

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

Agenda

Thursday, November 16, 2023

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, November 16, 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 • November 16, 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

Complied Cases

Item #	Case #	Property Address	Property Owner	Page #
1	23100011	2049 WINDWARD DR	FEANNY,JAMES R	14
2	23100012	2060 WINDWARD DR	KARDASH,ALICE	15
3	23100014	1911 CORAL REEF DR	ANSAROFF,GLORIA & ANSAROFF,JOSEPH	17
4	23080002	1800 S OCEAN BLVD, 509	MOHL,BARBARA E GROSS,SAM	23
5	23100002	4521 POINCIANA ST, 1-3	ZARA,MICHAEL J	5
6	23100016	4217 EL MAR DR, 111	MP HOLDINGS LLC	18
7	23090001	1800 S OCEAN BLVD, 1209	AMTC-USA INC	24

Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
8	23100008	250 COMMERCIAL BLVD	POLLACK,ROBERT W & KATHRYN H % CAMERA CLINIC	12

Old Business

Item #	Case #	Property Address	Property Owner	Page #
9	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	34
10	23060003	2031 COCO PALM PL	2031 HOUSE BUYER LLC	21
11	23090004	233 N TRADEWINDS AVE	KAL REALTY TR LACLAIR,KENNETH A TRSTEE	28
12	23100003	2031 COCO PALM PL	2031 HOUSE BUYER LLC	8
13	23090007	1624 BEL-AIR AVE	INTROINI,AMALIA	31
14	23090008	2001 S OCEAN BLVD	ARCHDIOCESE OF MIAMI ASSUMPTION OF THE BLESSED VM	32
15	23100007	1800 S OCEAN BLVD, 1405	WEINTRAUB,DAVID A & ROBIN K	10
16	23090009	4412 N OCEAN DR	GEORGEANN Z TRENT REV TR % TRACY TRENT	33
17	23090006	4475 POINCIANA ST	HAPP,CAROL A	30
18	23050002	4520 EL MAR DR	COMMON AREA	19
19	23090002	4640 BOUGAINVILLA DR, 2	COLEMAN,PATRICK MORE,ANDRES	26



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	23100009	239 E COMMERCIAL BLVD,	SWANTON STREET 184 LLC	13
21	23100013	1811 BEL-AIR AVE	DEIOMA-DANTO,DEBORAH ANN	16

Certification of Lien

Item #	Case #	Property Address	Property Owner	Page #
22	23040001	260 ALLENWOOD DR	JJTA REAL PROPERTIES LLC	1
23	23010010	260 ALLENWOOD DR	JJTA REAL PROPERTIES LLC	6
24	23100006	1900 S OCEAN BLVD, 16L	EMPRESS ESTATES LLC	3

Fire Cases

Item #	Case #	Property Address	Property Owner
25	23-1379	1900 OCEANWALK LN	COMMON AREA

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	10/31/2023 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	11/16/2023		
	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	Building Code (FBC) Violation	DATE ESTBL	8/16/2022	STATUS	Open
ADDRESS	1900 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 16L	INSPECTOR	Eric Villanueva	STATUS DATE	10/20/2023 12:00:00 AM

2. CASE 23100006

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY		COMMENTS FINAL ORDER	
INSPECTION DATE	11/1/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	11/16/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: EMPRESS ESTATES LLC Owner
 813 HIDDEN CAVE RD MADISON, wi 53717

VIOLATIONS: # DATE DESCRIPTION STATUS DATE RESOLVED

FINES:

NARRATIVE:

CASE TYPE	Fire Code Violations	DATE ESTBL	10/4/2023	STATUS	Open
ADDRESS	1900 OCEANWALK LN, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	11/1/2023 12:00:00 AM

3. CASE 23100001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand	PROSECUTION COSTS
	DAYS TO COMPLY		COMMENTS FINAL ORDER
	INSPECTION DATE	10/20/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/16/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: COMMON AREA Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
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FINES:

