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: SEA ECHO ASSOCIATES LLC Owner
1615 BLUE WATER TER LAUDERDALE BY THE SEA, FL 33062
llc, SEA ECHO ASSOCIATES
1615 BLUE WATER TER LAUDERDALE BY THE SEA, FL33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/23/2023	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE: Obtain and after the fact permit for the work completed in units # 1,2,4,6 pending additional inspections for all units. This is to be for interior alteration done to units without a permit. - I met with the building official, and we reviewed the photos and existing building permits to find that there was work done without permits. You'll need to obtain after the fact permits for all these issues before you can receive a business tax receipt and rent the property. A notice of violation will be sent through certified mail. Compliance means obtaining issued permits for all necessary items. Please contact the following individuals if you have any questions about building permits or the application process.
Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov
Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

If you have any questions or concerns, please contact code inspector Eric Villanueva at 954-640-4216, or via email EricV@lbts-fl.gov



Town of

LAUDERDALE-BY-THE-SEA

FIRE CODE ENFORCEMENT SPECIAL MAGISTRATE

4501 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308-3610
Telephone: (954) 640-4250 * Fax: (954) 776-3431

TOWN OF LAUDERDALE-BY-THE-SEA,
Petitioner,

Case No.23-1379
Fire inspector: Stephen Paine

v.

OCEAN WALK CONDOMINIUM ASSCOIATION
2001 OCEAN WALK TERRACE
LAUDERDALE BY THE SEA, FLORIDA
C/O BENCHMARK PROPERTY INC
7932 WILES ROAD
CORAL SPRINGS ,FL 33067

STRALEY & OTTO, PA
2699 STIRLING ROAD
SUITE C-207
FORT LAUDERDALE ,FL 33312
REGISTERED AGENT

PATRICK DOWD
1900 OCEANWALK LANE , 123
POMPANO, BEACH FL 33062
PRESIDENT

AUDREY REID
1900 OCEANWALK LANE ,104
POMPANO BEACH, FL 33062
TREASRER

ERIC BERGERON
1900 OCEANWALK LANE 119
POMPANO, BEACH FL 33062
VICE PRESIDENT

PATTI FIGORSKI
1900 OCEANWALK LANE ,112
POMPANO, BEACH FL 33062
SECRETARY

KATH VEES
2002 OCEANWALK TERRACE , 200
POMPANO BEACH, FL 33062
DIRECTOR

Respondent.

**NOTICE OF SPECIAL MAGISTRATE HEARING
EMERGENCY HEARING**

TO: OCAENWALK VILLAS COMDOMINIUM ASSOCIATION, INC 2001 OCEANWALK TERRACE,
LAUDERDALE BY THE SEA ,FL 33062,C/O BENCHMARK PROPERTY MANAGEMENT,INC
7932 WILES ROAD, CORAL SPRINGS,FL 33067,STRALEY & OTTO,P.A 2699 STIRLING ROAD
SUITE C-207 ,FORTLAUDERDALE ,FL 33067, PATRICK DOWD 1900 OCEAN WALK LANE ,123
POMPANO BEACH, FL 33062 PRESIDENT, AUDREY REID 1900 OCEANWALK LANE 104,
1900OCEANWALK LANE,104 POMPANO BEACH,FL 33062 TREASRER, ERIC BERGERON 1900
OCEANWALK LANE,119,POMPANO BEACH,FL 33062,VICE PRESIDENT, PATTI FIGORSKI 1900
OCEAN WALK LANE ,112,POMPANO BEACH, FL,33062 SECRETARY,KATHY VEENS 1900 OCEAN
WALK TERRACE ,200,POMPANO BEACH,FL 33062

LOCATION OF VIOLATION OCEANWALK COMDOMINUM ASSOCIATION INC 2001 OCEANWALK
TERRACE,LAUDERDALE BY THE SEA ,FLORIDA 33062

LEGAL DESCRIPTION:OCEAN WALK CONDO UNIT 1(AKA:UNIT 100) PER CDO BK/PG:
30881/1944

TAX FOLIO NUMBER (PROPERTY I.D.): 494307AM0000

N.F.P.A.1.18.5.7.1. A 36 IN. (914MM) CLEAR SPACE SHALL BE MAINTAINED AROUND THE
CIRUMFERENCE OF THE FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR
APPROVED.

