

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

**Agenda**

Thursday, February 22, 2024

5:00 PM



Jarvis Hall 4505 N. Ocean Drive  
[www.Lauderdalebythesea-fl.gov](http://www.Lauderdalebythesea-fl.gov)

**LAUDERDALE-BY-THE-SEA TOWN COMMISSION**

# Code Compliance Hearing

Thursday, February 22, 2024, 5:00 PM  
Jarvis Hall 4505 N. Ocean Drive

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1. **CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO**

2. **SWEARING OF WITNESSES**

3. **OPENING STATEMENT**

4. **CODE CASES**

4.a. Code Cases

4.b. Pursuant to Town Code Section 6-12 (a), "Time limits for completing construction and repair," of the Town's Code of Ordinances, the Applicant is requesting an extension to complete new construction at 2 Sunset Lane.

5. **FIRE CASES**

5.a. Fire Cases

6. **ADJOURNMENT**

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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

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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:** February 22, 2024

**Submitted By:** Jhanelle Campbell, Development Services Director

**Submitting Department:** Development Services

**Item Type:** Presentation

**Agenda Section:** CODE CASES

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**Subject Title:** Code Cases

**Explanation:**

**Recommendation:**

**Exhibits:**

1. 02-22-24 Agenda Summary
2. 02-22-24 Agenda Backup



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

*Town Commission Meeting Room (Jarvis Hall)  
Thursday • February 22, 2024 • 5:00 PM*

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

**Complied Cases**

Item #	Case #	Property Address	Property Owner	Page #
1	24010003	222 E COMMERCIAL BLVD 201	ACS 218 LLC	5
2	23120002	4332 SEAGRAPE DR 1	JEAN PIERRE DAOUST FAM TR DAOUST, JEAN PIERRE TRSTEE	3
3	23050005	1672 BEL-AIR AVE	MARTIN,JOAN KOVACH %S FL GUARDIANSHIP PROGRAM INC	1

**Old Business**

Item #	Case #	Property Address	Property Owner	Page #
4	22070008	4553 BOUGAINVILLA DR	STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D	10
5	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	16
6	22050002	229 E COMMERCIAL BLVD	SABATINI INVESTMENTS LLC	15
7	23010015	234 HIBISCUS AVE	MG Property Management	14
8	23050002	4520 EL MAR DR	COMMON AREA	12

**New Business**

Item #	Case #	Property Address	Property Owner	Page #
9	24010002	2 SUNSET LN	SHARIFI,JENNIFER SHARIFI,KOBI	4
10	24010004	260 CODRINGTON DR	ROGERS,RUTH A RUTH A ROGERS REV TR	6
11	24010005	1670 E TERRA MAR DR	BRICKER 1670 LLC	7
12	24020003	106 E COMMERCIAL BLVD 110	KAVON ENTERPRISES INC % JENNIFER NOVAK-LECKOWICZ	9
13	24010006	2000 S OCEAN BLVD 2G	MANCUSO ROYAL COAST 2G TR MANCUSO,MICHAEL & JOSIE TRSTEEES	8

**Special Set**

Item #	Case #	Property Address	Property Owner
14	2024-CE-01	2 SUNSET LN	SHARIFI,JENNIFER SHARIFI,KOBI

**Fire Cases**

Item #	Case #	Property Address	Property Owner
15	23-1379	2001 OCEANWALK LANE	OCEAN WALK CONDOMINIUM ASSOCIATION

VI.ADJOURNMENT

<b>CASE TYPE</b>	Landscape Inspections	<b>DATE ESTBL</b>	5/8/2023	<b>STATUS</b>	Closed
<b>ADDRESS</b>	1672 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Sonya Lowe	<b>STATUS DATE</b>	2/8/2024 12:00:00 AM

1. CASE 23050005

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Verified	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 33	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 2/8/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b> 2/8/2024	
	<b>SCHEDULED HEARING DATE</b> 2/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

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

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	2/8/2024	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	2/8/2024