NARRATIVE: FIRE CASE 23-1379

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	8/28/2023	STATUS	Closed
ADDRESS	4521 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 1-3	INSPECTOR	Hector Barrett	STATUS DATE	10/27/2023 12:00:00 AM

4. CASE 23100002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	6	COMMENTS FINAL ORDER
	INSPECTION DATE	10/25/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	10/27/2023	
	SCHEDULED HEARING DATE	11/16/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: ZARA,MICHAEL J Owner
 2193 NE 61 CT FORT LAUDERDALE, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/25/2023	Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(4) 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. West zone. It shall be unlawful for any person to park, store or maintain any commercial vehicle, recreational vehicle, vessel, personal watercraft or trailer on the streets, rights-of-way, or public or private property in any district of the Town located in the west zone between the hours of 9:00 p.m. and 6:00 a.m. except as provided below. Uses not prohibited. Nothing herein shall prohibit the parking of commercial vehicles in the west zone while in the process of making deliveries or service calls. Commercial vehicles, recreational vehicles, vessels, personal watercrafts or trailers must be wholly enclosed within a garage or enclosed within a carport surrounding the vehicle on three sides and the vessel or vehicle does not protrude from the carport. A for-hire vehicle utilized for the t...	Closed	10/27/2023

FINES:

NARRATIVE: (Boat storage West) Sec. 19-21(b)(4)(e)(1-4) - (4)West zone. e. Registered vessels, personal watercraft and their trailers may be parked, stored, or maintained in the west zone of the Town on private property with the consent of the owner, subject to the following conditions:
 1. Neither the vessel nor its trailer may protrude into a side or rear setback.
 2. The vessel, personal watercraft or vehicle must be wholly enclosed within a garage or enclosed within a carport surrounding the vessel or vehicle on three sides and the vessel, personal watercraft or vehicle does not protrude from the carport.

CASE TYPE	Vacation Rental Other	DATE ESTBL	11/16/2022	STATUS	Closed
ADDRESS	260 ALLENWOOD DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/31/2023 12:00:00 AM

5. 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	11/16/2023	
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 (FBC) Violation	DATE ESTBL	10/16/2023	STATUS	Open
ADDRESS	2031 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	11/1/2023 3:11:00 PM

6. CASE 23100003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	4	COMMENTS FINAL ORDER	At the October 26, 2023, Special Magistrate Hearing, the Magistrate DETERMINED THIS TO BE A REPEAT VIOLATION AND issued a Final Order FOR THIS REPEAT VIOLATION FINES OF \$1000 PER DAY WILL ACCRUE FROM OCTOBER 16TH FOR REPEAT WORK WITHOUT PERMIT UNTIL COMPLIED BY OBTAINING AN AFTER THE FACT DEMO PERMIT FOR ADDITION ADDED TO SIDE OF HOME AND AN AFTER THE FACT PERMITS FOR A/C UNITS INSTALLED IN HOME. IN ADDITION THERE WILL BE \$1000 FINE PER DAY FOR THE VIOLATION OF TAMPERING WITH ELECTRICAL METER THIS WILL BE A FINE FOR OCTOBER 16TH-OCTOBER 17TH WHICH IS COMPLIED WITHIN 1 DAY BY FPL. FINALLY THERE IS ALSO A FINE FOR OVERGROWN LAWN AT \$250 PER DAY FOR EVERY DAY THAT THE LAWN IS OUT OF COMPLIANCE TO BEGIN FROM OCTOBER 26TH. A Hearing Cost of \$50 was assessed. There will be a status hearing November 16th 2023.

INSPECTION DATE	11/1/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	11/16/2023	
FINAL ORDER MEETING DATE	10/26/2023	
FINAL ORDER COMPLY BY DATE	10/26/2023	

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	11/1/2023	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.	Closed	10/17/2023
	2	11/1/2023	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	Not in Compliance	

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.