TOWITT: THE FIRE HYDRANT NEXT TO THE WHITE FENCE AT THE EAST END OF THE
PROPERTY DOES HAVE THE PROPER CLEAR SPACE.

F.B.C 105.1 ANY OWNER OR AUTHORIZED AGENT WHO INTENDS TO CONSTRUCT, ENLARGE,ALTER, REPAIR ,MOVE ,REMOVE, DEMOLISH OR TO CHANGE THE OCCUPANCY ANY BUILDING,STRUCTURE,OR TO ERECT ,INSTALL ,ENLARGE ALTER REPAIR REMOVE, CONVERT OR REPLACE ANY IMPACT -RESISTANT COVERING,GAS ,MECHANICAL,OR PLUMBING SYSTEM, THE INSTALLATION OF WHICH IS REGULATED BY THIS CODE, OR TO CAUSE ANY SUCH WORK TO BE DONE ;SHALL FIRST MAKE APPLICATION TO THE BUILDING AND/OR FIRE CODE OFFICIAL AS INDICATED IN FFPC OR DULY AUTHORIZED REPRESENTATIVE AND OBTAIN THE REQUIRED PERMITS.

TO WITT: OBTAIN AND AFTER THE FACT BUILDING PERMITS FOR THE FENCE AND BOTH GATES (1)EAST SIDE OF THE PROPERTY (2) WEST SIDE OF THE PROPERTY . BOTH GATES SHALL COMPLY WITH THE FLORIDA BUILDING CODE AND THE FLORIDA FIRE PREVENTION CODE ALSO ASTM F2200, STANDARD SPECIFICATION FOR AUTOMATED VEHICULAR GATE CONSTRUCTION.

YOU ARE HEREBY NOTIFIED of a hearing concerning your code violation on AUGUST 24,2023 t 5:00 P.M.. before the Special Magistrate for the Town of Lauderdale-By-The-Sea at Town Hall Commission Chambers, 4501 North Ocean Drive, Lauderdale-By-The-Sea, Florida. The enclosed Notice of Violation includes more specific information regarding your violation.

This case may be presented to the Special Magistrate even if the violation is corrected prior to the hearing.

Pursuant to Chapter 162, Florida Statutes, the Town of Lauderdale-By-The-Sea has adopted the Special Magistrate system of enforcement of the Code of Ordinances of the Town of Lauderdale-By-The-Sea. The Special Magistrate will quickly and fairly render decisions concerning violations of these codes.

During the hearing, you will be allowed to testify regarding the violation and to present evidence, witnesses and cross-examine witnesses in your defense. In addition, you will have the opportunity to present evidence at the hearing regarding the amount of time you will need to correct the alleged violation.

At your own expense, you have the right to obtain an attorney to represent you before the Special Magistrate. If you will be represented by an attorney in this proceeding, you or your attorney should notify the Code Enforcement Officer in writing within five (5) business days prior to the date set for the hearing.

Please be advised that if the Special Magistrate finds you to be in violation, the Special Magistrate can levy a monetary fine of up to \$250 per day, or \$500 per day for a repeat violation, for each day that the violation continues past the date set by the Special Magistrate, whether you appear at the hearing or not. You may also be liable for the reasonable administrative hearing costs of \$150.00 if found in violation of the code. If the Special

Magistrate finds that the violation is irreparable or irreversible in nature, the Special Magistrate may impose a fine of up to \$5,000 per violation.

A certified copy of the Final Order imposing a fine may be recorded in the Public Records of Broward County, Florida and thereafter shall constitute a lien against your property and upon any other real or personal property owned by you, which can be enforced by legal action.

Any request for postponement or continuance of the Special Magistrate hearing should be forwarded in writing, with a statement of the reasons for the request, to the Code Enforcement Officer at least ten (10) calendar days prior to the date set for the hearing. Only one continuance will be considered without the need for an appearance before the Special Magistrate.

In the event that you decide to appeal any decision of the Special Magistrate, you will need a record of the proceedings and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Although a recording of the proceedings is made by the Town, you may elect to have a Court Reporter present.

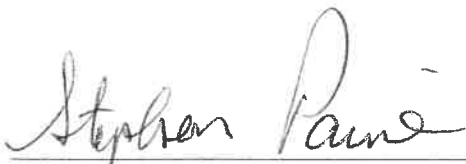
Any person requiring auxiliary aids and services to participate in this proceeding should contact the Clerk to the Special Magistrate ,Megan Small , at 954-640-4210 at least 48 hours prior to the hearing.