<b>FINES:</b>	<b>DESCRIPTION</b>	<b>CHARGE</b>	<b>DATE BOARD ORDER COMPLY</b>
	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](mailto: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](mailto:Building@lbts-fl.gov) Building Official- Simo Mansor: 954-640-4223, [buildingofficial@lbts-fl.gov](mailto:buildingofficial@lbts-fl.gov) Permit administrator- David Lee: 954-640-4224, [DavidL@lbts-fl.gov](mailto:DavidL@lbts-fl.gov)

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

<b>CASE TYPE</b>	Noise Violations	<b>DATE ESTBL</b>	11/17/2023	<b>STATUS</b>	Closed
<b>ADDRESS</b>	4332 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308 1	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	1/31/2024 12:00:00 AM

2. CASE 23120002

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b>	Regular Mail	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b>	14	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	1/31/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	1/31/2024	
	<b>SCHEDULED HEARING DATE</b>	2/22/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

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

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	1/31/2024	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.	Closed	1/31/2024

**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

<b>CASE TYPE</b>	Building Permit Violation	<b>DATE ESTBL</b>	12/29/2023	<b>STATUS</b>	Open
<b>ADDRESS</b>	2 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	1/19/2024 12:00:00 AM

3. CASE 24010002

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b>	12	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	1/31/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	2/22/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

**NOTICE NAMES:** SHARIFI,JENNIFER SHARIFI,KOBI Owner  
 21142 CASTLEWOOD DR BOCA RATON, FL 33428

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	1/31/2024	Chapter 6 - Building and Building Regulations Section 6-8.(a)(1-2) - Construction site operation, maintenance, appearance, and secondary impacts. General appearance. All building and construction sites within the Town shall at all times be kept by the owner of the premises and the general contractor free of loose debris, airborne or otherwise, litter, paper, construction material waste, scrap construction material and other trash produced from the site. All materials and equipment used, placed or stored upon any building or construction site shall be maintained by the owner of the premises and the general contractor within the perimeter of the building site.	Not in Compliance	

**FINES:**

**NARRATIVE:** Please keep construction site secured and in good appearance. Section 6-8.(a)(1-2) - General appearance. All building and construction sites within the Town shall at all times be kept by the owner of the premises and the general contractor free of loose debris, airborne or otherwise, litter, paper, construction material waste, scrap construction material and other trash produced from the site. All materials and equipment used, placed or stored upon any building or construction site shall be maintained by the owner of the premises and the general contractor within the perimeter of the building site.

This issue has occurred more than once and will be brought to the special magistrate to obtain a Finding of Facts establishing that the violation did occur, but that it was compiled prior to the hearing; and that, should this type of violation come back to the Magistrate within the next 5 years under the same ownership, it may be deemed a Repeat Violation, which is subject to higher and more immediate fines.

Please correct these issues by 1-31-2024 AND advise code compliance inspector once completed.

If you have any questions please call me at 954-640-4216 or email at ericv@lbtts-fl.gov

Thank You

<b>CASE TYPE</b>	BTR Inspection/Commercial	<b>DATE ESTBL</b>	1/19/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	222 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 #arthur Murray Dance Center # 201	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	1/19/2024 12:00:00 AM

4. CASE 24010003

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Regular Mail	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 6	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 1/28/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 2/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

**NOTICE NAMES:** ACS 218 LLC Owner  
 820 NE 5 TERR FORT LAUDERDALE, FL 33304  
 Di Natale, Carlos  
 222 E Commercial Blvd Suite 201 Lauderdale by the sea, FL33308

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	1/28/2024	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.	Not in Compliance	

**FINES:**

**NARRATIVE:** Operating without a BTR.- 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.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. OR Please renew your Local Business Tax Receipt.  
 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

<b>CASE TYPE</b>	Building Permit Violation	<b>DATE ESTBL</b>	12/13/2023	<b>STATUS</b>	Open
<b>ADDRESS</b>	260 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	1/23/2024 12:00:00 AM

5. CASE 24010004

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b>	Verified	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b>	24	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	2/16/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	2/22/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

**NOTICE NAMES:** ROGERS,RUTH A RUTH A ROGERS REV TR Owner  
 260 CODRINGTON DR LAUDERDALE BY THE SEA, FL 33308

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	2/16/2024	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...	Not in Compliance	

**FINES:**

**NARRATIVE:** Please get in contact with the building department to get the necessary permit to legalize the structure that was built in the rear of the property. A completed permit will be required to consider this code violation in compliance.