3 11/1/2023 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:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$1,000.00	10/16/2023
	DAILY FINE	\$1,000.00	10/16/2023
	DAILY FINE	\$250.00	10/26/2023

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.
 For the record this violation will be documented, the tampering with the FPL METER this violation has been complied by FPL.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/21/2023	STATUS	Open
ADDRESS	1800 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 1405	INSPECTOR	Hector Barrett	STATUS DATE	11/2/2023 12:00:00 AM

7. CASE 23100007

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	7022 0410 0003 3771 2946	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	11	COMMENTS FINAL ORDER	
INSPECTION DATE	11/3/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	11/16/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: WEINTRAUB,DAVID A & ROBIN K Owner
 1800 S OCEAN BLVD #1405 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/3/2023	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...	Not in Compliance	

FINES:

NARRATIVE: WWOP
 FBC 105.1 - Work done without a Permit from the Town.
 As per Building Official Simo Mansor, work was done without permits.

You may contact me if you have any questions regarding this issue.

Respectfully,
 Hector Barrett
 954-640-4220

hectorb@lbts-fl.gov

If you have any questions or concerns, please contact Code Compliance Officer Hector Barrett at 954-395-4478, or via email hectorb@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	Sign Violations	DATE ESTBL	10/24/2023	STATUS	Open
ADDRESS	250 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	10/24/2023 12:00:00 AM

8. CASE 23100008

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	11/12/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/16/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: POLLACK,ROBERT W & KATHRYN H % Owner
 CAMERA CLINIC
 250 COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/12/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-503(a-q). - Permitted signs: ARTICLE VIII. - SIGN REGULATIONS Sec. 30-503(a-q). - Permitted signs. The following types of permanent signs may be erected, installed, repaired or replaced within the Town, only in conformance with these regulations and after issuance of a permit by the Development Services Department: (a)Building or development identification signs; (b)Cabinet signs; (c)Canopy and awning signs; (d)Changeable copy signs; (e)Directory sign; (f)Hanging signs; (g)Informational, wayfinding, directional and traffic control signs; (h)Monument signs; (i)Name and address signs, not otherwise exempt; (j)Neon signs; (k)Painted signs; (l)Pole signs; (m)Pylon signs; (n)Roof signs; (o)Subdivision and residential development identification signs; (p)Wall signs; and (q)Window signs.	Not in Compliance	

FINES:

NARRATIVE: PER ZONING NOT PERMIT WAS OBTAINED FOR WINDOW SIGNS INSTALLED. PLEASE CONTACT ZONING@LBTS-FL.GOV TO OBTAIN AN APPROVED PERMIT FOR WINDOW SIGNS.

Thank You

Eric Villanueva
 ericv@lbts-fl.gov
 954-640-4216

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	10/24/2023	STATUS	Open
ADDRESS	239 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	10/24/2023 12:00:00 AM

9. CASE 23100009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 22	COMMENTS FINAL ORDER
	INSPECTION DATE 11/15/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 11/16/2023	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/15/2023	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.	Not in Compliance	

FINES:

NARRATIVE: Please obtain a BTR from the town in order to operate your business in Lauderdale by the sea.
 Please visit <https://www.lauderdalebythesea-fl.gov/> to obtain all the documents needed to apply for the BTR.
 Thank you

CASE TYPE	Storage / POD Unit	DATE ESTBL	10/20/2023	STATUS	Open
ADDRESS	2049 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	10/25/2023 12:00:00 AM

10. CASE 23100011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand	PROSECUTION COSTS
	DAYS TO COMPLY	16	COMMENTS FINAL ORDER
	INSPECTION DATE	11/10/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/16/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: FEANNY,JAMES R Owner
 2049 WINDWARD DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/10/2023	Chapter 6 - Building and Building Regulations Sec. 6-8.1.(c)(2)a-d - Portable storage units. Application and permit. Application shall be made to the Development Services Department in a form approved by the Town. Required information shall include but not be limited to: a. Demonstration that the Site has sufficient space to place a portable storage unit and will continue to provide adequate parking, public safety access and comply with all health, safety and welfare concerns, so as not to create a nuisance towards adjacent properties. b. A removal plan including the name, address and phone number of the individual who will remove the temporary structure; c. A copy of the agreement with the company contracted for the removal; d. A copy of the Town business tax receipt for the business, if in a commercial zoning district; or proof of residency or ownership, if in a residential zoning district.	Not in Compliance	

FINES:

NARRATIVE: POD NEEDS TO BE REMOVED FROM PROPERTY AS IT HAS EXCEEDED THE ALLOWED TIME IT MAY BE ON PROPERTY. PLEASE REMOVE POD AND REACH OUT TO CODE COMPLIANCE TO LET US KNOW POD HAS BEEN REMOVED.

