

Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday November 17, 2022

5:00 PM



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

Code Compliance Hearing

Thursday, November 17, 2022, 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

[11-17-22 Agenda Summary.pdf](#)

[11-17-22 Agenda Backup.pdf](#)

5. 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.



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • November 17, 2022 • 5:00 PM*

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

Cases to be Continued

Item #	Case #	Property Address	Property Owner	Page #
1	22040002	4213 EL MAR DR, 1-6	PALM LAKES I ASSOCIATES INC	17
2	22070010	4655 BOUGAINVILLA DR,	PULSO MIAMI LLC	42
3	22070026	265 COMMERCIAL BLVD,	VICNSONS REALTY GROUP LLC	47
4	22070027	249 COMMERCIAL BLVD,	PANDA BY THE SEA LLC	48
5	22090001	1948 SAILFISH PL,	BRUNELLI RODRIGUEZ LIV TR BRUNELLI,DONALD N TRSTEE ETAL	32
6	22090004	5200 N OCEAN BLVD, 1006B	ANON,FERNANDO & VIVIAN	23
7	21080007	1501 S OCEAN BLVD,	CONWAY ECHARTÉ TURNBRIDGE ET AL % GARDEN BY THE SEA N	78
8	22080025	216 E COMMERCIAL BLVD,	ANGLIN FAM TR % RAYMOND ANGLIN	30

Old Business

Item #	Case #	Property Address	Property Owner	Page #
9	18020015	2 E COMMERCIAL BLVD,	ANGLIN FAM TR % RAYMOND ANGLIN	60

New Business

Item #	Case #	Property Address	Property Owner	Page #
10	22070006	2049 OCEAN MIST DR,	OCEAN MIST PROPERTY LLC	40
11	22070023	6000 N OCEAN BLVD, 7B	BUCUR-DRUGAN,CRISTINA BUCUR-DRUGAN,ALEXANDRU	45
12	22080023	3 SUNSET LN,	NGUYEN,PHUONG DINH VAN,TAN	58
13	21100021	4900 N OCEAN BLVD,	SEA RANCH CLUB CONDO C	79
14	22010004	2011 CORAL REEF DR,	ESTEVEZ,JOHN P	28
15	22050002	229 E COMMERCIAL BLVD,	SABATINI INVESTMENTS LLC	35
16	22050003	233 E COMMERCIAL BLVD,	IMCO BY C LLC	36
17	22060003	239 E COMMERCIAL BLVD,	SWANTON STREET 184 LLC	39
18	22080010	220 CODRINGTON DR,	SANTAYANA, RODOLFO R & STACY	53
19	22090002	250 MIRAMAR AVE,	ALVAREZ,EDWARD	34
20	22090005	233 HIBISCUS AVE,	DUNG KIM NGUYEN REV TR NGUYEN,DUNG KIM TRS	24
21	22100002	4900 N OCEAN BLVD, 212	PURPLE LAKE INVESTMENTS CORP	64
22	22100003	2049 TROPIC ISLE	FORTUNE PROPERTIES LLC	66
23	22100004	1480 S OCEAN BLVD, 222	ILIAKIS,CLEOPATRA LE	68
24	22100005	233 NEPTUNE AVE,	VENTO,PHILLIP M	70
25	22100006	220 CODRINGTON DR,	SANTAYANA,RODOLFO R & STACY	72
26	22100007	1821 W TERRA MAR DR,	CHERNYAKHOVSKY,IGOR & VITA IGOR & V CHERNYAKHOVSKY REV TR	74



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • November 17, 2022 • 5:00 PM*

Certification of Lien

Item #	Case #	Property Address	Property Owner	Page #
27	22010002	238 CORSAIR AVE,	KELLEY,SEAN KELLEY,RENEE	26
28	22040004	262 TROPIC DR,	FAURER,MARTIN FAURER,YARLIN	19
29	22070017	6000 N OCEAN BLVD, 16D	RUMBAUGH,GEORGE F & RUMBAUGH,JAMES L	43
30	21080006	4324 SEAGRAPE DR, 1-4	ISLA BELLA LLC	76
31	22040017	222 E COMMERCIAL BLVD,	ACS 218 LLC	21
32	22060001	259 MIRAMAR AVE,	ROYAL IMPERIAL GROUP LLC	37
33	22070029	4344 E TRADEWINDS AVE,	ENDEAVOR CAPITAL LLC HOMESTEAD FINANCIAL MORTGAGE LLC	49
34	22080002	4109 N OCEAN DR, 1-8	4051 N OCEAN DRIVE LLC	51
35	22080012	4300 SEAGRAPE DR,	SEAGRAPE ONE APARTMENTS LLC	54
36	22080017	263 COMMERCIAL BLVD,	VICNSONS REALTY GROUP LLC	56
37	22100008	230 PINE AVE,	827 NW 114 ST LLC	11
38	22100009	230 PINE AVE,	827 NW 114 ST LLC	12
39	22100010	230 PINE AVE,	827 NW 114 ST LLC	62
40	22100012	2036 COCO PALM PL,	SHANAHAN,GEORGE C EST	14

Special Set

Item #	Case #	Property Address	Property Owner	Page #
41	21080003	5200 N OCEAN BLVD, 1415A	AMATO,KATHERYNE AMATO,SALVATORE	15
42	22030017	4454 SEAGRAPE DR, 1-2	CARSON CREEK CORP	3

VI.ADJOURNMENT

CASE TYPE	Permits Required Violations	DATE ESTBL	2/4/2022	STATUS	Closed
ADDRESS	4305 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308 1-7	INSPECTOR	Greg Wienbarg	STATUS DATE	10/28/2022 2:11:00 PM

1. CASE 22040025

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	44
		PROSECUTION COSTS \$50.00
		COMMENTS FINAL ORDER
		At the June 23, 2022 Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by August 24, 2022 or a fine of \$100 per violation per day will accrue beginning August 25, 2022 until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the August 25, 2022 Hearing for Certification of Lien.
	INSPECTION DATE	10/27/2022
	COMPLIED DATE	10/17/2022
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	6/23/2022
	FINAL ORDER COMPLY BY DATE	8/24/2022
NOTICE NAMES:	BEE BEE PROPERTIES INC	Owner
	4309 BOUGAINVILLA DR LAUDERDALE BY THE SEA, FL 33308	
	ALDAHWI, HAYDER y	
	4309 BOUGAINVILLA DR LAUDERDALE BY THE SEA, FL33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/27/2022	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	10/17/2022

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY	\$0.00	10/27/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including the A/C splits, enclosing a window and door, enclosing a room under the stairs that inhibits 3 foot clearance from the meters(needs to be removed), new electrical panel, and new electric for lighting,
Corrective Action required: Please obtain an after-the-fact permits for all work done without a permits. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	3/17/2022	STATUS	Closed
ADDRESS	4454 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308 1-2	INSPECTOR	Greg Wienbarg	STATUS DATE	10/22/2022 12:00:00 AM

2. CASE 22030017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	52
		PROSECUTION COSTS \$50.00
		COMMENTS FINAL ORDER At the May 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply by June 22, 2022 or a fine of \$150 per day will begin to accrue on June 23, 2022. Compliance shall be achieved by issuance of permit/s for all work done without a permit. A \$50 Hearing Cost was assessed and is now due, payable by June 22, 2022. The case will return to the June 23, 2022 hearing.
	INSPECTION DATE	7/26/2022
		COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	8/24/2022
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	5/26/2022
	FINAL ORDER COMPLY BY DATE	6/22/2022
NOTICE NAMES:	CARSON CREEK CORP	Owner
	PO BOX 745 FL 33480-0745 PALM BEACH, FL 33480-0745	
	Registered Agent, STEPHENSON, JOHN	
	222 Courtney Lakes Cir #210 WEST PALM BEACH, FL33401	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/26/2022	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	8/24/2022

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	6/22/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including 1) Multiple A/C replacements done without permits. 2) Bathroom renovations done without permits. 3) Kitchen renovations done without permits. 4) Electrical panel replaced without a permit. 5)

Illegal toilet, shower, sink and laundry utility area inside of the garage installed without permits. 6) Utility room in unit 1 (plumbing and electrical work without permits). 7) Door enclosures done without permits. 8) Generator installed without permit.
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.

