

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

Agenda

Thursday, January 25, 2024

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, January 25, 2024, 5:00 PM
Jarvis Hall 4505 N. Ocean Drive

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

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

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

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

PROCEDURES FOR PUBLIC COMMENTS:

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

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

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

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

INVOCATION:

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



Agenda Item No: 4.a.

Code Compliance Hearing Agenda Item Report

Meeting Date: January 25, 2024

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: CODE CASES

Subject Title: Code Cases

Explanation:

Recommendation:

Exhibits:

1. 01-25-24 Agenda Summary
2. 01-25-24 Agenda Backup



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • January 25, 2024 • 5:00 PM*

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

Complied Cases

Item #	Case #	Property Address	Property Owner	Page #
1	23090007	1624 BEL-AIR AVE	INTROINI, ANDY RYAN	19
2	23110002	1960 E TERRA MAR DR	MORRIS, DASHITA	9
3	23030011	4209 EL MAR DR 1-9	SEA ECHO ASSOCIATES LLC	36
4	23100008	250 COMMERCIAL BLVD	POLLACK,ROBERT W & KATHRYN H % CAMERA CLINIC	6
5	23070004	1584 BLUE WATER TER	WINNIE I NEUBAUER REV TR	13
6	23080007	4641 N OCEAN DR 1-8	O'SEAN VILLA LLC	15
7	23100009	239 E COMMERCIAL	SWANTON STREET 184 LLC	7
8	23110001	6002 N OCEAN BLVD	EDMONDSON,JAMES P	8
9	23100007	1800 S OCEAN BLVD 1405	WEINTRAUB,DAVID A & ROBIN K	5
10	23100004	4560 BOUGAINVILLA DR	YOLO Management Group LLC	1
11	23100005	4562 BOUGAINVILLA DR	YOLO Management Group LLC	3
12	23090006	4475 POINCIANA ST	HAPP,CAROL A	18
13	23090009	4412 N OCEAN DR	GEORGEANN Z TRENT REV TR % TRACY TRENT	20
14	23110003	3270 SPANISH RIVER DR	Goldkatz LLC	10

Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
15	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	39
16	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	41
17	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	43
18	21120018	3900 N OCEAN DR	FOUNTAINHEAD ASSOCIATION, INC.	45
19	22070008	4553 BOUGAINVILLA DR	STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D	33
20	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	38
21	23120002	4332 SEAGRAPE DR 1	JEAN PIERRE DAOUST FAM TR DAOUST, JEAN PIERRE TRSTEE	30
22	23050005	1672 BEL-AIR AVE	MARTIN,JOAN KOVACH %S FL GUARDIANSHIP PROGRAM INC	26



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

*Town Commission Meeting Room (Jarvis Hall)
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Old Business

Item #	Case #	Property Address	Property Owner	Page #
23	22050002	229 E COMMERCIAL	SABATINI INVESTMENTS LLC	47
24	23060003	2031 COCO PALM PL	2031 HOUSE BUYER LLC	28
25	23100003	2031 COCO PALM PL	2031 HOUSE BUYER LLC	22
26	23010015	234 HIBISCUS AVE	MG Property Management	35
27	23050002	4520 EL MAR DR	COMMON AREA	24
28	18020015	2 E COMMERCIAL BLVD	FISHMANERMANS PIER INC	31

New Business

Item #	Case #	Property Address	Property Owner	Page #
29	23120001	1581 W TERRA MAR DR	GRIMALDI,MARK A H/E ROSS,ALEXANDRA N	12

Certification of Lien

Item #	Case #	Property Address	Property Owner	Page #
30	23090002	4640 BOUGAINVILLE DR 2	COLEMAN,PATRICK MORE,ANDRES	16

Fire Cases

Item #	Case #	Property Address	Property Owner
31	23-1379	2001 OCEANWALK TER	OCEAN WALK CONDOMINIUM ASSOC
32	21-1336	234 HIBISCUS AVE	SOUTH LEISURE BY THE SEA ASSOCIATION INC

VI.ADJOURNMENT

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/16/2023	STATUS	Closed
ADDRESS	4560 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	1/12/2024 12:00:00 AM

1. CASE 23100004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS
	DAYS TO COMPLY	18	COMMENTS FINAL ORDER
	INSPECTION DATE	1/12/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	1/12/2024	
	SCHEDULED HEARING DATE	1/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: YOLO Management Group LLC Owner
6000 Park Of Commerce # E Boca Raton, FL 33487

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/12/2024	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Closed	1/12/2024
	2	1/12/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-327(b). - Vacation rentals and short term rentals. Vacation rentals and short term rentals prohibited unless in compliance with this section. No person shall rent or lease all or any portion of a single-family or townhouse dwelling or a duplex/two-family dwelling, multifamily dwelling of 3 or 4 units, or dwelling unit in a mixed use development with 1 to 4 dwelling units in the Town's RS-4, RS-5, RD-10, RM-15, RM-16, RM-25 and RM-50 residential zoning districts or the B-1 or B-1-A business zoning districts as a vacation rental or short term rental as defined in section 30-11 of the Town Code without first (i) obtaining a business tax receipt from the Town pursuant to Chapter 12 of the Code, and (ii) complying with the supplemental regulations contained herein.	Closed	1/12/2024
	3	1/12/2024	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	1/12/2024
	4	1/12/2024	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	Closed	1/12/2024

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...