Please contact building department at building@lbts-fl.gov / 9546404215 / or visit us at Developmental Services to submit a permit.

Thank You

<b>CASE TYPE</b>	Building Code (FBC) Violation	<b>DATE ESTBL</b>	9/12/2023	<b>STATUS</b>	Open
<b>ADDRESS</b>	1670 E TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	1/29/2024 12:00:00 AM

6. CASE 24010005

**CASE DATA:**

<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>	
<b>DAYS TO COMPLY</b>	18	<b>COMMENTS FINAL ORDER</b>	
<b>INSPECTION DATE</b>	2/16/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
<b>COMPLIED DATE</b>			
<b>SCHEDULED HEARING DATE</b>	2/22/2024		
<b>FINAL ORDER MEETING DATE</b>			
<b>FINAL ORDER COMPLY BY DATE</b>			

**NOTICE NAMES:** BRICKER 1670 LLC Owner  
 1615 S FEDERAL HWY #206 BOCA RATON, FL 33432  
 GLOBAL INC., COGENCY  
 115 N. CALHOUN ST. STE. 4 TALLAHASSEE, FL32301

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	2/16/2024	Chapter 6 - Building and Building Regulations Sec. 6-12.(a)(2) Time limits for completing construction and repair. Construction time limits. Exterior repair or renovation. The exterior elements of any repair or renovation to an existing structure, which requires a building permit shall be completed and all construction material, equipment and debris removed from the property within six months of the issuance of the first building permit, unless otherwise provided in a Town development order or granted by the Town Commission prior to the issuance of the building permit.	Not in Compliance	

**FINES:**

**NARRATIVE:** Be advised that pursuant to Section 6-12 of the Town's Code of Ordinances you are required to complete construction, restoration and repairs to the structure located at 1670 E TERRA MAR DR, on or before the 17TH day of NOVEMBER, 2023. This day has now passed and this address is still not in compliance. A hearing will be held where the Town will seek a final order giving a final date for completion before fines begin. Please attend hearing in order to discuss your case with the special magistrate and ask for more time.

<b>CASE TYPE</b>	Building Permit Violation	<b>DATE ESTBL</b>	1/11/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	2000 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 2G	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	1/30/2024 12:00:00 AM

7. CASE 24010006

**CASE DATA:**

<b>ORIG. CASE CERT. MAIL NUMBER</b>	9589 0710 5270 1060 4417 00	<b>I. OF F. MEETING DATE</b>
<b>TYPE OF SERVICE</b>	Certified Mail	<b>PROSECUTION COSTS</b>
<b>DAYS TO COMPLY</b>	-9	<b>COMMENTS FINAL ORDER</b>
<b>INSPECTION DATE</b>	1/21/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
<b>COMPLIED DATE</b>		
<b>SCHEDULED HEARING DATE</b>	2/22/2024	
<b>FINAL ORDER MEETING DATE</b>		
<b>FINAL ORDER COMPLY BY DATE</b>		

**NOTICE NAMES:** MANCUSO ROYAL COAST 2G TR Owner  
 MANCUSO, MICHAEL & JOSIE TRSTEEES  
 89 MCMICHAEL \*KLEINBURG ON, CA L4H 4T2

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	1/21/2024	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...	Not in Compliance	

**FINES:**

**NARRATIVE:** WWOP  
 FBC 105.1 - Work done without a Permit from the Town.  
 As per Building Official Simo Manso 954-640-4215 or building@lbts-fl.gov, the following work was done without permits.  
 1) Kitchen remodel  
 2) 2 Bathroom renovations  
 you may contact the Building Department and the Building Official Simo Manso at 954-640-4215 or building@lbts-fl.gov.

Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit.

<b>CASE TYPE</b>	Sign Violations	<b>DATE ESTBL</b>	6/7/2023	<b>STATUS</b>	Open
<b>ADDRESS</b>	106 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 #110	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	2/1/2024 12:00:00 AM

8. CASE 24020003

**CASE DATA:**      **ORIG. CASE CERT. MAIL NUMBER**      9589071052701060441717      **I. OF F. MEETING DATE**

**TYPE OF SERVICE**      Certified Mail      **PROSECUTION COSTS**

**DAYS TO COMPLY**      15      **COMMENTS FINAL ORDER**

**INSPECTION DATE**      2/16/2024      **COMMENTS - IMPOSITION OF FINE**

**COMPLIED DATE**

**SCHEDULED HEARING DATE**      2/22/2024

**FINAL ORDER MEETING DATE**

**FINAL ORDER COMPLY BY DATE**

**NOTICE NAMES:**      KAVON ENTERPRISES INC % JENNIFER NOVAK- LECKOWICZ      Owner

4900 N OCEAN BLVD #507 LAUDERDALE BY THE SEA, FL 33308

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	2/16/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-503(a-q). - Permitted signs: ARTICLE VIII. - SIGN REGULATIONS Sec. 30-503(a-q). - Permitted signs. The following types of permanent signs may be erected, installed, repaired or replaced within the Town, only in conformance with these regulations and after issuance of a permit by the Development Services Department: (a)Building or development identification signs; (b)Cabinet signs; (c)Canopy and awning signs; (d)Changeable copy signs; (e)Directory sign; (f)Hanging signs; (g)Informational, wayfinding, directional and traffic control signs; (h)Monument signs; (i)Name and address signs, not otherwise exempt; (j)Neon signs; (k)Painted signs; (l)Pole signs; (m)Pylon signs; (n)Roof signs; (o)Subdivision and residential development identification signs; (p)Wall signs; and (q)Window signs.	Not in Compliance	

**FINES:**

**NARRATIVE:**      Please contact zoning@lbts-fl.gov due to sign not having a permit an not being approved by zoning. sunglass city unit #110

<b>CASE TYPE</b>	Permits Required Violations	<b>DATE ESTBL</b>	7/7/2022	<b>STATUS</b>	Open
<b>ADDRESS</b>	4553 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Greg Wienberg	<b>STATUS DATE</b>	1/26/2024 12:00:00 AM

9. CASE 22070008

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Certified Mail	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 64	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 1/3/2023	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 2/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

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

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	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](mailto: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](mailto:gregw@lauderdalebythesea-fl.gov)

<b>CASE TYPE</b>	<b>Building Code (FBC) Violation</b>	<b>DATE ESTBL</b>	<b>5/10/2023</b>	<b>STATUS</b>	<b>Open</b>
<b>ADDRESS</b>	<b>4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308</b>	<b>INSPECTOR</b>	<b>Sonya Lowe</b>	<b>STATUS DATE</b>	<b>1/29/2024 12:00:00 AM</b>

10. CASE 23050002

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>	
	<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b>	37	<b>COMMENTS FINAL ORDER</b>
			\$50.00
			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.
	<b>INSPECTION DATE</b>	2/21/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	2/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	10/26/2023	
	<b>FINAL ORDER COMPLY BY DATE</b>	11/15/2023	

**NOTICE NAMES:** COMMON AREA  
 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  
 Owner

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	2/21/2024	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	Not in Compliance	

square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year 2007 C) 40 ...

<b>FINES:</b>	<b><u>DESCRIPTION</u></b>	<b><u>CHARGE</u></b>	<b><u>DATE BOARD ORDER COMPLY</u></b>
	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](mailto:BuildingOfficial@lbts-fl.gov).