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

CASE TYPE	Vacation Rentals Inspection	DATE ESTBL	8/26/2022	STATUS	Closed
ADDRESS	268 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/19/2022 12:00:00 AM

3. CASE 22080024

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70200640000110387188	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	62	COMMENTS FINAL ORDER
	INSPECTION DATE	10/19/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	10/19/2022	
	SCHEDULED HEARING DATE	11/17/2022	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	268 IMPERIAL LANE INC MERCIER,JEAN-FRANCOIS	Owner
	220 IMPERIAL LN LAUDERDALE BY THE SEA, FL 33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/19/2022	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	10/19/2022

FINES:

NARRATIVE:	FBC 105.1 - Work done without a Permit from the Town. As per Building Official: Work done without permits including the wet bar under the tiki hut. 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. If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov
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CASE TYPE	Permits Required Violations	DATE ESTBL	8/23/2022	STATUS	Closed
ADDRESS	1985 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	10/5/2022 12:00:00 AM

4. CASE 22090003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	28
	INSPECTION DATE	10/5/2022
	COMPLIED DATE	10/5/2022
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: BRYZGALOVA,SVETLANA Owner
1985 WINDWARD DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/5/2022	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	10/5/2022

FINES:

NARRATIVE: FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for full interior demolition and renovations at 1985 Windward Drive. A Stop Work Order was posted August 18, 2022.
Corrective Action: Obtain an after-the-fact permit(s) for all work, through a licensed contractor. Permit applications #LBS22-013271 and LBS22-013266 were entered into the Town permit system on September 23, 2022 but have not yet been approved.

The initial comply-by date is set for OCTOBER 22, 2022.
The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022.
This case can be closed once the permits are approved and issued.

The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbts-fl.gov.

Thank you for your attention to this matter.

Respectfully,

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

CASE TYPE	Property Maintenance	DATE ESTBL	8/5/2022	STATUS	Closed
ADDRESS	3231 SPANISH RIVER DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	11/3/2022 12:00:00 AM

5. CASE 22090006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	8	COMMENTS FINAL ORDER At the October 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the respondent to comply by November 3, 2022 or a fine of \$250 per violation per day will accrue beginning November 4, 2022. The Town is authorized to abate the violations on or after November 4, 2022 if not complied, and to assess a lien on the property for the cost of the abatement along with an administrative fee. A hearing cost of \$100 was assessed.
	INSPECTION DATE	11/3/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	11/3/2022	
	SCHEDULED HEARING DATE	11/17/2022	
	FINAL ORDER MEETING DATE	10/27/2022	
	FINAL ORDER COMPLY BY DATE	11/3/2022	

NOTICE NAMES: WILLIAM B REGIS LIV TR REGIS, WILLIAM B TRSTEE Owner
305 SE 11 AVE FORT LAUDERDALE, FL 33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/3/2022	Chapter 6 - Building and Building Regulations Sec. 6-8.(c)(1)a. - d. - Construction site perimeter fencing. Fencing. Temporary perimeter site fencing for new construction is required and must meet all of the following requirements: Be six feet high with approved screening material to prevent dust intrusion upon adjacent properties. Be installed and maintained at ground level on all sides of the site. Include installation and maintenance of an approved silt fence to prevent any construction debris from entering the waterway for properties abutting a waterway. Be removed from the site upon the earliest of: A determination by the Building Official that construction work is deemed abandoned pursuant to subsection (h) of this section; The expiration of the related building permit; Completion of the exterior of the building; or The issuance of a certificate of occupancy.	Closed	11/3/2022
	2	11/3/2022	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;	Closed	11/3/2022

FINES:

<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER</u> <u>COMPLY</u>
DAILY FINE	\$250.00	11/3/2022
DAILY FINE	\$250.00	11/3/2022

NARRATIVE: Section. 6-8.(c)(1)a. - d. - Construction site perimeter fencing. Please repair the fence and re-secure the screening on top and bottom, all 3 sides.

Section 6-41(a)(18) - Maintenance of exterior of premises. Please cut the overgrown vegetation and grass on this vacant lot. (The grass is at such a height that this constitutes a public safety hazard.)

COMPLY-BY DATE: October 7, 2022
SPECIAL MAGISTRATE HEARING DATE: October 27, 2022

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

Respectfully,

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

CASE TYPE	Permits Required Violations	DATE ESTBL	12/23/2021	STATUS	Closed
ADDRESS	241 ALGIERS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/20/2022 12:00:00 AM

6. CASE 22100001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	28
	INSPECTION DATE	10/20/2022
	COMPLIED DATE	10/20/2022
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: O'LEARY,CHRISTINE Owner
34 EDGEWATER DR E EAST FALMOUTH, MA 02536

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/20/2022	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	10/20/2022

FINES:

NARRATIVE: Violation of FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for:
New kitchen inside 241 Algiers Avenue, observed at an inspection conducted on December 22, 2021 by Inspector Greg Wienbarg.
Corrective Action: Obtain an after-the-fact permit for the kitchen, through a licensed contractor.

The initial comply-by date is set for NOVEMBER 5, 2022.
The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022.
This case can be closed once the permits are approved and issued.
The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbts-fl.gov.

Thank you for your attention to this matter.
Respectfully,
Bethany Banyas
954-640-4220

bethanyb@lbtz-fl.gov

CASE TYPE	NAB CASE	DATE ESTBL	10/13/2022	STATUS	Closed
ADDRESS	230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/31/2022 12:00:00 AM

7. CASE 22100008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	0
	INSPECTION DATE	10/31/2022
	COMPLIED DATE	10/31/2022
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	
PROSECUTION COSTS	\$7,600.00	
COMMENTS FINAL ORDER		
COMMENTS - IMPOSITION OF FINE		

NOTICE NAMES:	827 NW 114 ST LLC	Owner
	10860 SW 116 ST MIAMI, FL 33176	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/31/2022	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;	Closed	10/31/2022

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$500.00	10/27/2022

NARRATIVE: Sec. 6-41(a)(18) - Overgrown landscaping. This is a Repeat Violation as per previous Final Order #22030018, issued March 24, 2022.
CORRECTIVE ACTION: Please cut, trim, edge and mow all overgrown landscaping, weeds and grass. The overgrown vegetation poses a health and safety issue to neighboring properties. The Town will abate the property if the vegetation is not abated in full by October 27, 2022. All expenses incurred by the Town for abatement will be charged to the property along with an administrative fee and fines for noncompliance. Even if you comply the violation prior to the hearing, the hearing will still be held, and Repeat Violation fines of \$500 per day may be assessed beginning from October 12, 2022, when the repeat violation was first documented.

Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.
Respectfully,
Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbts-fl.gov

CASE TYPE	NAB CASE	DATE ESTBL	10/13/2022	STATUS	Closed
ADDRESS	230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	11/1/2022 12:00:00 AM

8. CASE 22100009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS \$200.00
	DAYS TO COMPLY	5	COMMENTS FINAL ORDER AT THE OCTOBER 27, 2022 HEARING, THE MAGISTRATE FOUND THAT THE NUISANCE VIOLATION OF ORDINANCE 6-41(a)(7) EXISTED ON THE AFOREMENTIONED PROPERTY AND ORDERED THE RESPONDENT TO ABATE THE VIOLATION BY NOVEMBER 3, 2022. SHOULD THE RESPONDENT NOT COMPLY WITH THE MAGISTRATE'S ORDER, THE TOWN IS AUTHORIZED TO ABATE THE VIOLATION BEGINNING NOVEMBER 4, 2022 . THE MAGISTRATE ORDERED THAT ALL COSTS INCURRED BY THE TOWN FOR ABATEMENT PURSUANT TO THIS ORDER SHALL BE CERTIFIED AS A LIEN AGAINST THE SUBJECT PROPERTY ALONG WITH AN ADMINISTRATIVE FEE. THIS ORDER DOES NOT CREATE ANY CONTINUING OBLIGATION ON THE PART OF THE TOWN TO MAINTAIN THE SUBJECT PROPERTY, NOR DOES IT ALTER THE RESPONDENT'S RESPONSIBILITY TO MAINTAIN THE SUBJECT PROPERTY. IN ADDITION, APPLICABLE PENALTIES MAY BE ASSESSED BY THE MAGISTRATE FOR THOSE DAYS THE SUBJECT PROPERTY IS IN VIOLATION.
	INSPECTION DATE	11/1/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	11/1/2022	
	SCHEDULED HEARING DATE	11/17/2022	
	FINAL ORDER MEETING DATE	10/27/2022	
	FINAL ORDER COMPLY BY DATE	11/3/2022	

NOTICE NAMES: 827 NW 114 ST LLC Owner
10860 SW 116 ST MIAMI, FL 33176

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/1/2022	Chapter 6 - Building and Building Regulations Section 6-41(a)(7) - 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	Closed	11/1/2022

free of hazards which include, but are not limited to, the following:
Sources of infestation;

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER</u> <u>COMPLY</u>
	DAILY FINE	\$250.00	11/3/2022

NARRATIVE: Section 6-41(a)(7) - Infestation of bees in strangler fig tree in back yard, in close proximity to neighboring back yard.