5	1/12/2024	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	1/12/2024
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FINES:

NARRATIVE: Sec. 12-2(a) - Business tax receipt required. Every person, firm, corporation, and association engaged in or managing any business in the Town is required to have a Town business tax receipt.
(WWOP) FBC 105.1 - Work done without a Permit from the Town - Landscape maintenance, A/C.
(Vacation Rental) Sec. 30-327(b) -All properties must obtain a local LBTS Business Tax Receipt and supplemental LBTS Rental Certificate prior to use or advertisement as a vacation or short-term rental.
(Landscape Maintenance) 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.
6.10 (a) Demolition activity in the Town requires a permit issued by the Building Department. All applications for demolition shall meet all of the following requirements:

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/11/2023	STATUS	Closed
ADDRESS	4562 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	1/12/2024 12:00:00 AM

2. CASE 23100005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 18	COMMENTS FINAL ORDER
	INSPECTION DATE 1/12/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 1/12/2024	
	SCHEDULED HEARING DATE 1/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: YOLO Management Group LLC Owner
6000 Park Of Commerce # E Boca Raton, FL 33487

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/12/2024	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Closed	1/12/2024
	2	1/12/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-327. (i).3.- Vacation rentals. Vacation rental occupants. The written agreement between the property owner and the occupant(s) should specify all of the following: (ii) The license tag numbers for all vehicles that the occupant(s) will be parking at the dwelling, with a total number not to exceed the number of legal parking spaces at the dwelling, as designated on the vacation rental certificate.	Closed	1/12/2024
	3	1/12/2024	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	1/12/2024
	4	1/12/2024	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	Closed	1/12/2024

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...

FINES:

NARRATIVE:

Work done without a Permit from the Town.

Corrective Action: Please obtain work permits for all work that was done without a permit. For purposes of the Notice of Violation, "compliance" means obtaining approved permits for all items. However, the Business Tax Receipt must be placed on hold until all those permits are inspected and Closed.

Thank you for your attention to this matter. You may contact me if you have any questions regarding this issue.

Respectfully,

Hector Barrett

954-640-4220

hectorb@lbts-fl.gov

If you have any questions or concerns, please contact Code Compliance Officer Hector

Barrett at 954-395-4478, or via email hectorb@lbts-fl.gov

Town Hall: 4501 N Ocean Dr, LBTS, FL 33308; 954-640-4200 Building Department- 954-

640-4215, Building@lbts-fl.gov Building Official- Simo Mansor: 954-640-4223,

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

DavidL@lbts-fl.gov

Development Services Director- Jhanelle Campbell: 954-640-4219 Zoning- Planner- Sue

Leven: 954-640-4221, susanl@lauderdalebythesea-fl.gov & Megan Small, planning tech-

954-640-4210, megans@lauderdalebythesea-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/21/2023	STATUS	Closed
ADDRESS	1800 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 1405	INSPECTOR	Hector Barrett	STATUS DATE	11/20/2023 12:00:00 AM

3. CASE 23100007

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	7022 0410 0003 3771 2946	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	11	COMMENTS FINAL ORDER
INSPECTION DATE	11/17/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE	11/20/2023	
SCHEDULED HEARING DATE	1/25/2024	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/17/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	11/20/2023

FINES:

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

You may contact me if you have any questions regarding this issue.
 Respectfully,
 Hector Barrett
 954-640-4220
 hectorb@lbts-fl.gov
 If you have any questions or concerns, please contact Code Compliance Officer Hector Barrett at 954-395-4478, or via email hectorb@lbts-fl.gov
 Town Hall: 4501 N Ocean Dr, LBTS, FL 33308; 954-640-4200 Building Department- 954-640-4215, Building@lbts-fl.gov Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

CASE TYPE	Sign Violations	DATE ESTBL	10/24/2023	STATUS	Closed
ADDRESS	250 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	11/20/2023 12:00:00 AM