THANK YOU
 ERIC VILLANUEVA
 ERICV@LBTS-FL.GOV
 954-640-4216

CASE TYPE	Parking or Storage of Trailers	DATE ESTBL	8/3/2023	STATUS	Open
ADDRESS	2060 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	10/25/2023 12:00:00 AM

11. CASE 23100012

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	16	COMMENTS FINAL ORDER	
INSPECTION DATE	11/10/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	11/16/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: KARDASH,ALICE Owner
 614 ST-JACQUES #450 *MONTREAL QC, CA H3C 1E2

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/10/2023	Chapter 19 - Traffic And Motor Vehicles Sec. 19-21.(b)(4).f. - Parking or storage of motor vehicles and vessels in the West zone. West zone. A recreational vehicle or trailer may be parked overnight for no more than three consecutive days, twice in any calendar month, and then only when the vehicle is registered with the Town and the property owner or property occupant has notified the Town that the vehicle is being parked on the property.	Not in Compliance	

FINES:

NARRATIVE: PLEASE REMOVE TRAILER FROM DRIVEWAY.

THANK YOU

ERIC VILLANUEVA
 ERICV@LBTS-FL.GOV
 954-640-4216

CASE TYPE	Parking or Storage of Trailers	DATE ESTBL	10/5/2023	STATUS	Open
ADDRESS	1811 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	10/25/2023 12:00:00 AM

12. CASE 23100013

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	16	COMMENTS FINAL ORDER	
INSPECTION DATE	11/10/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	11/16/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: DEIOMA-DANTO,DEBORAH ANN Owner
 1811 BEL-AIR AVE POMPANO BEACH, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/10/2023	Chapter 19 - Traffic And Motor Vehicles Sec. 19-21.(b)(4).f. - Parking or storage of motor vehicles and vessels in the West zone. West zone. A recreational vehicle or trailer may be parked overnight for no more than three consecutive days, twice in any calendar month, and then only when the vehicle is registered with the Town and the property owner or property occupant has notified the Town that the vehicle is being parked on the property.	Not in Compliance	

FINES:

NARRATIVE: PLEASE REMOVE TRAILER FROM PROPERTY.

THANK YOU
 ERIC VILLANUEVA
 954-640-4216
 ERICV@LBTS-FL.GOV

CASE TYPE	Recreational Vehicle & Boat Violation	DATE ESTBL	9/7/2023	STATUS	Open
ADDRESS	1911 CORAL REEF DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	10/25/2023 12:00:00 AM

13. CASE 23100014

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	16	COMMENTS FINAL ORDER	
INSPECTION DATE	11/10/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	11/16/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: ANSAROFF, GLORIA & ANSAROFF, JOSEPH Owner
 11301 SW 3 ST PLANTATION, FL 33325

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/10/2023	Chapter 19 - Traffic And Motor Vehicles Sec. 19-21.(b)(4).f. - Parking or storage of motor vehicles and vessels in the West zone. West zone. A recreational vehicle or trailer may be parked overnight for no more than three consecutive days, twice in any calendar month, and then only when the vehicle is registered with the Town and the property owner or property occupant has notified the Town that the vehicle is being parked on the property.	Not in Compliance	

FINES:

NARRATIVE: PLEASE REMOVE TRAILER FROM PROPERTY.