Corrective Action: Have the bees humanely relocated by a professional beekeeper and maintain the area by means of continued regular service by a professional beekeeper.

HEARING DATE: OCTOBER 27, 2022.

The bee infestation poses a health and safety issue to neighboring properties. The Town will abate the property if the violation is not complied by October 27, 2022. All expenses incurred by the Town for abatement will be charged to the property along with an administrative fee and fines for noncompliance.

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

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

CASE TYPE	NAB CASE	DATE ESTBL	10/18/2022	STATUS	Closed
ADDRESS	2036 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	11/2/2022 12:00:00 AM

9. CASE 22100012

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	7
		PROSECUTION COSTS \$100.00
		COMMENTS FINAL ORDER
		RESPONDENT TO COMPLY BY 10/30/2022 OR \$250 TO ACCRUE THEREAFTER. TOWN AUTHORIZED TO ABATE THE VIOLATION IMMEDIATELY ON 10/31/22 IF THE POOL HAS NOT YET BEEN ENCLOSED, AND AUTHORIZED TO ASSESS A LIEN ON THE PROPERTY FOR THE COST OF THE WORK ALONG WITH AN ADMINISTRATIVE FEE.
	INSPECTION DATE	11/2/2022
	COMPLIED DATE	11/2/2022
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	10/27/2022
	FINAL ORDER COMPLY BY DATE	10/30/2022
		COMMENTS - IMPOSITION OF FINE

NOTICE NAMES: SHANAHAN,GEORGE C EST Owner
2036 COCO PALM PL LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/2/2022	Chapter 30 - Unified Land Development Regulations Section 30-313(p)(2). Swimming pool enclosures. All swimming pools shall be enclosed by an open mesh screen enclosure or a fence or wall a minimum of five feet in height of such design and material as will prevent unauthorized access to the pool area. All screen doors and fence gates shall be equipped with a self-locking mechanism.	Closed	11/2/2022

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	10/30/2022

NARRATIVE: Section 30-313(p)(2). Open and unenclosed pool posing an immediate hazard to public health and safety.
CORRECTIVE ACTION REQUIRED: Please immediately secure the pool to prevent entry.

A hearing will be held October 27, 2022. At that hearing, the Town will request authorization to abate (fix) the violation and lien the property for the cost along with an administrative fee.

Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.
Respectfully,
Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbtz-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	7/29/2021	STATUS	Closed
ADDRESS	5200 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 1415A	INSPECTOR	Greg Wienbarg	STATUS DATE	10/11/2022 12:00:00 AM

10. CASE 21080003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	34
		PROSECUTION COSTS \$50.00
		COMMENTS FINAL ORDER
		At the September 23, 2021 Special Magistrate Hearing, the Special Magistrate ordered that the property comply by October 27, 2021 or a fine of \$200 per day will accrue beginning October 28, 2021. Compliance is to be achieved by obtaining an after-the-fact permit for the interior work done without a permit, complying with any stipulations of the permit(s), obtaining all required inspections, and ensuring that the permit(s) is Closed. A hearing cost of \$50 was assessed and is now due.
	INSPECTION DATE	4/20/2022
	COMPLIED DATE	4/20/2022
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	9/23/2021
	FINAL ORDER COMPLY BY DATE	10/27/2021
		COMMENTS - IMPOSITION OF FINE

NOTICE NAMES: AMATO,KATHERYNE AMATO,SALVATORE Owner
239 CEDRUS AVENUE EAST NORTHPORT, NY 11731

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/20/2022	Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 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	4/20/2022

FINES: DESCRIPTION CHARGE DATE BOARD ORDER COMPLY

DAILY FINE \$200.00 10/27/2021

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Interior remodel work without permit. Stop Work Order posted 7-23-21.
Corrective Action required: Please obtain an after-the-fact permit for the interior work done without a permit. Please comply with any stipulations of the permit(s), obtain all required

inspections, and ensure that the permit(s) is Closed.

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

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

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Property Maintenance	DATE ESTBL	4/5/2022	STATUS	Open
ADDRESS	4213 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 1-6	INSPECTOR	Greg Wienbarg	STATUS DATE	10/28/2022 12:00:00 AM

11. CASE 22040002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	38
		PROSECUTION COSTS \$50.00
		COMMENTS FINAL ORDER At the May 26, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply by July 27, 2022 or a fine of \$150 per day will begin to accrue on July 28, 2022. Compliance shall be achieved by issuance of permit/s for all work done without a permit. A \$50 Hearing Cost was assessed and is now due, payable by July 27, 2022. The case will return to the July 28, 2022 hearing.
	INSPECTION DATE	8/24/2022
		COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	5/26/2022
	FINAL ORDER COMPLY BY DATE	7/27/2022
NOTICE NAMES:	PALM LAKES I ASSOCIATES INC	Owner
	491 NW 42 AVE #21 PLANTATION, FL 33317	
	., PRIMETIME REAL ESTATE PROPERTIES & INVESTM	
	491 NW 42ND AVE SUITE #21 PLANTATION, FL33317	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/24/2022	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.	Closed	5/11/2022
	2	8/24/2022	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	Not in Compliance	

deemed...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER</u>
			<u>COMPLY</u>
	DAILY FINE	\$150.00	7/27/2022
	FLAT PENALTY		1/1/0001

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including multiple A/C unit replacements, and the kitchen & bathroom renovations.
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. Corrective action: Repair/replace the carpet on the stairs where it is ripped and coming apart.

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

CASE TYPE	BTR Housing Inspection	DATE ESTBL	4/4/2022	STATUS	Open
ADDRESS	262 TROPIC DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/31/2022 12:00:00 AM

12. CASE 22040004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70190700000027914465	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	69	COMMENTS FINAL ORDER	At the October 27, 2022 Special Magistrate hearing, the Special Magistrate ordered the respondent to comply by obtaining approved permits for all work by November 16, 2022 or a fine of \$250 per day will begin to accrue. A hearing cost of \$50 was assessed. The case will return to the November 17, 2022 hearing.
	INSPECTION DATE	11/16/2022	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	11/17/2022		
	FINAL ORDER MEETING DATE	10/27/2022		
	FINAL ORDER COMPLY BY DATE	11/16/2022		

NOTICE NAMES: FAURER,MARTIN FAURER,YARLIN Owner
262 TROPIC DR LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/16/2022	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	11/16/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including A/C unit replacements, split A/C unit, garage conversion, kitchen renovations and bathroom renovations.
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.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-

640-4216, or via email gregw@lauderdalebythesea-fl.gov

PREPARED November 4, 2022 11:55
AM
PROGRAM CE200L
TOWN OF LAUDERDALE-BY-THE-
SEA

CASE HISTORY REPORT
CASE NUMBER 22040017

Hearing Date
17 November, 2022

CASE TYPE	Permits Required Violations	DATE ESTBL	9/23/2021	STATUS	Open
ADDRESS	222 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/28/2022 1:13:00 PM

13. CASE 22040017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	61
		PROSECUTION COSTS \$75.00
		COMMENTS FINAL ORDER At the August 25, 2022 Special Magistrate Hearing, the Magistrate ordered the property to comply by September 21, 2022 or a fine of \$100 per day will accrue thereafter for the violation of FBC 105.1 and a fine of \$10 will accrue thereafter for 12-2(a). A hearing cost of \$50 was assessed and is now due.
	INSPECTION DATE	11/16/2022
		COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	8/25/2022
	FINAL ORDER COMPLY BY DATE	9/21/2022
NOTICE NAMES:	ACS 218 LLC	Owner
	820 NE 5 TER FORT LAUDERDALE, FL 33304	
	Registered Agent, SHADER, ANDREW T	
	2425 E COMMERCIAL BLVD STE 101 FORT LAUDERDALE, FL33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/16/2022	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	
	2	11/16/2022	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
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COMPLY

DAILY FINE	\$100.00	11/16/2022
DAILY FINE	\$100.00	11/16/2022

NARRATIVE: Sec. 12-2(a) - Business tax receipt required for (Arthur Murray Dance studio #201). 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.