4. CASE 23100008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand	PROSECUTION COSTS
	DAYS TO COMPLY	19	COMMENTS FINAL ORDER
	INSPECTION DATE	11/17/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	11/20/2023	
	SCHEDULED HEARING DATE	1/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/17/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-503(a-q). - Permitted signs: ARTICLE VIII. - SIGN REGULATIONS Sec. 30-503(a-q). - Permitted signs. The following types of permanent signs may be erected, installed, repaired or replaced within the Town, only in conformance with these regulations and after issuance of a permit by the Development Services Department: (a)Building or development identification signs; (b)Cabinet signs; (c)Canopy and awning signs; (d)Changeable copy signs; (e)Directory sign; (f)Hanging signs; (g)Informational, wayfinding, directional and traffic control signs; (h)Monument signs; (i)Name and address signs, not otherwise exempt; (j)Neon signs; (k)Painted signs; (l)Pole signs; (m)Pylon signs; (n)Roof signs; (o)Subdivision and residential development identification signs; (p)Wall signs; and (q)Window signs.	Closed	11/20/2023

FINES:

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

Thank You

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

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	10/24/2023	STATUS	Closed
ADDRESS	239 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	1/2/2024 12:00:00 AM

5. CASE 23100009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$150.00
	DAYS TO COMPLY	22	COMMENTS FINAL ORDER	At the November 16, 2023, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by December 8th, 2023 or a fine of \$10 per violation, per day will begin to accrue on December 9th. A Hearing Cost of \$150 was assessed. Compliance is to be achieved by obtaining an approved BTR. The case is scheduled for follow-up at the January 25, 2024 hearing.
	INSPECTION DATE	12/8/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	12/8/2023		
	SCHEDULED HEARING DATE	1/25/2024		
	FINAL ORDER MEETING DATE	11/16/2023		
	FINAL ORDER COMPLY BY DATE	12/8/2023		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/8/2023	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Closed	12/8/2023

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$10.00	12/8/2023

NARRATIVE: Please obtain a BTR from the town in order to operate your business in Lauderdale by the sea.

Please visit <https://www.lauderdalebythesea-fl.gov/> to obtain all the documents needed to apply for the BTR.

Thank you

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/24/2023	STATUS	Closed
ADDRESS	6002 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	1/2/2024 12:00:00 AM

6. CASE 23110001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 53	COMMENTS FINAL ORDER
	INSPECTION DATE 1/2/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 1/2/2024	
	SCHEDULED HEARING DATE 1/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: EDMONDSON,JAMES P Owner
 3345 MONTEREY RD SAN MARINO, CA 91108

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/2/2024	FBC 40/50 Year Inspections 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year 2007 C) 40 ...	Closed	1/2/2024

FINES:

NARRATIVE: Please complete your 40/50 year BSIP inspections and submit report to town building department. Notice was sent out through certified mail and no report has been submitted.

Please contact the building department for any questions.

building@lbs-fl.gov

Thank You

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	11/7/2023	STATUS	Closed
ADDRESS	1960 E TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	1/2/2024 12:00:00 AM

7. CASE 23110002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 25	COMMENTS FINAL ORDER
	INSPECTION DATE 1/2/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 1/2/2024	
	SCHEDULED HEARING DATE 1/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: MORRIS, DASHITA Owner
 1960 E TERRA MAR DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/2/2024	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	1/2/2024

FINES:

NARRATIVE: Please contact the building department and get an after the fact permit for interior alteration done in home.

Building@lbts-fl.gov

Thank You

CASE TYPE	Landscape Violations	DATE ESTBL	11/8/2023	STATUS	Closed
ADDRESS	3270 SPANISH RIVER DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	12/20/2023 12:00:00 AM

8. CASE 23110003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589 0710 5270 1060 4416 01, 9589 0710 5270 1060	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER
	INSPECTION DATE	12/14/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	12/20/2023	
	SCHEDULED HEARING DATE	1/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: Goldkatz LLC Owner
 7896 NW 110 Dr Parkland, FL 33076
 Katsnelson, Gennady
 2483 Coney Island Ave CO ODIS Brooklyn, NY11223

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/14/2023	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	12/20/2023

FINES:

NARRATIVE: (Landscape Maintenance) 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: Please cut and maintain lawn to present a neat and well-kept appearance at all times.

Thank you for your attention to this matter. You may contact me if you have any questions regarding this issue.
 Respectfully,
 Hector Barrett
 954-640-4220

CASE TYPE	Bulk Trash	DATE ESTBL	12/13/2023	STATUS	Closed
ADDRESS	1581 W TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	12/22/2023 12:00:00 AM

9. CASE 23120001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand	PROSECUTION COSTS
	DAYS TO COMPLY	16	COMMENTS FINAL ORDER
	INSPECTION DATE	12/21/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	12/22/2023	
	SCHEDULED HEARING DATE	1/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: GRIMALDI,MARK A H/E ROSS,ALEXANDRA N Owner
 1581 W TERRA MAR DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/21/2023	Chapter 10 - Garbage and Refuse Section 10-28(e) - Maintenance. The receptacle shall be kept in a place easily accessible to the garbage collector, but never upon any street or sidewalk. In residential districts, receptacles and other trash or debris shall be maintained in the side yard of the property no further street-side than the front edge of the building structure, except on designated collection days when the receptacles may be placed on street edge. For purposes of this subsection, a designated collection day begins at 6:00 p.m. on the night before and ends at midnight of the designated collection day.	Closed	12/22/2023

FINES:

NARRATIVE: Bulk trash at front of property 24 days before next pickup (Bulk trash left at road on non-service week) Sec. 10-28(e) – Bulk trash and trash receptacle placement. Trash carts and bulk trash must be stored on the side of the building except for collection days. For purposes of this subsection, a designated collection day begins at 6:00 p.m. on the night before and ends at midnight of the designated collection day.