I HEREBY CERTIFY that a copy of this Notice of Special Magistrate Hearing was mailed to Respondent by certified U.S. mail, return receipt requested, this 18__ day of _AUGUST __, 2023, to the above-listed address.

TOWN OF LAUDERDALE-BY-THE-SEA

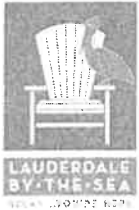
CC TO:

By:



Stephen Paine, Fire Inspector

CERTIFIED MAIL RECEIPT #
7019 0700 0000 2791 2980
OCEAN WALK CONDOMINIUM ASSOCIATION
2001 OCEAN WALK TERRACE
LAUDERDALE BY THE SEA, FLORIDA
C/O BENCHMARK PROPERTY INC
7932 WILES ROAD
CORAL SPRINGS ,FL 33067
7022 0410 0003 3771 2595
STRALEY & OTTO, PA
2699 STIRLING ROAD
SUITE C-207
FORT LAUDERDALE ,FL 33312
REGISTERED AGENT
7022 0410 0003 3771 2601
PATRICK DOWD
1900 OCEANWALK LANE , 123
POMPANO, BEACH FL 33062
PRESIDENT
AUDREY REID
1900 OCEANWALK LANE ,104
POMPANO BEACH, FL 33062
7022 0410 0003 3771 2618
AUDREY REID
1900 OCEANWALK LANE ,104
POMPANO BEACH, FL 33062
TREASURER
7022 0410 0003 3771 2625
ERIC BERGERON
1900 OCEANWALK LANE 119
POMPANO, BEACH FL 33062
VICE PRESIDENT
7022 0410 0003 3771 2632
PATTI FIGORSKI
1900 OCEANWALK LANE ,112
POMPANO, BEACH FL 33062
SECRETARY
7022 0410 0003 3771 2649
KATH VEES
2002 OCEANWALK TERRACE , 200
POMPANO BEACH, FL 33062
DIRECTOR



Town of
LAUDERDALE-BY-THE-SEA
FIRE CODE ENFORCEMENT SPECIAL MAGISTRATE

4501 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308-3610
Telephone: (954) 640-4250 * Fax: (954) 776-3431

TOWN OF LAUDERDALE-BY-THE-SEA,
Petitioner,

Case No 21- 1336
Fire inspector: Stephen Paine
CODE COMPLIANCE INSPECTOR BETHANY BANYAS

v.
STEPHEN A CALDER TR
HORT A SOPER TRSTEE
13221 OAKMEADE
WEST PALM , BEACH
FL,33418-7548

SOUTH LEISURE BY THE SEA
ASSOCIATION , INC
BECKER & POLIAOFF .P.A
REGISTERED AGENT
1 EAST BROWARD BLVD SUITE 1800
FORT LAUDERDALE , FL 33301
Respondent.

NOTICE OF SPECIAL MAGISTRATE HEARING

TO : STEPHEN A. CALDER TR, HORST A SOPER TRSTEE 13221 OAK MEADE, WEST PALM BEACH, FLORIDA 33418-7548.
SOUTH LEISURE BY THE SEA ASSOCIATION , INC, REGISTERED AGENT BECKER & POLIATION P.A. 1 EAST BROWARD BLVD SUITE 1800, FORT LAUDERDALE , FL 33301.

LOCATION OF VIOLATION : SOUTH LEISURE BY THE SEA CONDO. 224-234 HIBISCUS AVE LAUDERDALE BY THE SEA , FL, 33308

LEGAL DESCRIPTION: STEPHEN A. CALDERS SUB 59-14 B PT OF LOT 1 DESC AS COMM AT SW COR OF LOT 1,E ALG S/L FOR80 TO POB. CONT E. 310,N32,W 310S, 32 TO POB , ALSO K/A PARCEL 5
FOLO# (PROPERTY ID) 494318120010