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

As per Building Official: Work done without permits including new electrical work, plumbing work with the urinal in the men's restroom, and the water heater replacement. Corrective Action required: Please obtain an after-the-fact permit for all work done without a permits.

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

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

PREPARED November 4, 2022 11:55
AM
PROGRAM CE200L
TOWN OF LAUDERDALE-BY-THE-
SEA

CASE HISTORY REPORT
CASE NUMBER 22090004

Hearing Date
17 November, 2022

CASE TYPE	Permits Required Violations	DATE ESTBL	9/16/2022	STATUS	Open
ADDRESS	5200 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 1006B	INSPECTOR	Bethany Banyas	STATUS DATE	9/24/2022 12:00:00 AM

14. CASE 22090004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	28
	INSPECTION DATE	10/22/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ANON,FERNANDO & VIVIAN Owner
5200 N OCEAN BLVD #1006B LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/22/2022	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: FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for a water heater change out at 5200 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 1006B.
Corrective Action: Obtain an after-the-fact permit for the water heater, through a licensed contractor.
The initial comply-by date is set for OCTOBER 22, 2022.
The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022.
This case can be closed once the permit is approved and issued.

The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbts-fl.gov. Thank you for your attention to this matter.

Respectfully,
Bethany Banyas
954-640-4220
bethanyb@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	9/22/2022	STATUS	Open
ADDRESS	233 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/19/2022 12:00:00 AM

15. CASE 22090005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	28
	INSPECTION DATE	10/19/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: DUNG KIM NGUYEN REV TR NGUYEN,DUNG KIM TRS Owner
3600 SW 141ST AVE MIRAMAR, FL 33027
VACATION RENTAL AGENT, SABRINA MONTEMERANI
1000 SE 4 St #217 FT LAUDERDALE, FL33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/19/2022	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: FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for full interior demolition and renovations at 233-235 Hibiscus Ave. A Stop Work Order was posted September 22, 2022.
Corrective Action: Obtain approved after-the-fact permit(s) for all work, through a licensed contractor.

The initial comply-by date is set for OCTOBER 25, 2022.
The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022.
This case can be closed once the permit/s are approved and issued.

The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbts-fl.gov.

Thank you for your attention to this matter.

Respectfully,

Bethany Banyas
954-640-4220

bethanyb@lbtz-fl.gov

CASE TYPE	Vacation Rentals Inspection	DATE ESTBL	8/4/2021	STATUS	Open
ADDRESS	238 CORSAIR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/28/2022 12:00:00 AM

16. CASE 22010002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70190700000027914229	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	59	COMMENTS FINAL ORDER	At the May 26, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply by July 27, 2022 or a fine of \$150 per day will begin to accrue on July 28, 2022. Compliance shall be achieved by issuance of permit/s for all work done without a permit. A \$50 Hearing Cost was assessed and is now due, payable by July 27, 2022. The case will return to the July 28, 2022 hearing.
	INSPECTION DATE	9/21/2022	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	11/17/2022		
	FINAL ORDER MEETING DATE	5/26/2022		
	FINAL ORDER COMPLY BY DATE	7/27/2022		

NOTICE NAMES: KELLEY,SEAN KELLEY,RENEE Owner
4292 AUBURN FOLSOM RD LOOMIS, CA 95650

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.	Closed	3/11/2022
	2	9/21/2022	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	\$150.00	9/21/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Interior remodel work without permit.
Corrective Action required: Please obtain an after-the-fact permit for all interior work including the kitchen renovation, new bathroom and bathroom renovations and bedroom conversions done without permits. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.
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. 30-327(d) - Section 30-327(d). Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days.
This single-family property is a registered vacation rental; it was observed to be offering stays of less than 7 days on web advertisement(s).
Please note that it is the Town's position that 7 consecutive days means 7 consecutive periods of 24 hours, each one including both a nighttime and a daytime. We understand that typical booking calendars commonly refer to "nights" rather than "days." If this is the case with your ad(s), then the expectation is that you will ensure that your ad reflects 7 nights minimum.
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."
Advertising for rentals of less than 7 consecutive nights is evidence that the advertiser is engaging in providing that service (rentals of less than 7 nights) to the public. The vacation rental certificate for this property does not permit rentals of less than 7 consecutive nights duration.
Correction Required: To comply with Town Code, please cease allowing possession of the property for stays of less than 7 nights duration. Please change all advertisements to indicate minimum rental stays of 7 nights. There are several places where minimum stay may be listed on you web ad(s). The calendars and all mentions of anything less than 7 nights must be corrected. You may have to contact the web advertising company / booking site for direction on how to make corrections to your calendar and ad.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	1/4/2022	STATUS	Open
ADDRESS	2011 CORAL REEF DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	10/28/2022 12:00:00 AM

17. CASE 22010004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	28
	INSPECTION DATE	8/24/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ESTEVES,JOHN P Owner
2011 CORAL REEF DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/24/2022	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.
Per Building Official: Work Without Permit (accessible chair lift, underground/in-ground television, new wiring, and extension of pool patio). Stop Work Order posted on 1/5/2022..
Corrective Action required: Please obtain an after-the-fact permit for the work done without a permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.
For assistance with permitting, you may contact:
-David Lee, Permit Administrator, 954-640-4224.
-Kay Burgess, Permit Technician, 954-640-4215.
Building@LBTS-FL.gov
Thank you in advance for your diligent attention to this matter. Please contact me when you receive this so I can offer any needed assistance in correcting this issue.
Respectfully,

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

CASE TYPE	No Garbage/Trash Service	DATE ESTBL	8/30/2022	STATUS	Open
ADDRESS	216 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/28/2022 12:00:00 AM

18. CASE 22080025

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	3
	INSPECTION DATE	9/21/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	ANGLIN FAM TR % RAYMOND ANGLIN	Owner
	246 PINE AVE LAUDERDALE BY THE SEA, FL 33308	
	., GUG UNDERWATER GALLERIES	
	216 COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308	
	., GUGLIELMO, CHRIS	
	4750 NE 11TH AVE FORT LAUDERDALE, FL33324	
	., Ray Anglin	
	244 Pinewood Shores East Wakefield, NH03830	
	C/O DAVID J WALLACE, ANGLIN FAMILY TRUST	
	215 N FEDERAL HWY DANIA BEACH, FL33004	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	Chapter 10 - Garbage and Refuse Section 10-27(a)(1). - Required. Generally. Franchise. The Town has granted a franchise fee for solid waste collection. All property owners in the Town shall dispose of solid waste by service through the Town's franchisee except as otherwise allowed by law, and shall be required to show proof of same prior to the issuance of an business tax receipt by the Town or the issuance of any other permit or approval; or such proof may be required to be shown to any Town employee upon request by such Town employee.	Not in Compliance	
	2	9/21/2022	Chapter 10 - Garbage and Refuse Section 10-27(a)(2). - Required. Generally. Containers. Every property owner, lessee or tenant shall provide and maintain in good condition a watertight garbage container sufficient in size and capacity to serve each dwelling with not less than twice-weekly service. No container may be used other than a container approved by and/or obtained from the Town's authorized solid waste collection franchisee. Residents of duplex units may share a common container provided it is of sufficient size to accommodate the joint usage without spillover.	Not in Compliance	
	3	9/21/2022	Chapter 6 - Building and Building Regulations Section 6-40(a) - Garbage, rubbish and/or weeds. No owner, occupant or operator of any property shall deposit, cause to be deposited, or fail to remove when deposited, any rubbish, garbage or other refuse on the property.	Not in Compliance	

FINES:

NARRATIVE: Sec. 10-27.(a)(1). All property owners in the Town shall dispose of solid waste by service through the Town's franchisee except as otherwise allowed by law, and shall be required to show proof of same prior to the issuance of an business tax receipt by the Town or the issuance of any other permit or approval.

CORRECTIVE ACTION: GUG Underwater Galleries' Waste Pro service account was closed due to delinquency. Please pay the delinquent balance and re-open the account.

Sec. 10-27.(a)(2). Every property owner, lessee or tenant shall provide and maintain in good condition a watertight garbage container sufficient in size and capacity to serve each dwelling with not less than twice-weekly service. No container may be used other than a container approved by and/or obtained from the Town's authorized solid waste collection franchisee.