Corrective action: Please remove all bulk trash from the property until the correct day for bulk pick up. Your bulk pick up is the first Friday of each month.

Thank you for your attention to this matter. You may contact me if you have any questions regarding this issue.

Respectfully,
 Hector Barrett
 954-640-4220
 hectorb@lbts-fl.gov

If you have any questions or concerns, please contact Code Compliance Officer Hector Barrett at 954-395-4478, or via email hectorb@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	7/6/2023	STATUS	Closed
ADDRESS	1584 BLUE WATER TER, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	12/14/2023 12:00:00 AM

10. CASE 23070004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 19	COMMENTS FINAL ORDER
	INSPECTION DATE 12/14/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 12/14/2023	
	SCHEDULED HEARING DATE 1/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/14/2023	Chapter 6 - Building and Building Regulations Section 6-41(a)(18) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Overgrowth of any vegetation on the property. Vegetation shall be considered overgrown if it grows beyond the property line and the adjacent property owner objects or, in the case of any grass groundcover, if it grows beyond the height of six inches;	Closed	12/14/2023
	2	12/14/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	12/14/2023

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

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

1. INSTALL NEW WINDOWS ON HOME.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	8/16/2023	STATUS	Closed
ADDRESS	4641 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-8	INSPECTOR	Eric Villanueva	STATUS DATE	1/3/2024 12:00:00 AM

11. CASE 23080007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER
	INSPECTION DATE	1/3/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	1/3/2024	
	SCHEDULED HEARING DATE	1/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/3/2024	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	1/3/2024

FINES:

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	9/5/2023	STATUS	Closed
ADDRESS	4640 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308 2	INSPECTOR	Hector Barrett	STATUS DATE	12/1/2023 12:00:00 AM

12. CASE 23090002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	7022 3330 0002 0163 9948	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	5	COMMENTS FINAL ORDER	At the October 26, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by November 15, 2023 or a fine of \$250 per violation, per day will begin to accrue on November 16. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by getting a permit for all work that was done without a permit from the Town of Lauderdale by the sea. The case is scheduled for follow-up at the November 16, 2023 hearing.
	INSPECTION DATE	12/1/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	12/1/2023		
	SCHEDULED HEARING DATE	1/25/2024		
	FINAL ORDER MEETING DATE	10/26/2023		
	FINAL ORDER COMPLY BY DATE	11/15/2023		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/1/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	12/1/2023

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	9/15/2023	STATUS	Closed
ADDRESS	4475 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	1/12/2024 12:00:00 AM

13. CASE 23090006

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	7022 3330 0002 0163 9986	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	31	COMMENTS FINAL ORDER
INSPECTION DATE	1/11/2024	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE	1/12/2024	
SCHEDULED HEARING DATE	1/25/2024	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/11/2024	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	1/12/2024

FINES:

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	7/18/2023	STATUS	Closed
ADDRESS	1624 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	1/2/2024 12:00:00 AM

14. CASE 23090007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	32	COMMENTS FINAL ORDER	At the October 26, 2023, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by November 15, 2023 or a fine of \$50 per day will begin to accrue on NOVEMBER 16 2023. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by COMPLETING THE CONSTRUCTION AND PERMIT BEING COMPLETE. The case is scheduled for follow-up at the November 16, 2023 hearing.
	INSPECTION DATE	11/30/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	11/30/2023		
	SCHEDULED HEARING DATE	1/25/2024		
	FINAL ORDER MEETING DATE	10/26/2023		
	FINAL ORDER COMPLY BY DATE	11/15/2023		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/30/2023	Chapter 6 - Building and Building Regulations Sec. 6-12.(a)(2) Time limits for completing construction and repair. Construction time limits. Exterior repair or renovation. The exterior elements of any repair or renovation to an existing structure, which requires a building permit shall be completed and all construction material, equipment and debris removed from the property within six months of the issuance of the first building permit, unless otherwise provided in a Town development order or granted by the Town Commission prior to the issuance of the building permit.	Closed	11/30/2023

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$50.00	11/15/2023

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

Please contact the building department with any issues or updates. Building@lbts-fl.gov

CASE TYPE	BTR Inspection/Commercial	DATE ESTBL	8/31/2023	STATUS	Closed
ADDRESS	4412 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	12/6/2023 12:00:00 AM