THANK YOU

ERIC VILLANUEVA
 ERICV@LBTS-FL.GOV
 954-640-4216

CASE TYPE	Animal Violations	DATE ESTBL	10/18/2023	STATUS	Open
ADDRESS	4217 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 #apt 111	INSPECTOR	Hector Barrett	STATUS DATE	11/6/2023 12:00:00 AM

14. CASE 23100016

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	9589 0710 5270 1060 4415 10 9589 0710 5270 106	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	7	COMMENTS FINAL ORDER
INSPECTION DATE	11/6/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	11/16/2023	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:

MP HOLDINGS LLC Owner
 6520 SW 181 LN Southwest Ranches, FL 33331
 Moya, Jaynier
 6520 SW 181 LANE SOUTHWEST RANCHES, FL33331
 PRIDA, KAREN
 6520 SW 181 LANE SOUTHWEST RANCHES, FL33331

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/6/2023	Chapter 4 - Animals Section 4-31. Excessive barking of dogs prohibited. It shall be unlawful for any person or the owner or anyone having charge, control, or custody thereof, to keep any dog within the corporate limits of the Town which howls, yells, or barks excessively so as to disturb the sleep, peace, and quietude of any inhabitant of the Town.	Not in Compliance	

FINES:

NARRATIVE: On 10/18/23 Jack Burns from APT 112 came to make a complaint on the resident of APT 111, her dog barks excessively and constantly.
 Corrective Action: See Code.

Sec. 4-31. - Excessive barking of dogs prohibited.
 It shall be unlawful for any person or the owner or anyone having charge, control, or custody thereof, to keep any dog within the corporate limits of the Town which howls, yells, or barks excessively so as to disturb the sleep, peace, and quietude of any inhabitant of the Town

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/10/2023	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	11/1/2023 3:21:00 PM

15. CASE 23050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
DAYS TO COMPLY	37	COMMENTS FINAL ORDER	At the October 26, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by November 15, 2023 or a fine of \$250 per violation, per day will begin to accrue on November 16. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by submitting the 40 yrs engineer reports on the proper forms/reporting formats, also getting permit for all work that was done without a permit from the Town of Lauderdale by the sea. The case is scheduled for follow-up at the November 16, 2023 hearing.
INSPECTION DATE	11/15/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	11/16/2023		
FINAL ORDER MEETING DATE	10/26/2023		
FINAL ORDER COMPLY BY DATE	11/15/2023		

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	11/15/2023	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	Not in Compliance	

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 ...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$250.00	11/15/2023

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	Building Code (FBC) Violation	DATE ESTBL	6/5/2023	STATUS	Open
ADDRESS	2031 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	10/31/2023 4:33:00 PM

16. CASE 23060003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS \$150.00
	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	11/15/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/16/2023	
	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	11/15/2023	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 (FBC) Violation	DATE ESTBL	8/3/2023	STATUS	Open
ADDRESS	1800 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 509	INSPECTOR	Eric Villanueva	STATUS DATE	10/31/2023 12:00:00 AM

17. 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 11/16/2023	
	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@lbs-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 (FBC) Violation	DATE ESTBL	9/5/2023	STATUS	Open
ADDRESS	1800 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 1209	INSPECTOR	Hector Barrett	STATUS DATE	11/2/2023 11:28:00 AM

18. 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	\$50.00
	DAYS TO COMPLY	71	COMMENTS FINAL ORDER	At the October 26, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by November 15, 2023 or a fine of \$250 per violation, per day will begin to accrue on November 16. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by getting a permit for all work that was done with a permit from the Town of Lauderdale by the sea. The case is scheduled for follow-up at the November 16, 2023 hearing.

INSPECTION DATE 11/15/2023 **COMMENTS - IMPOSITION OF FINE**

COMPLIED DATE

SCHEDULED HEARING DATE 11/16/2023

FINAL ORDER MEETING DATE 10/26/2023

FINAL ORDER COMPLY BY DATE 11/15/2023

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
	1	11/15/2023	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	11/15/2023

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@lbts-fl.gov.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	9/5/2023	STATUS	Open
ADDRESS	4640 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308 2	INSPECTOR	Hector Barrett	STATUS DATE	11/1/2023 3:33:00 PM

19. 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	\$50.00
	DAYS TO COMPLY	5	COMMENTS FINAL ORDER	At the October 26, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by November 15, 2023 or a fine of \$250 per violation, per day will begin to accrue on November 16. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by getting a permit for all work that was done without a permit from the Town of Lauderdale by the sea. The case is scheduled for follow-up at the November 16, 2023 hearing.
	INSPECTION DATE	11/15/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	11/16/2023		
	FINAL ORDER MEETING DATE	10/26/2023		
	FINAL ORDER COMPLY BY DATE	11/15/2023		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/15/2023	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	11/15/2023

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@lbs-fl.gov.