CORRECTIVE ACTION: GUG Underwater Galleries has no garbage containers. Once a Waste-Pro account is opened, retain sufficient containers and pay for not less than twice-weekly service.

Sec. 6-40.(a). No owner, occupant or operator of any property shall deposit, cause to be deposited, or fail to remove when deposited, any rubbish, garbage or other refuse on the property.

CORRECTIVE ACTION: Loose and bagged garbage is accumulated in the garbage enclosure at the property at 216 Commercial Boulevard. Have all garbage, debris, waste and other items removed from that enclosure and have it adequately cleaned to remove any odors or fluids left from the sitting waste.

NOTE: THIS VIOLATION IS A MATTER THAT AFFECTS PUBLIC HEALTH, SAFETY AND WELFARE AND SO ONLY 3 DAYS IS GIVEN AS A REASONABLE TIME TO COMPLY WITH ALL OF THE THREE ABOVE VIOLATIONS. UNLESS ALL VIOLATIONS ARE COMPLIED, THIS WILL BE BROUGHT TO THE SEPTEMBER 22, 2022 SPECIAL MAGISTRATE HEARING. YOU MAY CONTACT WASTE-PRO AT 954-282-6800 TO PAY THE OVERDUE BALANCE, OPEN YOUR ACCOUNT AND ORDER CARTS.

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

Respectfully,

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

CASE TYPE	Permits Required Violations	DATE ESTBL	9/23/2022	STATUS	Open
ADDRESS	1948 SAILFISH PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	9/24/2022 12:00:00 AM

19. CASE 22090001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	28
	INSPECTION DATE	10/21/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	BRUNELLI RODRIGUEZ LIV TR BRUNELLI,DONALD N TRSTEE ETAL 1948 SAILFISH PL LAUDERDALE BY THE SEA, FL 33062 ., BRUNELLI RODRIGUEZ LIVING TRUST 755 MILWOOD AVE VENICE, CA90291 ASHLEY, OSCAR 317 NW 16TH AVE POMPANO BEACH, FL33069	Owner
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VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/21/2022	Chapter 6 - Building and Building Regulations Section 6-36(e). General structural specifications. All electrical wiring and accessories shall be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets or connections shall be left exposed so as to create a hazardous condition.	Not in Compliance	
	2	10/21/2022	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:	Town Code Section 6-36(e). Based on BTR inspection conducted 9/23/2022, the utility wire box on the exterior of the house is exposed. Corrective Action: Cover the box with an appropriate lid or cap. FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for: 1) Kitchen/laundry room cabinets 2) Toilet and sink installed in utility closet 3) Renovations in both bathrooms (additionally, the toilets are too close to the vanities) Corrective Action: Obtain an after-the-fact permit(s) for all work, through a licensed contractor.
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The initial comply-by date is set for OCTOBER 22, 2022. The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022. This case can be closed once the permits are approved and issued.

The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbts-fl.gov.
Thank you for your attention to this matter.
Respectfully,

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

PREPARED November 4, 2022 11:55
AM
PROGRAM CE200L
TOWN OF LAUDERDALE-BY-THE-
SEA

CASE HISTORY REPORT
CASE NUMBER 22090002

Hearing Date
17 November, 2022

CASE TYPE	Permits Required Violations	DATE ESTBL	8/18/2022	STATUS	Open
ADDRESS	250 MIRAMAR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/24/2022 12:00:00 AM

20. CASE 22090002

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE
TYPE OF SERVICE Certified Mail PROSECUTION COSTS
DAYS TO COMPLY 28 COMMENTS FINAL ORDER
INSPECTION DATE 10/22/2022 COMMENTS - IMPOSITION OF FINE
COMPLIED DATE
SCHEDULED HEARING DATE 11/17/2022
FINAL ORDER MEETING DATE
FINAL ORDER COMPLY BY DATE

NOTICE NAMES: ALVAREZ,EDWARD Owner
103 LIVERY DR SOUTHAMPTON, PA 18966

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/22/2022	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: FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for 1) full interior demolition and renovations as well as 2) closing in of exterior door and windows, at 250 Miramar Ave. A Stop Work Order was posted August 18, 2022. Corrective Action: Obtain an after-the-fact permit(s) for all work, through a licensed contractor. Permit applications #LBS22-013326 and LBS22-013172 were entered into the Town permit system on September 23, 2022. The initial comply-by date is set for OCTOBER 22, 2022. The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022. This case can be closed once the permits are approved and issued.

The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbts-fl.gov.

Thank you for your attention to this matter.

Respectfully,

Bethany Banyas
954-640-4220
bethanyb@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	9/23/2022 12:00:00 AM

21. CASE 22050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	INSPECTION DATE	8/24/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	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	8/24/2022	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:

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	Building Code Violations	DATE ESTBL	4/30/2022	STATUS	Open
ADDRESS	233 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/23/2022 12:00:00 AM

22. CASE 22050003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	INSPECTION DATE	8/24/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: IMCO BY C LLC
PO BOX 2152 WEST PALM BEACH, FL 33402
., IOANNIS, KARACHALIAS
861 N MILITARY TRAIL, STE C WEST PALM BEACH, FL33415
Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/24/2022	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:

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

PREPARED November 4, 2022 11:55
AM
PROGRAM CE200L
TOWN OF LAUDERDALE-BY-THE-
SEA

CASE HISTORY REPORT
CASE NUMBER 22060001

Hearing Date
17 November, 2022

CASE TYPE	Permits Required Violations	DATE ESTBL	5/23/2022	STATUS	Open
ADDRESS	259 MIRAMAR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/28/2022 12:00:00 AM

23. CASE 22060001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	61	COMMENTS FINAL ORDER At the August 25, 2022 Special Magistrate Hearing, the Magistrate ordered the property to comply by September 21, 2022 or a fine of \$100 per day will accrue thereafter. A hearing cost of \$50 was assessed and is now due.
	INSPECTION DATE	10/26/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/17/2022	
	FINAL ORDER MEETING DATE	8/25/2022	
	FINAL ORDER COMPLY BY DATE	9/21/2022	

NOTICE NAMES: ROYAL IMPERIAL GROUP LLC Owner
3809 KING RICHARD CT SAINT CHARLES, IL 60174
SHARABURYAK, YURIY
2800 NE 35TH ST FORT LAUDERDALE, FL33306

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/26/2022	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	9/21/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including kitchen renovations, bathroom renovations, water heater replacement, A/C replacement, and new pool heater.
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@lbs-fl.gov.

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

CASE TYPE	Property Maintenance	DATE ESTBL	6/1/2022	STATUS	Open
ADDRESS	239 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/28/2022 12:00:00 AM

24. CASE 22060003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	14
	INSPECTION DATE	7/20/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/20/2022	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:

NARRATIVE: Section 6-37(a)(1). Maintenance appearance standards. Black debris has been observed accumulated on the roof at 239 Commercial Blvd. The debris has been observed to make its way onto adjacent properties, causing a nuisance to neighboring properties. Please have the roof cleaned.
Previous notice was given to previous owner KOSEL LLC under Courtesy Notice #46243, issued April 2, 2022.

Thank you in advance for your kind attention to this matter. Please call or email with any questions.

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

CASE TYPE	BTR Housing Inspection	DATE ESTBL	6/29/2022	STATUS	Open
ADDRESS	2049 OCEAN MIST DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Greg Wienbarg	STATUS DATE	10/28/2022 12:00:00 AM

25. CASE 22070006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	64
	INSPECTION DATE	9/9/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	OCEAN MIST PROPERTY LLC	Owner
	2049 OCEAN MIST DR LAUDERDALE BY THE SEA, FL 33062	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/9/2022	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	
	2	9/9/2022	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: Work done without permits including 1) Kitchen renovation, 2) 3 bathroom renovations, 3) 2 door enclosures, 4) Water heater replacement, 5) A/C replacement, 6) A/C mini Split, 7) Utility room renovation, 8) Electrical panel replacement. 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@lbs-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. Corrective action: Please repair door handle in garage so the door latches when closed.

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

CASE TYPE	Business Tax	DATE ESTBL	7/16/2021	STATUS	Open
ADDRESS	4655 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/28/2022 12:00:00 AM

26. CASE 22070010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	30
	INSPECTION DATE	9/21/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: PULSO MIAMI LLC Owner
955 FEDERAL HWY #316 FORT LAUDERDALE, FL 33316

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	Chapter 12 - Licenses Sec. 12-2.(e)(1) Business tax receipt required Rental property. Payment of tax required. No person shall rent or lease all or any portion of a mooring, dock space, a single-family home, duplex, triplex, or other habitable space, without first obtaining a business tax receipt from the Town and paying the prescribed business tax in accordance with the requirements of this article.	Not in Compliance	

FINES:

NARRATIVE: PULSO MIAMI LLC is required to obtain a Local Business Tax Receipt from the Town in order to operate the apartment rental business located at 4655 BOUGAINVILLA DR.