15. CASE 23090009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	7022 3330 0002 0164 0005	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$0.00
	DAYS TO COMPLY	10	COMMENTS FINAL ORDER	At the November 16, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by December 8, 2023 or fines of \$100 per violation, per day will begin to accrue on December 9, 2023. No Hearing Cost was assessed. Compliance is to be achieved by going back to 1 Commercial Blvd or apply for a BTR from the town of Lauderdale by the sea. The case is scheduled for follow-up at the January 25, 2024 hearing if not complied.
	INSPECTION DATE	12/6/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	12/6/2023		
	SCHEDULED HEARING DATE	1/25/2024		
	FINAL ORDER MEETING DATE	11/16/2023		
	FINAL ORDER COMPLY BY DATE	12/8/2023		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/6/2023	Chapter 30 - Unified Land Development Regulations 30-271(a)(2)k.(i)(4)c. - B-1 district—Business. (a) B-1 uses permitted. (2) Conditional uses. The following conditional uses may be permitted upon approval pursuant to the conditional use procedures of this Code: k. "Paid private parking" on parcels with a primary use, excluding standalone parking lots subject to the requirements as set forth in subsection (i) (i) Specific conditional use requirements. (4) Paid private parking may be approved as a conditional use subject to the following: c. The price for parking shall be displayed at all times paid private parking is available in the manner approved by the Town Manager.	Closed	12/6/2023

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	12/8/2023

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

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

Correction: Please contact our Business Tax Receipts office to obtain a permit and approval.
 If you have any questions or concerns, please contact code inspector Hector Barrett 954-954-640-4220, 954-395-4478 cell or via email sonyal@lbs-fl.gov

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/16/2023	STATUS	Open
ADDRESS	2031 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	12/1/2023 12:00:00 AM

16. CASE 23100003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	4	COMMENTS FINAL ORDER	At the October 26, 2023, Special Magistrate Hearing, the Magistrate DETERMINED THIS TO BE A REPEAT VIOLATION AND issued a Final Order FOR THIS REPEAT VIOLATION FINES OF \$1000 PER DAY WILL ACCRUE FROM OCTOBER 16TH FOR REPEAT WORK WITHOUT PERMIT UNTIL COMPLIED BY OBTAINING AN AFTER THE FACT DEMO PERMIT FOR ADDITION ADDED TO SIDE OF HOME AND AN AFTER THE FACT PERMITS FOR A/C UNITS INSTALLED IN HOME. IN ADDITION THERE WILL BE \$1000 FINE PER DAY FOR THE VIOLATION OF TAMPERING WITH ELECTRICAL METER THIS WILL BE A FINE FOR OCTOBER 16TH-OCTOBER 17TH WHICH IS COMPLIED WITHIN 1 DAY BY FPL. FINALLY THERE IS ALSO A FINE FOR OVERGROWN LAWN AT \$250 PER DAY FOR EVERY DAY THAT THE LAWN IS OUT OF COMPLIANCE TO BEGIN FROM OCTOBER 26TH. A Hearing Cost of \$50 was assessed. There will be a status hearing November 16th 2023.
	INSPECTION DATE	1/24/2024	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	1/25/2024		
	FINAL ORDER MEETING DATE	10/26/2023		
	FINAL ORDER COMPLY BY DATE	10/26/2023		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/24/2024	Chapter 21 - Vegetation Section 21-26(a) - Violation for interference with utility services. It shall be unlawful to interfere with, to disrupt, prevent or alter the flow of electric utility service.	Closed	10/17/2023
	2	1/24/2024	Chapter 6 - Building and Building Regulations Section 6-41(c) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any	Closed	12/1/2023

of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: No owner, occupant or operator of any real property shall allow the overgrowth of any vegetation on the property. Vegetation shall be considered overgrown if it grows beyond the property line and the adjacent property owner objects or, in the case of any grass groundcover, if it grows beyond the height of six inches.

3 1/24/2024 Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Not in Compliance

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

NARRATIVE: Please obtain an after the fact permit for the additional work that has been done at the property.
 2 a/c units
 2 doors changed out
 Please obtain a demo permit to remove the addition added to the home.
 Please have all landscape trimmed and maintained.
 For the record this violation will be documented, the tampering with the FPL METER this violation has been complied by FPL.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/10/2023	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	11/20/2023 12:00:00 AM

17. CASE 23050002

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

INSPECTION DATE	11/15/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	1/25/2024	
FINAL ORDER MEETING DATE	10/26/2023	
FINAL ORDER COMPLY BY DATE	11/15/2023	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/15/2023	FBC 40/50 Year Inspections 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection,	Not in Compliance	

implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year 2007 C) 40 ...