(1) FBC BCA SECTION 110.15 BUILDING SAFETY INSPECTION PROGRAM. THE BORA HAS ESTABLISHED A BUILDING SAFETY INSPECTION PROGRAM FOR BUILDING AND STRUCTURES THAT HAVE BEEN IN EXISTENCE FOR A PERIOD OF 40 YEARS OR LONGER. THE BORA BY WRITTEN POLICY SHALL ESTABLISHED THE GUIDELINES AND CRITERIA WHICH WILL BE THE MINIMUM REQUIREMENTS FOR THE BUILDING SAFETY INSPECTION PROGRAM . THE BUILDING OFFICIAL SHALL ENFORCE THE BUILDING SAFETY INSPECTION PROGRAM . US GOVERNMENT BUILDING, STATE OF FLORIDA BUILDING , BUILDING BUILT ON INDIAN RESERVATIONS, SCHOOLS BUILDING UNDER THE JURISDICTION OF THE BROWARD COUNTY SCHOOL BOARD, AND ONE AND TWO FAMILY DWELLINGS ARE EXEMPT FROM THIS PROGRAM.

EXCEPTIONS: ALL SINGLE FAMILY RESIDENCES , DUPLEXES AND MINOR STRUCTURES DEFINED AS BUILDINGS OR STRUCTUR IN ANY OCCUPANCY GROUP HAVING A GROSS FLOOR AREA LESS THAN 3,500 SQUARE FEET. IN ORDER TO IMPLEMENT THE NEW BUILDING SAFETY INSPECTION PROGRAM IN AN ORDERLY MANNER TO CLEAR MANNER TO CLEAR A BACKLOG OF BUILDING NEEDING INSPECTION , IMPLEMENTATION SHALL PROCEED AS FOLLOWS:

1. 40 YEAR OR OLDER BUILDING OF 11,000 SQUARE FEET OR MORE- COMPLIANCE IN CALENDER YEAR 2006
2. 40 YEAR OR OLDER BUILDING 7,000 SQUARE FEET OR MORE –COMPLIANCE NO LATER THAN CALENDAR YEAR 2007
3. 40 YEAR OR OLDER BUILDING 5,500 SQUARE FEET OR MORE – COMPLIANCE NO LATER THAN CALENDER YEAR 2008
4. 40 YEAR OR OLDER BUILDINGS 4,650 SQUARE FEET OR MORE – COMPLIANCE NO LATER THAN CALENDER YEAR 2009
5. 40 YEAR OR OLDER BUILDING 3,800 SQUARE FEET OR MORE – COMPLIANCE NO LATER THAN CALENDAR YEAR 2010
6. 40 YEAR OR OLDER BUILDING 3,500 SQUARE FEET OR MORE – COMPLIANCE NO LATER THAN CALENDER YEAR 2011

SUBSEQUENT BUILDING INSPECTIONS SHALL BE REQUIRED AT TEN (10) YEAR INTERVALA –SECTION 110.165 EFFECTIVE JANUARY 1, 2006 REGARDLESS OF WHEN THE INSPECTION REPORT FOR SAME IS FINALIZED OR FILED. ANY BUILDING OR STRUCTURES NOT OTHERWISE EXCLUDED AS SET FORTH HEREIN SHALL BE INSPECTED AT THE SAME TIME AS THE INITIAL 40 YEAR INSPECTION OF THE BUILDING AND SHALL BE RE- INSPECTED IN ACCORDANCE WITH THE SCHEDULE FOR THE BUILDING.

TO WITT: PLEASE COMPLY WITH THE BUILDING SAFETY PROGRAM

(2) N.F.P.A. 72.10.5.5.3

MECHANICAL PROTECTION . THE DEDICATED BRANCH CIRCUIT(S) AND CONNECTIONS SHALL BE PROTECTED AGAINST PHYSICAL DAMAGE.

TO WITT: HAVE THE FIRE ALARM COMPANY INSTALL A LOCK OUT DEVICE ON THE ELECTRICAL CIRCUIT BREAKER MARK FIRE ALARM CIRCUIT IN THE HOUSE ELECTRICAL PANEL INSIDE THE WEST ELECTRICAL ROOM 1 FLOOR.

(3) N.F.P.A. 10.6.1.3.9. 1 AND N.F.P.A. 1.13.6.4. 3. 2. 1

EXTINGUISHERS OPERATING INSTRUCTIONS SHALL BE LOCATED ON THE FRONT OF THE EXTINGUISHER AND SHALL BE CLEARLY VISIBLE.