You have applied for and proceeded through most of the steps to obtain a local BTR for this property. However, the BTR is on hold due to failure to disclose and clarify the type of business (rental type and duration) to Town Staff. This has been requested several times, as late as July 6th.

Contact the Business Tax office at BTR@LBTS-FL.gov to make clear your intentions for the rental business you are operating and to answer any additional questions so Town Staff can continue to assist you. It is possible you may need to submit a new BTR application with the corrected information and please note that additional steps may be required including inspections to verify. Once your BTR is Issued you will be in compliance.

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

Respectfully,

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

CASE TYPE	BTR Housing Inspection	DATE ESTBL	12/27/2021	STATUS	Open
ADDRESS	6000 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 16D	INSPECTOR	Greg Wienbarg	STATUS DATE	10/31/2022 12:00:00 AM

27. CASE 22070017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	64	COMMENTS FINAL ORDER At the October 27, 2022 Special Magistrate Hearing, the Magistrate ordered compliance by November 16, 2022 (by obtaining approved permit to legalize the wall OR by obtaining a demolition permit, completing the demolition, and closing the permit) or a daily fine of \$250 will accrue thereafter. A Hearing Cost of \$50 was assessed. The case will return to the November 17, 2022 hearing.
	INSPECTION DATE	11/16/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/17/2022	
	FINAL ORDER MEETING DATE	10/27/2022	
	FINAL ORDER COMPLY BY DATE	11/16/2022	

NOTICE NAMES: RUMBAUGH,GEORGE F & RUMBAUGH,JAMES L
42 PHILLIPS LN MCKEES ROCK, PA 15136

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/16/2022	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	11/16/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including a wall addition to enclose a second bedroom.
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.

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

CASE TYPE	BTR Housing Inspection	DATE ESTBL	12/22/2021	STATUS	Open
ADDRESS	6000 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 7B	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

28. CASE 22070023

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	64
	INSPECTION DATE	9/16/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	BUCUR-DRUGAN,CRISTINA BUCUR-DRUGAN,ALEXANDRU	Owner
	188 BARRACUDA RD MANAHAWKIN, NJ 08050-1203	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/16/2022	Chapter 6 - Building and Building Regulations Section 6-36(e). General structural specifications. All electrical wiring and accessories shall be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets or connections shall be left exposed so as to create a hazardous condition.	Not in Compliance	
	2	9/16/2022	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: Work done without permits including kitchen renovation.
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@lbs-fl.gov.

Sec. 6-36(e) - All electrical wiring and accessories shall be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets or connections shall be left exposed so as to create a hazardous condition. Corrective action:

Repair light fixture hanging out of the ceiling in the closet.

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

CASE TYPE	Sign Violations	DATE ESTBL	2/11/2022	STATUS	Open
ADDRESS	265 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/28/2022 12:00:00 AM

29. CASE 22070026

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	62
	INSPECTION DATE	9/22/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	VICNSONS REALTY GROUP LLC	Owner
	218 SAN REMO DR JUPITER, FL 33458	
	COLNAGHI, DANIEL J	
	218 SAN REMO DR JUPITER, FL33458	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/22/2022	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	

FINES:

NARRATIVE: Sec. 30-509(a) - Unpermitted signs installed/applied at (OBGYN By The Sea) 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. A building permit and a zoning permit will be required for this sign.

Zoning- Sue Leven: 954-640-4221, susanl@lauderdalebythesea-fl.gov
Permit Administrator- David Lee: 954-640-4224, building@lbts-fl.gov

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Sign Violations	DATE ESTBL	2/11/2022	STATUS	Open
ADDRESS	249 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	9/26/2022 12:00:00 AM

30. CASE 22070027

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Verified	PROSECUTION COSTS
DAYS TO COMPLY	60	COMMENTS FINAL ORDER
INSPECTION DATE	9/20/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	11/17/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:

PANDA BY THE SEA LLC Owner

251 COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL 33308

PHILLIPS, PA, JOHN F.

2430 SE 17th St Unit G FORT LAUDERDALE, FL33316

Pusateri, Todd

1535 N Ft Lauderdale Bch Blvd Fort Lauderdale, FL33304

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	9/20/2022	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	

FINES:

NARRATIVE: Sec. 30-509(a) - Unpermitted signs installed/applied at (First Dental) 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.

Permit administrator- David Lee: 954-640-4224, building@lbts-fl.gov
Zoning- Sue Leven: 954-640-4221, susanl@lauderdalebythesea-fl.gov

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	12/2/2021	STATUS	Open
ADDRESS	4344 E TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/31/2022 12:00:00 AM

31. CASE 22070029

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	55	COMMENTS FINAL ORDER At the October 27, 2022 Special Magistrate hearing, the Magistrate ordered compliance by November 16, 2022 or a fine of \$250 per day will begin on November 17. The case will return to the November 17 hearing. A cost of \$50 was assessed.
	INSPECTION DATE	11/16/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/17/2022	
	FINAL ORDER MEETING DATE	10/27/2022	
	FINAL ORDER COMPLY BY DATE	11/16/2022	

NOTICE NAMES:	ENDEAVOR CAPITAL LLC HOMESTEAD FINANCIAL MORTGAGE LLC	Owner
	14897 CLAYTON RD CHESTERFIELD, MO 63017	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/16/2022	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	11/16/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including a kitchen renovation. The support beams on the rear patio are rotting and need to be replaced with a permit or you need to provide the town with an engineer report that states they are in a safe and sound condition.
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.

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

PREPARED November 4, 2022 11:55
AM
PROGRAM CE200L
TOWN OF LAUDERDALE-BY-THE-
SEA

CASE HISTORY REPORT
CASE NUMBER 22080002

Hearing Date
17 November, 2022

CASE TYPE	Permits Required Violations	DATE ESTBL	8/2/2022	STATUS	Open
ADDRESS	4109 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-8	INSPECTOR	Bethany Banyas	STATUS DATE	10/28/2022 12:00:00 AM

32. CASE 22080002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	PROSECUTION COSTS	\$50.00
	COMMENTS FINAL ORDER	At the August 25, 2022 Special Magistrate hearing, The Magistrate ordered the property to comply by obtaining permits for all work done, by October 26, or a fine of \$200 per day will accrue. The case will return to the October 27, 2022 hearing. A cost of \$50 was assessed.
	INSPECTION DATE	10/26/2022
	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	8/25/2022
	FINAL ORDER COMPLY BY DATE	10/26/2022
NOTICE NAMES:	4051 N OCEAN DRIVE LLC	Owner
	6030 HOLLYWOOD BLVD #130 HOLLYWOOD, FL 33024	
	., 4051 N OCEAN DRIVE LLC	
	7451 PEPPERTREE S CIR DR DAVIE, FL33314	
	., SELA, NIR	
	770 NE 193RD STREET MIAMI, FL33179	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/26/2022	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	\$200.00	10/26/2022

NARRATIVE: Violation of FBC 105.1 (work without permits) as per Building Official Simo Mansor.

On August 2, 2022, the Building Official and Code Compliance observed interior renovations work without permits in two units on the second floor of this building:

-WEST-MOST DOOR ON SECOND FLOOR, AND
-3RD DOOR FROM THE WEST ON SECOND FLOOR

Apply for and obtain after-the-fact permit/s for all work done without a permit. The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbts-fl.gov.

***THIS IS A LIFE-SAFETY VIOLATION AS IT INCLUDES ELECTRICAL WORK
IN A MULTI-FAMILY OCCUPIED BUILDING.***

Thank you for your attention to this matter. Respectfully,

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

CASE TYPE	Vacation Rental	DATE ESTBL	8/6/2022	STATUS	Open
ADDRESS	220 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/23/2022 12:00:00 AM

33. CASE 22080010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	INSPECTION DATE	8/27/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: SANTAYANA, RODOLFO R & STACY
1032 CATALONIA AVE MIAMI, FL 33134

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/27/2022	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.	Not in Compliance	

FINES:

NARRATIVE: Sec. 30-327(b). - Vacation rentals and short term rentals. No person shall rent a single family property as a vacation rental without first obtaining a business tax receipt from the Town pursuant to Chapter 12 of the Code, and complying with the supplemental regulations contained herein.
CORRECTIVE ACTION: Property shall 1) cease renting and 2) cease advertising as a rental, until such time as you obtain an approved Business Tax Receipt and Vacation Rental Certificate from the Town.
NOTES: All advertisements, including the one at <https://www.airbnb.com/rooms/668353174036472656>, must be removed.