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

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

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

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

CASE TYPE	Landscape Inspections	DATE ESTBL	5/8/2023	STATUS	Open
ADDRESS	1672 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Sonya Lowe	STATUS DATE	10/5/2023 12:00:00 AM

18. CASE 23050005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Verified	PROSECUTION COSTS
	DAYS TO COMPLY 33	COMMENTS FINAL ORDER
	INSPECTION DATE 9/27/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 1/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: MARTIN,JOAN KOVACH %S FL GUARDIANSHIP PROGRAM INC
 Owner
 3601 W COMMERCIAL BLVD #14 FORT LAUDERDALE, FL 33309

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/27/2023	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.	Not in Compliance	

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

NARRATIVE: Corrective Action: Please removed weeds and place sod where needed to the entire lawn; trim and groom all landscaping to present a neat and orderly appearance; and remove and replace any dead or deteriorated plants.

If you have any questions or concerns, please contact code inspector Sonya Lowe at 954-815-3874, or via email sonyal@lbts-fl.gov

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

Development Services Director- Jhanelle Campbell: 954-640-4219 Zoning- Planner- Sue Leven: 954-640-4221, susanl@lauderdalebythesea-fl.gov & Megan Small, planning tech- 954-640-4210, megans@lauderdalebythesea-fl.gov
 Fire Marshal- Steve Paine: 954-640-4251, steve.paine@lbtsfire.com (Cell: 754-423-2451)
 Public Works/Municipal Services Director: Ken Rubach: 954-640-4233, kenr@lbts-fl.gov and be sure to CC pwlleadershipteam@lbts-fl.gov

WastePro- 954-282-6800 Broward Tree Preservation- Alex Schore Office: (954) 519-1282,
ASCHORE@broward.org Florida DEP – David Kieckbusch:
David.kieckbusch@floridadep.gov Public records request-
<https://www.lauderdalebythesea-fl.gov/FormCenter/Development-Services-Forms-5/Public-Records-Request-49> Zoning Sign permit application-
<https://www.lauderdalebythesea-fl.gov/DocumentCenter/View/173/Zoning-Sign-Permit-PDF> Building Permit for Sign - <https://www.lauderdalebythesea-fl.gov/DocumentCenter/View/119/Sign-Permit-PDF>

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	6/5/2023	STATUS	Open
ADDRESS	2031 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	11/20/2023 12:00:00 AM

19. CASE 23060003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS	\$150.00
	DAYS TO COMPLY	16	COMMENTS FINAL ORDER	At the June 22, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by July 26, 2023 or a fine of \$250 per violation, per day will begin to accrue on July 27. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an COMPLETED permit for work done in interior. For the purpose of this order a permit ISSUED for the demolition will not satisfy this violation. The case is scheduled for follow-up at the July 27, 2023 hearing.
	INSPECTION DATE	11/15/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	1/25/2024		
	FINAL ORDER MEETING DATE	6/22/2023		
	FINAL ORDER COMPLY BY DATE	7/26/2023		

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

VIOLATIONS:	<u>#</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	11/15/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

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

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

INTERIOR RENOVATION, ADDITION IN BACK OF HOME.

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

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

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

CASE TYPE	Noise Violations	DATE ESTBL	11/17/2023	STATUS	Open
ADDRESS	4332 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308 1	INSPECTOR	Hector Barrett	STATUS DATE	12/21/2023 12:00:00 AM

20. CASE 23120002

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS	
DAYS TO COMPLY	14	COMMENTS FINAL ORDER	
INSPECTION DATE	1/4/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	1/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: JEAN PIERRE DAOUST FAM TR DAOUST, JEAN PIERRE TRSTEE
 Owner
 611 Chemin Dela Grande cote QC, CA J7A1M5

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/4/2024	Chapter 15 - Police Section 15- 52(4). Prohibitions. It is unlawful for any of the following to occur: If any person installs uses or causes to be installed or used any audible intrusion alarm that is not equipped with an automatic reset which silences the annunciator within 15 minutes after it is activated.	Not in Compliance	

FINES:

NARRATIVE: Fire Alarm System Beeping
 Sec. 15-52. - Prohibitions
 (4)If any person installs, uses or causes to be installed or used, any audible intrusion alarm that is not equipped with an automatic reset which silences the annunciator within 15 minutes after it is activated.
 Corrective Action: Please service and maintain fire alarm system.
 Thank you for your attention to this matter. You may contact me if you have any questions regarding this issue.
 Respectfully,
 Hector Barrett
 954-640-4220
 hectorb@lbts-fl.gov
 If you have any questions or concerns, please contact Code Compliance Officer Hector Barrett at 954-395-4478, or via email hectorb@lbts-fl.gov
 Town Hall: 4501 N Ocean Dr, LBTS, FL 33308; 954-640-4200 Building Department- 954-640-4215, Building@lbts-fl.gov Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