CASE TYPE	Property Maintenance (General)	DATE ESTBL	9/11/2023	STATUS	Open
ADDRESS	233 N TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	11/1/2023 3:03:00 PM

20. CASE 23090004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	18	COMMENTS FINAL ORDER	At the October 26, 2023, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by November 15, 2023 or a fine of \$100 per violation, per day will begin to accrue on NOVEMBER 16 2023. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit FOR THE FENCE THAT WAS INSTALLED. The case is scheduled for follow-up at the November 16, 2023 hearing.
	INSPECTION DATE	11/15/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	11/16/2023		
	FINAL ORDER MEETING DATE	10/26/2023		
	FINAL ORDER COMPLY BY DATE	11/15/2023		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/15/2023	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	\$100.00	11/15/2023

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@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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	9/15/2023	STATUS	Open
ADDRESS	4475 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	10/31/2023 12:00:00 AM

21. 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	11/16/2023	
	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 (FBC) Violation	DATE ESTBL	7/18/2023	STATUS	Open
ADDRESS	1624 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	11/1/2023 3:27:00 PM

22. CASE 23090007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	32	COMMENTS FINAL ORDER At the October 26, 2023, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by November 15, 2023 or a fine of \$50 per day will begin to accrue on NOVEMBER 16 2023. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by COMPLETING THE CONSTRUCTION AND PERMIT BEING COMPLETE. The case is scheduled for follow-up at the November 16, 2023 hearing.
	INSPECTION DATE	11/15/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/16/2023	
	FINAL ORDER MEETING DATE	10/26/2023	
	FINAL ORDER COMPLY BY DATE	11/15/2023	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/15/2023	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$50.00	11/15/2023

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@lbts-fl.gov

CASE TYPE	Recreational Vehicle & Boat Violation	DATE ESTBL	1/27/2023	STATUS	Open
ADDRESS	2001 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	11/1/2023 3:29:00 PM

23. CASE 23090008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$0.00
	DAYS TO COMPLY	10	COMMENTS FINAL ORDER	
	INSPECTION DATE	11/15/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	11/16/2023		
	FINAL ORDER MEETING DATE	10/26/2023		
	FINAL ORDER COMPLY BY DATE	11/15/2023		

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	11/15/2023	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	11/15/2023

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	10/31/2023 12:00:00 AM

24. 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	11/16/2023		
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 (FBC) Violation	DATE ESTBL	9/29/2022	STATUS	Open
ADDRESS	1530 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	10/3/2023 12:00:00 AM

25. CASE 23010007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201638514	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER
	INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/16/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: OCEAN EAST APARTMENTS, INC. Owner
 1530 SOUTH OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062
 MAGILL, LISA
 1200 PARK CENTRAL BLVD S POMPANO BEACH, FL33064

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. According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program (50 YEAR RECERTIFICATION PAST DUE; WAS DUE 2021).

Corrective Action: Please comply with all requirements of the Building Safety Inspection Program. Information is located at:
<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>.

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



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 ASSOCIATION
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
TREASURER

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.

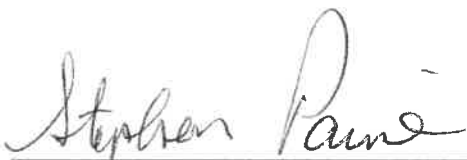
Any person requiring auxiliary aids and services to participate in this proceeding should contact the Clerk to the Special Magistrate, Megan Small, at 954-640-4210 at least 48 hours prior to the hearing.

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