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

Respectfully,

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

CASE TYPE	Permits Required Violations	DATE ESTBL	8/9/2022	STATUS	Open
ADDRESS	4300 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/31/2022 12:00:00 AM

34. CASE 22080012

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	43
		PROSECUTION COSTS \$50.00
		COMMENTS FINAL ORDER At the October 27, 2022 Special Magistrate Hearing, the Magistrate ordered compliance by November 16, 2022 (by obtaining an approved permit for all A/Cs and for Unit 8 front door) or a fine of \$250 will accrue thereafter. A Hearing Cost of \$50 was assessed. The case will return to the November 17, 2022 hearing
	INSPECTION DATE	11/16/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	10/27/2022
	FINAL ORDER COMPLY BY DATE	11/16/2022
NOTICE NAMES:	SEAGRAPE ONE APARTMENTS LLC	Owner
	7353 CANOGA AVE CANOGA, CA 91303	
	MANUEL J, ESQ, VADILLO	
	1200 BRICKELL AVENUE SUITE 1480 MIAMI, FL33131	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/16/2022	Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.	Closed	10/25/2022
	2	11/16/2022	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	Not in Compliance	

deemed...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER</u>
			<u>COMPLY</u>
	DAILY FINE	\$250.00	11/16/2022
	FLAT PENALTY		1/1/0001

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including but not limited to multiple mini split A/C units and central A/C units, multiple front doors replaced, and interior renovations in unit #4 & #8. Stop Work Order posted (8/9/2022).
Corrective Action required: Please obtain after-the-fact permits for all work done without a permits.
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. 30-477(a) - The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material. Corrective action: Remove and replace all dead landscaping and trim all landscaping so that it's not protruding into the walkways.

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

PREPARED November 4, 2022 11:55
AM
PROGRAM CE200L
TOWN OF LAUDERDALE-BY-THE-
SEA

CASE HISTORY REPORT
CASE NUMBER 22080017

Hearing Date
17 November, 2022

CASE TYPE	Permits Required Violations	DATE ESTBL	7/27/2022	STATUS	Open
ADDRESS	263 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/31/2022 12:00:00 AM

35. CASE 22080017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER At the October 27, 2022 Special Magistrate Hearing, the Magistrate ordered compliance by November 16, 2022 (by obtaining approved permits for the A/C units) or a fine of \$250 will accrue thereafter. A Hearing Cost of \$50 was assessed. The case will return to the November 17, 2022 hearing.
	INSPECTION DATE	11/16/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/17/2022	
	FINAL ORDER MEETING DATE	10/27/2022	
	FINAL ORDER COMPLY BY DATE	11/16/2022	

NOTICE NAMES: VICNSONS REALTY GROUP LLC Owner
218 SAN REMO DR JUPITER, FL 33458

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/16/2022	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	11/16/2022

NARRATIVE: FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for:
1) A/C units on rear of building.
2) Walling-in of doorway from office into the rest of the building.
3) Installation of shower in office bathroom.
Corrective Action: Apply for and obtain an after-the-fact permit through a licensed contractor, to either demolish or legalize the unpermitted items.
The Building Department will be glad to assist with any permitting questions, at 954-640-

4215 or Building@lbts-fl.gov.

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

Respectfully,

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

CASE TYPE	Vacation Rentals Inspection	DATE ESTBL	8/30/2022	STATUS	Open
ADDRESS	3 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Greg Wienbarg	STATUS DATE	8/30/2022 12:00:00 AM

36. CASE 22080023

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	62
	INSPECTION DATE	10/31/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	NGUYEN,PHUONG DINH VAN,TAN	Owner
	10973 SW 37 MNR DAVIE, FL 33328	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/31/2022	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	
	2	10/31/2022	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: Work done without permits including two A/C units, water heater, pool water heater, PVC deck and dock, kitchen renovation and bathroom renovations.
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@lbs-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. Shed door needs to be repaired. It's hanging on by one hinge.

FBC R4501.17.1.9 – All doors providing direct access from the home to the pool shall be equipped with an exit alarm. Please place door alarms on each door that provides direct access to the pool. Separate alarms are not required for each door or window if sensors are wired to a central alarm sound when contact is broken at any opening.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-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	10/28/2022 12:00:00 AM

37. CASE 18020015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	PROSECUTION COSTS	\$53,425.00
	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	9/21/2022
	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	9/27/2018
	FINAL ORDER COMPLY BY DATE	3/26/2019
NOTICE NAMES:	ANGLIN FAM TR % RAYMOND ANGLIN	Owner
	246 PINE AVE 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	9/21/2022	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
	DAILY FINE	\$200.00	1/26/2022

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	NAB CASE	DATE ESTBL	10/13/2022	STATUS	Open
ADDRESS	230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	11/3/2022 12:00:00 AM

38. CASE 22100010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	5	COMMENTS FINAL ORDER
			AT THE OCTOBER 27, 2022 HEARING, THE MAGISTRATE FOUND THAT THE NUISANCE VIOLATION OF ORDINANCE 6-41(a)(1) EXISTED ON THE AFOREMENTIONED PROPERTY AND ORDERED THE RESPONDENT TO ABATE THE VIOLATION BY NOVEMBER 3, 2022. SHOULD THE RESPONDENT NOT COMPLY WITH THE MAGISTRATE'S ORDER, THE TOWN IS AUTHORIZED TO ABATE THE VIOLATION BEGINNING NOVEMBER 4, 2022 . THE MAGISTRATE ORDERED THAT ALL COSTS INCURRED BY THE TOWN FOR ABATEMENT PURSUANT TO THIS ORDER SHALL BE CERTIFIED AS A LIEN AGAINST THE SUBJECT PROPERTY ALONG WITH AN ADMINISTRATIVE FEE. THIS ORDER DOES NOT CREATE ANY CONTINUING OBLIGATION ON THE PART OF THE TOWN TO MAINTAIN THE SUBJECT PROPERTY, NOR DOES IT ALTER THE RESPONDENT'S RESPONSIBILITY TO MAINTAIN THE SUBJECT PROPERTY. IN ADDITION, APPLICABLE PENALTIES MAY BE ASSESSED BY THE MAGISTRATE FOR THOSE DAYS THE SUBJECT PROPERTY IS IN VIOLATION.
	INSPECTION DATE	11/4/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/17/2022	
	FINAL ORDER MEETING DATE	10/27/2022	
	FINAL ORDER COMPLY BY DATE	11/3/2022	

NOTICE NAMES: 827 NW 114 ST LLC Owner
10860 SW 116 ST MIAMI, FL 33176

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/4/2022	Chapter 6 - Building and Building Regulations Section 6-41(a)(1) - 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	Not in Compliance	

premises free of hazards which include, but are not limited to, the following: Junk, trash, debris or construction materials not being actively utilized for construction;

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER</u>	<u>COMPLY</u>
	DAILY FINE	\$250.00	11/3/2022	

NARRATIVE: Section 6-41(a)(1) - Junk and trash on vacant property, including dead iguana, landscape debris, litter, junk and rubbish.
Corrective Action: Clear property of all junk, trash, landscape debris, animal waste, etc.

HEARING DATE: OCTOBER 27, 2022.

The violation poses a health and safety issue to neighboring properties. The Town will abate the property if the violation is not complied by October 27, 2022. All expenses incurred by the Town for abatement will be charged to the property along with an administrative fee and fines for noncompliance.

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

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

CASE TYPE	Permits Required Violations	DATE ESTBL	9/9/2022	STATUS	Open
ADDRESS	4900 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 212	INSPECTOR	Bethany Banyas	STATUS DATE	10/8/2022 12:00:00 AM

39. CASE 22100002

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	11/5/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	11/17/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: PURPLE LAKE INVESTMENTS CORP Owner
4900 N OCEAN BLVD UNIT 212 LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/5/2022	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 without permits). Per Building Official Simo Mansor, no permit was obtained for:
Full interior demolition and renovations of entire condo unit. This includes kitchen, bath, electrical, plumbing, etc.
Corrective Action: Obtain an after-the-fact permit for the condo demolition and renovations, through a licensed contractor.