CASE TYPE	Property Maintenance (General)	DATE ESTBL	2/22/2018	STATUS	Open
ADDRESS	2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/31/2023 12:00:00 AM

21. CASE 18020015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$53,425.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER	FINAL ORDER: PER SPECIAL MAGISTRATE, ALL PIER REPAIR IS TO BE COMPLETED BY MARCH 26, 2019 OR A FINE OF \$250 PER DAY WILL BEGIN TO COMMENCE THEREAFTER. THIS CASE WILL RETURN TO THE JANUARY 24, 2019 CODE COMPLIANCE HEARING FOR A STATUS UPDATE. A HEARING COST OF \$50 WAS ALSO ASSESSED AT THE SEPTEMBER 27, 2018 CODE COMPLIANCE HEARING.
	INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	1/25/2024		
	FINAL ORDER MEETING DATE	9/27/2018		
	FINAL ORDER COMPLY BY DATE	3/26/2019		

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

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

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

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

good condition.

Thank you for your attention to this matter.

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

CASE TYPE	Permits Required Violations	DATE ESTBL	7/7/2022	STATUS	Open
ADDRESS	4553 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/31/2023 12:00:00 AM

22. CASE 22070008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 64	COMMENTS FINAL ORDER
	INSPECTION DATE 1/3/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 1/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

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

FINES:

NARRATIVE:

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

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

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

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

Unit 103- bathroom and kitchen remodel permit

Unit 104- bathroom and kitchen remodel permit

Unit 105- bathroom permit

Unit 106- bathroom permit

Unit 109- bathroom permit

Unit 110- bathroom permit

Unit 111- bathroom permit

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

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

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

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

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	1/25/2023	STATUS	Open
ADDRESS	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/5/2023 12:00:00 AM

23. CASE 23010015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$75.00
	DAYS TO COMPLY	0	COMMENTS FINAL ORDER	
	INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	1/25/2024		
	FINAL ORDER MEETING DATE	4/27/2023		
	FINAL ORDER COMPLY BY DATE	5/24/2023		

NOTICE NAMES: MG Property Management Owner
3049 North Federal Highway FT LAUDERDALE 33306
., CLEAR CHOICE MGMT SOLUTIONS INC.
3301 N UNIVERSITY DR #100 CORAL SPRINGS, FL33065

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

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	5/24/2023

NARRATIVE: ***PLACE HOLDER FOR CODE CASE 21-1336 ON 224 - 234 HIBISCUS AVE***

CASE TYPE	Permits Required Violations	DATE ESTBL	2/15/2023	STATUS	Open
ADDRESS	4209 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 1-9	INSPECTOR	Eric Villanueva	STATUS DATE	11/20/2023 12:00:00 AM

24. CASE 23030011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	25	COMMENTS FINAL ORDER
	INSPECTION DATE	11/1/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	1/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/1/2023	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	Not in Compliance	

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	9/29/2022	STATUS	Open
ADDRESS	1530 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	11/20/2023 12:00:00 AM

25. CASE 23010007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201638514	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER
	INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	1/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

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

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

NARRATIVE: Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program (50 YEAR RECERTIFICATION PAST DUE; WAS DUE 2021).

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

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/15/2021	STATUS	Open
ADDRESS	1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	10/5/2023 12:00:00 AM

26. CASE 21100022

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 21	COMMENTS FINAL ORDER
	INSPECTION DATE 9/27/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 1/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: OCEAN COLONY CONDOMINIUM ASSOCIATION Owner
 1620 S OCEAN BLVD (OFFICE) LAUDERDALE BY THE SEA, FL 33062
 REGISTERED AGENT, OCEAN COLONY, BECKER & POLIAKOFF, P.A.
 1 EAST BROWARD BLVD, SUITE 1800 FT. LAUDERDALE, FL33301-7948

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/27/2023	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/9/2021	STATUS	Open
ADDRESS	1850 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	10/5/2023 12:00:00 AM

27. CASE 21100051

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70190700000027912669	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER
	INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	1/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: CRANE - CREST APARTMENTS, INC. Owner
12270 SW 3RD ST PLANTATION, FL 33325
.. Hillman Engineering Inc
970 W McNab Rd, Ste 200 Ft. Lauderdale, FL33309
CRANE CREST REG AGENT, BECKER & POLIAKOFF, P.A.
1 E BROWARD BLVD, STE 1800 FORT LAUDERDALE, FL33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/23/2023	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE: THIS VIOLATION IS ALLEGED AGAINST CRANE-CREST APARTMENTS, INC., ON THE PARCEL OF REAL PROPERTY LEGALLY DESCRIBED IN CONDO DOCUMENTS RECORDED 02/23/1996, BK 24522 PG 596, INSTRUMENT #96085426, BROWARD COUNTY PUBLIC RECORDS: A parcel of land in Government Lot One (1), Section 7, Township 49 South, Range 43 East, Broward County, Florida, bounded as follows: EAST of State Road No. A-1-A on the North by a line parallel to and 4350 feet southerly from, measured at right angles to, the East and West Quarter-Section line in Section 6, of said Township and Range; on the South by a line 2080 feet northerly from, measured at right