N.F.P.A. 1.13.6.4.3.2.1

PHYSICAL CONDITION . AN ANNUAL EXTERNAL VISUAL EXAMINATION OF ALL FIRE EXTINGUISHER SHALL BE MADE TO DETECT OBVIOUS PHYSICAL DAMAGE , CORROSION , OR NOZZLE BLOCKAGE , TO VERIFY THAT THE OPERATING INSTRUCTIONS ARE PRESENT , LEGIBLE AND FACING FORWARD AND THAT HMIS INFORMATION IS PRESENT AND LEGIBLE, AND TO DETERMINE IF A 6 YEAR INTERVAL EXAMINATION OR HYDROSTATIC TEST IS DUE

TO WITT: REPLACE THE FIRE EXTINGUISHER NEXT TO APARTMENT 356. THE OPERATING INSTRUCTIONS ARE MISSING AND WORN OFF FROM THE FIRE EXTINGUISHER.

(3) N.F.P.A. 101.4.6.12.1

WHENEVER OR WHEREEVER ANY DEVICE ,EQUIPMENT, SYSTEM ,CONDITION, ARRANGEMENT ,LEVEL OF PROTECTION ,FIRE -RESISTIVE CONSTRUCTION ,OR ANY OTHER FEATURE IS REQUIRED FOR COMPLIANCE WITH THE PROVISIONS OF THIS CODE, SUCH DEVICE, EQUIPMENT, SYSTEM ,CONDITION, ARRANGEMENT ,LEVEL OF PROTECTION ,FIRE-RESISTIVE CONSTRUCTION , OR OTHER FEATURE SHALL THEREAFTER BE CONTINUOUSLY MAINTAINED. MAINTANCE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE N.F.P.A REQUIREMENTS OR REQUIREMENTS DEVELOPED AS PART OF A PERFORMANCE- BASED DESIGN OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.

TOWITT: THE FIRE EXTINGUISHER NEXT TO APARTMENT 270 NEEDS TO BE RECHARGE . HAVE A LICENSE FIRE EXTINGUISHER COMPANY RE SEVICE THE EXTINGUISHER.

(4) N.F.P.A. 1.10.18.5

COMBUSTIBLE MATERIAL SHALL NOT BE STORED IN BOILER ROOMS, MECHANICAL ROOMS, OR ELECTRICAL ROOMS

TO WITT: RE MOVE ALL STORAGE FROM BOTH ELECTRICAL ROOMS ON THE 1 FLOOR.

(5) N.F.P.A.101.4.6.12.1

WHENEVER OR WHEREEVER ANY DEVICE ,EQUIPMENT, SYSTEM ,CONDITION, ARRANGEMENT ,LEVEL OF PROTECTION ,FIRE -RESISTIVE CONSTRUCTION ,OR ANY OTHER FEATURE IS REQUIRED FOR COMPLIANCE WITH THE PROVISIONS OF THIS CODE, SUCH DEVICE, EQUIPMENT, SYSTEM ,CONDITION, ARRANGEMENTN ,LEVEL OF PROTECTION ,FIRE-RESISTIVE CONSTRUCTION , OR OTHER FEATURE SHALL THEREAFTER BE CONTINUOSLY MAINTAINED. MAINTANCE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE N.F.P.A REQUIREMENTS OR REQUIREMENTS DEVELOPED AS PART OF A PERFORMANCE- BASED DESIGN OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.

TO WITT: THE GUARDS ALONG THE 3RD AND 2ND FLOOR OF THE EXTERIOR EXIT WAY SHOW SIGNS OF CRACKING AND LACK OF MAINTENANCE. YOU SHALL HAVE A LICENSEN BUILDING CONTACTOR MAKE ALL NESSARY REPAIRS. A BUILDING PERMIT FROM THE TOWN OF LAUDERDALE BY THE SEA SHALL BE OBTAIN .

(6) N.F.P.A.1014.6.12.1WHENEVER OR WHEREEVER ANY DEVICE ,EQUIPMENT, SYSTEM ,CONDITION, ARRANGEMENT ,LEVEL OF PROTECTION ,FIRE -RESISTIVE CONSTRUCTION ,OR ANY OTHER FEATURE IS REQUIRED FOR COMPLIANCE WITH THE PROVISIONS OF THIS CODE, SUCH DEVICE, EQUIPMENT, SYSTEM ,CONDITION, ARRANGEMENTN ,LEVEL OF PROTECTION ,FIRE-RESISTIVE CONSTRUCTION , OR OTHER FEATURE SHALL THEREAFTER BE CONTINUOSLY MAINTAINED. MAINTANCE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE N.F.P.A REQUIREMENTS OR REQUIREMENTS DEVELOPED AS PART OF A PERFORMANCE- BASED DESIGN OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.