The initial comply-by date is set for NOVEMBER 5, 2022.
The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022.
This case can be closed once the permits are approved and issued.
The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbs-fl.gov.

Thank you for your attention to this matter.
Respectfully,
Bethany Banyas

954-640-4220
bethanyb@lbs-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	9/23/2022	STATUS	Open
ADDRESS	2049 TROPIC ISLE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	10/8/2022 12:00:00 AM

40. CASE 22100003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	28
	INSPECTION DATE	11/5/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	FORTUNE PROPERTIES LLC	Owner
	440 STORE RD HARLEYSVILLE, PA 19438	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/5/2022	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 without permits). Per Building Official Simo Mansor, no permit was obtained for:
1) Kitchen renovation
2) Bathroom renovation (2 bathrooms)
3) Water heater changeout
Corrective Action: Obtain an after-the-fact permit through a licensed contractor for all of the as-yet unpermitted work.

The initial comply-by date is set for NOVEMBER 5, 2022.
The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022.
This case can be closed once the permits are approved and issued.
The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbs-fl.gov.

Thank you for your attention to this matter.
Respectfully,
Bethany Banyas

954-640-4220
bethanyb@lbs-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	10/3/2022	STATUS	Open
ADDRESS	1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 222	INSPECTOR	Bethany Banyas	STATUS DATE	10/8/2022 12:00:00 AM

41. CASE 22100004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	28
	INSPECTION DATE	11/5/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	ILIAKIS,CLEOPATRA LE	Owner
	1480 S OCEAN BLVD #222 LAUDERDALE BY THE SEA, FL 33062	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/5/2022	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 without permits). Per Building Official Simo Mansor, no permit was obtained for: 1) Kitchen remodel (Broward County permit 08-01321 was canceled; work was done without a permit). 2) Front doors 3) Water heater 4) Through-wall A/C (new electrical outlet installed, and hole cut in exterior wall to install A/C). 5) New bathroom tiling Corrective Action: Obtain an after-the-fact permit through a licensed contractor for all of the as-yet unpermitted work.
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The initial comply-by date is set for NOVEMBER 5, 2022.
The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022.
This case can be closed once the permits are approved and issued.
The Building Department will be glad to assist with any permitting questions, at 954-640-

4215 or Building@lbts-fl.gov.

Thank you for your attention to this matter.

Respectfully,

Bethany Banyas

954-640-4220

bethanyb@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	10/5/2022	STATUS	Open
ADDRESS	233 NEPTUNE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/8/2022 12:00:00 AM

42. CASE 22100005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	28
	INSPECTION DATE	11/5/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: VENTO,PHILLIP M Owner
3210 NE 56 CT FORT LAUDERDALE, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/5/2022	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 without permits). Per Building Official Simo Mansor, no permit was obtained for:
1) Shed on side of house.
2) New front door
3) Hurricane shutters over sliding glass doors
4) Kitchen renovations
5) Bathroom renovations (2 bathrooms)
6) A/C handler and condenser changeout
Corrective Action: Obtain an after-the-fact permit through a licensed contractor for all of the as-yet unpermitted work.

The initial comply-by date is set for NOVEMBER 5, 2022.
The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022.
This case can be closed once the permits are approved and issued.
The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbts-fl.gov.

Thank you for your attention to this matter.
Respectfully,
Bethany Banyas
954-640-4220
bethanyb@lbs-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	10/6/2022	STATUS	Open
ADDRESS	220 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/8/2022 12:00:00 AM

43. CASE 22100006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	28
	INSPECTION DATE	11/5/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	SANTAYANA, RODOLFO R & STACY	Owner
	1032 CATALONIA AVE MIAMI, FL 33134	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/5/2022	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 without permits). Per Building Official Simo Mansor, no permit was obtained for: 1) Water heater 2) Installation of 2 mini split A/Cs 3) Changeout of regular A/C 4) Whirlpool in backyard with new outdoor electrical and plumbing connections 5) Gazebo in backyard with new outdoor electrical connection 6) Pavers set into concrete, in backyard Corrective Action: Obtain an after-the-fact permit through a licensed contractor for all of the as-yet unpermitted work.
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The initial comply-by date is set for NOVEMBER 5, 2022.
The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022.
This case can be closed once the permits are approved and issued.
The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbts-fl.gov.

Thank you for your attention to this matter.
Respectfully,
Bethany Banyas
954-640-4220
bethanyb@lbts-fl.gov

CASE TYPE	Nuisance	DATE ESTBL	10/11/2022	STATUS	Open
ADDRESS	1821 W TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	10/17/2022 12:00:00 AM

44. CASE 22100007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	7
	INSPECTION DATE	10/18/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: CHERNYAKHOVSKY,IGOR & VITA IGOR & V Owner
CHERNYAKHOVSKY REV TR
1821 W TERRA MAR DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/18/2022	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 - Per Building Official Simo Mansor, work without permits at 1821 W Terra Mar Drive: Illegal plumbing connection to the municipal water line.
Corrective Actions Required: Retain the services of a licensed plumber, who will apply for a permit to demolish the illegal connection. Once the permit is Issued, have the connection removed and capped according to Florida Building Code. Pass all permit inspections required by the Town.
Permits may be obtained by applying to the Town of Lauderdale-By-The-Sea's Building Department. The Building Department may be reached for assistance at 954-640-4215 or Building@lbts-fl.gov.

INITIAL COMPLY-BY DATE: October 18, 2022.
SPECIAL MAGISTRATE HEARING DATE: November 17, 2022.

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

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

PREPARED November 4, 2022 11:55
AM
PROGRAM CE200L
TOWN OF LAUDERDALE-BY-THE-
SEA

CASE HISTORY REPORT
CASE NUMBER 21080006

Hearing Date
17 November, 2022

CASE TYPE	Building Code Violations	DATE ESTBL	4/12/2021	STATUS	Open
ADDRESS	4324 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308 1-4	INSPECTOR	Greg Wienbarg	STATUS DATE	10/28/2022 12:00:00 AM

45. CASE 21080006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER At the September 23, 2021 Special Magistrate Hearing, the Special Magistrate ordered that the property submit for the required permits by October 27, 2021 or a fine of \$150 per day will accrue beginning October 28, 2021. He further ordered that no one be permitted to occupy any unit on the property. A hearing cost of \$50 was assessed and is now due. The case will return to the October 28, 2021 Special Magistrate Hearing.
	INSPECTION DATE	10/27/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/17/2022	
	FINAL ORDER MEETING DATE	9/23/2021	
	FINAL ORDER COMPLY BY DATE	10/27/2021	

NOTICE NAMES: ISLA BELLA LLC Owner
23614 PENNSYLVANIA AVE TORRANCE, CA 90501

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/27/2022	Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 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	\$150.00	10/27/2021

NARRATIVE: FBC 105.1 - Work done without a Permit. Interior renovations, conversions and additions need an approved permit from the town. This property was approved for 3 units and now has 4.
Corrective Action required: Please obtain an after-the-fact permit for the work done without a permit. Please comply with any stipulations of the permit(s), obtain all required

inspections, and ensure that the permit(s) is Closed.

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

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	8/24/2021	STATUS	Open
ADDRESS	1501 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Greg Wienbarg	STATUS DATE	8/30/2022 12:00:00 AM

46. CASE 21080007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	72
	INSPECTION DATE	11/24/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: CONWAY ECHARTE TURNBRIDGE ET AL % Owner
GARDEN BY THE SEA N
1501 S OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/24/2022	Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 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 - Multiple patios have been enclosed without a Permit. As per Building Official: Patio enclosures are part of the exterior of the building and need permits to prove they've complied with the Florida Building code. Corrective Action required: Please obtain after-the-fact permits for all of the patio enclosures or remove the enclosures and return the patios to their original design. Please comply with any stipulations of the permits, obtain all required inspections, and ensure that the permits are closed.

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

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	10/15/2021	STATUS	Open
ADDRESS	4900 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/23/2022 12:00:00 AM

47. CASE 21100021

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	INSPECTION DATE	7/27/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/17/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: SEA RANCH CLUB CONDO C Owner
4900 N OCEAN BLVD LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/27/2022	Florida Building Code Section 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...	Not in Compliance	

FINES:

NARRATIVE: Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.

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.

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. A copy of the inspection form 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.

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