angles to, the South line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and the easterly extension of said South boundary; on the West by the easterly right-of-way line of State Road No. A-1-A; and on the East by the waters of the Atlantic Ocean; WEST of State Road No. A-1-A on the North by a line parallel to and 4350 feet southerly from, measured at right angles to, the East and West Quarter-Section line in Section 6, of said Township and Range; on the South by a line parallel to and 1861.75 feet southerly from, measured at right angles to, the North boundary of said Section 7; on the West by the West line of said Government Lot 1; and on the East by the westerly right-of-way line of State Road No. A-1-A.

Violation: Failure to comply with Florida Building Safety Inspection Program.

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

Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet.

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

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

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/3/2021	STATUS	Open
ADDRESS	2000 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/31/2023 12:00:00 AM

28. CASE 21120003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 30	COMMENTS FINAL ORDER
	INSPECTION DATE 9/27/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 1/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

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

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

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

square feet.

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

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

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/3/2021	STATUS	Open
ADDRESS	3900 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/31/2023 12:00:00 AM

29. CASE 21120018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Verified	PROSECUTION COSTS
	DAYS TO COMPLY 29	COMMENTS FINAL ORDER
	INSPECTION DATE 8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 1/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

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

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

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

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	4/30/2022	STATUS	Open
ADDRESS	229 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/31/2023 12:00:00 AM

30. CASE 22050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 21	COMMENTS FINAL ORDER
	INSPECTION DATE 8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 1/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

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

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

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

Respectfully,

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



Agenda Item No: 5.a.

Code Compliance Hearing Agenda Item Report

Meeting Date: January 25, 2024

Submitted By:

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: FIRE CASES

Subject Title: Fire Cases

Explanation:

Recommendation:

Exhibits:

1. Fire Case- 23-1379
2. Fire Case- 21-1336



Town of

LAUDERDALE-BY-THE-SEA

FIRE CODE ENFORCEMENT SPECIAL MAGISTRATE

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

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

Case No.23-1379
Fire inspector: Stephen Paine

v.

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

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

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

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

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

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

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

Respondent.

**NOTICE OF SPECIAL MAGISTRATE HEARING
EMERGENCY HEARING**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

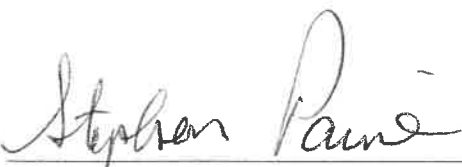
In the event that you decide to appeal any decision of the Special Magistrate, you will need a record of the proceedings and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.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

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

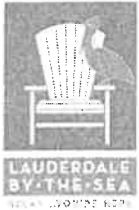
I HEREBY CERTIFY that a copy of this Notice of Special Magistrate Hearing was mailed to Respondent by certified U.S. mail, return receipt requested, this 18__ day of _AUGUST __, 2023, to the above-listed address.

TOWN OF LAUDERDALE-BY-THE-SEA

CC TO:

By: 
Stephen Paine, Fire Inspector

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



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

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

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

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

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

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

NOTICE OF SPECIAL MAGISTRATE HEARING

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

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

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

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

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

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

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

TO WITT: PLEASE COMPLY WITH THE BUILDING SAFETY PROGRAM

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

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

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

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

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

N.F.P.A.1.13.6.4.3.2.1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THE BUILDING.

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

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

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

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

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

Please be advised that if the Special Magistrate finds you to be in violation, the Special Magistrate can levy a monetary fine of up to \$250 per day, or \$500 per day for a repeat violation, for each day that the violation continues past the date set by the Special Magistrate, whether you appear at the hearing or not. You may also be liable for the reasonable administrative hearing costs of \$150.00 if found in violation of the code. If the Special Magistrate finds that the violation is irreparable or irreversible in nature, the Special Magistrate may impose a fine of up to \$5,000 per violation.

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

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

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

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

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

TOWN OF LAUDERDALE-BY-THE-SEA

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

By: 

Stephen Paine, Fire Inspector

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

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


Bethany Banyas Code Compliance Inspector

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

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

CERTIFIED MAIL RECEIPT #

7019 0700 0000 2791 2812

STEPHEN A CALDER TR

HORT A. SOPER TRSTEE

13221 OAKMEADE

WEST PALM BEACH , FLORIDA

33418-7548

7002 2410 0000 4747 4899

SOUTH LEISURE BY THE SEA ASSOCIATION INC

BECKER & POLIAKOFF, PA

REGISTERED AGENT

1 EAST BROWARD BLVD SUITE 1800

FORT LAUDERDALE , FLORIDA

33301