TO WITT: THE PVC GRAB RAILS AT ALL SIX (6) EXTERIOR STAIR WAYS DOES NOT THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, THE FLORIDA FIRE PREVENTION AND N.F.P.A.101 THE LIFE SAFETY CODE. EITHER REMOVE THE PVC GRAB RAILS OR HAVE A LICENSE CONTACTOR SUBMIT TWO SETS OF BUILDING PLANS , WITH ALL THE REQUIRED DETAILS . THE BUILDING PLANS SHALL BE SIGNED AND SEAL. NEXT OBTAIN A BUILDING PERMIT AND OBTAIN ALL NESSARY INSPECTION .

(7) N.F.P.A.1014.6.12.1WHENEVER OR WHEREEVER ANY DEVICE ,EQUIPMENT, SYSTEM ,CONDITION, ARRANGEMENT ,LEVEL OF PROTECTION ,FIRE -RESISTIVE CONSTRUCTION ,OR ANY OTHER FEATURE IS REQUIRED FOR COMPLIANCE WITH THE PROVISIONS OF THIS CODE, SUCH DEVICE, EQUIPMENT, SYSTEM ,CONDITION, ARRANGEMENTN ,LEVEL OF PROTECTION ,FIRE-RESISTIVE CONSTRUCTION , OR OTHER FEATURE SHALL THEREAFTER BE CONTINUOSLY MAINTAINED. MAINTANCE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE N.F.P.A REQUIREMENTS OR REQUIREMENTS DEVELOPED AS PART OF A PERFORMANCE- BASED DESIGN OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.

TOWITT: REPAIR THE BROKEN ELECTRICAL LIGHT ON THE EAST EXTERIOR OF

THE BUILDING.

YOU ARE HEREBY NOTIFIED of a hearing concerning your code violation on November 18, ,2021 at 5:00 P.M.. before the Special Magistrate for the Town of Lauderdale-By-The-Sea at Town Hall Commission Chambers, 4501 North Ocean Drive, Lauderdale-By-The-Sea, Florida. The enclosed Notice of Violation includes more specific information regarding your violation.

This case may be presented to the Special Magistrate even if the violation is corrected prior to the hearing.

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Any person requiring auxiliary aids and services to participate in this proceeding should contact the Clerk to the Special Magistrate ,Clerk, at 954-640-4210 at least 48 hours prior to the hearing.

I HEREBY CERTIFY that a copy of this Notice of Special Magistrate Hearing was mailed to Respondent by certified U.S. mail, return receipt requested, this 22 day of October, 2021, to the above-listed address.

TOWN OF LAUDERDALE-BY-THE-SEA

**CC TO: ROSINA LOTEMPIO DIRECTOR
6175 NW 153 STREET SUITE 403
MIAMI LAKES ,FL 33314**

By: 

Stephen Paine, Fire Inspector

JOE ANDRIOLE TREASURER
234 HIBISCUS AVE #373
LAUDERDALE BY THE SEA ,
FLORIDA 33308


Bethany Banyas Code Compliance Inspector

RAYMOND TRAINOR SECRETARY
6175 NW 153 STREET SUITE 403
MIAMI LAKES, FL 33314

WILLIAM CHAPDELAIN
6175 NW 153 STREET SUITE 403
MIAMI LAKES , FL 33314

FRAN EPSTEIN PRESIDENT
6175 NW 153 STREET SUITE 403
MIAMI LAKES , FL 33014

CERTIFIED MAIL RECEIPT #

7019 0700 0000 2791 2812

STEPHEN A CALDER TR

HORT A. SOPER TRSTEE

13221 OAKMEADE

WEST PALM BEACH , FLORIDA

33418-7548

7002 2410 0000 4747 4899

SOUTH LEISURE BY THE SEA ASSOCIATION INC

BECKER & POLIAKOFF, PA

REGISTERED AGENT

1 EAST BROWARD BLVD SUITE 1800

FORT LAUDERDALE , FLORIDA

33301