For questions regarding your code case, contact Sonya Lowe 954-815-3874 or [sonyal@lbts-fl.gov](mailto:sonyal@lbts-fl.gov)

<b>CASE TYPE</b>	Building Code (FBC) Violation	<b>DATE ESTBL</b>	1/25/2023	<b>STATUS</b>	Open
<b>ADDRESS</b>	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Bethany Banyas	<b>STATUS DATE</b>	1/26/2024 12:00:00 AM

11. CASE 23010015

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
	<b>TYPE OF SERVICE</b>	Certified Mail	<b>PROSECUTION COSTS</b>	\$75.00
	<b>DAYS TO COMPLY</b>	0	<b>COMMENTS FINAL ORDER</b>	
	<b>INSPECTION DATE</b>	8/23/2023	<b>COMMENTS - IMPOSITION OF FINE</b>	
	<b>COMPLIED DATE</b>			
	<b>SCHEDULED HEARING DATE</b>	2/22/2024		
	<b>FINAL ORDER MEETING DATE</b>	4/27/2023		
	<b>FINAL ORDER COMPLY BY DATE</b>	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

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	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	

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

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

<b>CASE TYPE</b>	<b>Building Code (FBC) Violation</b>	<b>DATE ESTBL</b>	<b>4/30/2022</b>	<b>STATUS</b>	<b>Open</b>
<b>ADDRESS</b>	<b>229 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308</b>	<b>INSPECTOR</b>	<b>Bethany Banyas</b>	<b>STATUS DATE</b>	<b>1/26/2024 12:00:00 AM</b>

12. CASE 22050002

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Certified Mail	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 21	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 8/23/2023	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 2/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

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

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	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	

<b>FINES:</b>	<b>DESCRIPTION</b>	<b>CHARGE</b>	<b>DATE BOARD ORDER COMPLY</b>
	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

<b>CASE TYPE</b>	<b>Building Code (FBC) Violation</b>	<b>DATE ESTBL</b>	<b>9/29/2022</b>	<b>STATUS</b>	<b>Open</b>
<b>ADDRESS</b>	<b>1530 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062</b>	<b>INSPECTOR</b>	<b>Bethany Banyas</b>	<b>STATUS DATE</b>	<b>1/26/2024 12:00:00 AM</b>

13. CASE 23010007

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	70223330000201638514	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b>	Certified Mail	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b>	28	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	8/23/2023	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	2/22/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

**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

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	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	

<b>FINES:</b>	<b>DESCRIPTION</b>	<b>CHARGE</b>	<b>DATE BOARD ORDER COMPLY</b>
	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



Agenda Item No: 4.b.

## Code Compliance Hearing Agenda Item Report

**Meeting Date:** February 22, 2024

**Submitted By:** Jhanelle Campbell, Development Services Director

**Submitting Department:** Development Services

**Item Type:** Action Item

**Agenda Section:** CODE CASES

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**Subject Title:** Pursuant to Town Code Section 6-12 (a), "Time limits for completing construction and repair," of the Town's Code of Ordinances, the Applicant is requesting an extension to complete new construction at 2 Sunset Lane.

**Explanation:**

**Recommendation:**

**Exhibits:**

1. 2-21-24 2 Sunset Lane\_Construction Extension FINAL
2. EXHIBIT 1- Town Code  
Sec. 6\_12. \_\_\_Time\_limits\_for\_completing\_construction\_and\_repair.
3. EXHIBIT 2- Application 2-6-24
4. EXHIBIT 3-2 Sunset Lane Photo Sheet 2-14-24
5. EXHIBIT 4-Building Department Statement and Inspection History
6. EXHIBIT 5-Code Case Information
7. EXHIBIT 6- Public Notice and Radius
8. EXHIBIT 7- Approval Order



**Town of Lauderdale-By-The-Sea**  
Development Services Department

To: Special Magistrate Judith Secher  
From: Jhanelle Campbell, Development Services Director  
Date: February 8, 2024  
Meeting Date: February 22, 2024  
New Business: Construction Extension- 2 Sunset Lane

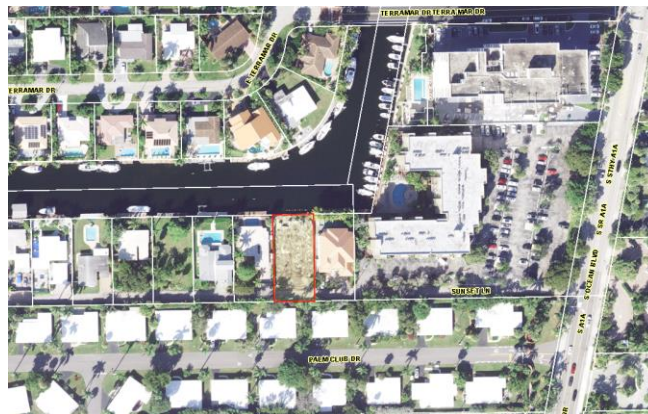
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**REQUEST:** Pursuant to Town Code Section 6-12 (a), “Time limits for completing construction and repair,” of the Town’s Code of Ordinances, the Applicant is requesting an extension to complete new construction at 2 Sunset Lane.

**EXPLANATION:**

Section 6-12- New Construction of the Town’s Code of Ordinances specifies that the construction of any new structure or new addition to an existing structure shall be completed and equipment removed from the property within 18 months of the date of issuance of the first building permit. This code section was amended in Ordinance 2015-20 to give the Special Magistrate the authority to review extension requests and grant an extension of up to 12 months to complete the construction (**Exhibit 1**).

Jennifer Sharifi, owner of 2 Sunset Lane, submitted an application (**Exhibit 2**) requesting a 1-year extension time to complete construction beyond the 18-month deadline as outlined by the Town’s Code. This is the first construction time extension request for the subject property. The map below shows the location of the property. Photographs of the site are attached as **Exhibit 3**.



**1- Property Location**

The building permit application for this project was received on May 20, 2021. The Town experienced severe delays in the commencement of the project since the first building permit application. Per the Town's building department, the permit issuance was severely delayed for over a year because of the response time taken to respond to comments issued by various disciplines. A statement from the Town's Senior Permit Administrator and permit history is attached as **Exhibit 4**.

**2 SUNSET LANE HISTORY:**

Date	Event
May 20, 2021	Building permit application received
October 12, 2022	Building permit issued
April 18, 2024	Construction Time Expires
February 6, 2024	Extension Request Date

In addition, the project was also severely delayed because construction activity at this site caused concrete to be deposited into the sanitary sewer system, in a quantity that caused permanent obstruction to the flow in the main sanitary sewer and some private connections to the sewer line. The sewer line on Sunset Lane had to be replaced and caused irreparable harm to the neighboring residents of the property. A copy of the code case overview and final order is attached as **Exhibit 5**.

Notices were sent to all the property owners in the surrounding 400 feet. Town staff has received no correspondence in support or opposition of the construction extension request.

**STAFF RECOMMENDATIONS:**

To date, the applicant has not exceeded the construction time limit and applied for an extension before the deadline. According to the permit inspection history, all inspections that have been scheduled to date have been approved. Per the Building Official, this project is 40% with all interior work left to be completed and inspected. After conferring with the Building Official, staff recommends approval of a nine-month time extension to January 17, 2025 (**Exhibit 6**).

- Exhibits:**
1. Code Section 6-12
  2. Construction Time Extension Application
  3. Photographs of 2 Sunset Lane
  4. Building Department statement and permit history
  5. Code Case Overview and Final Orders
  6. Construction Time Extension Approval

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**Sec. 6-12. Time limits for completing construction and repair.**

(a) *Construction time limits.*

- (1) *New construction.* The construction of any new structure or new addition to an existing structure shall be completed and all construction material, equipment and debris removed from the property within 18 months of the date 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.
- (2) *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.

(b) *Request for extension.*

- (1) When there are extenuating circumstances that will prohibit completion of construction, repairs, or restoration within the time periods set forth above, the property owner may file with the Development Services Department a one-time request for extension of time prior to the expiration of the construction deadline. No extension shall be accepted after the construction time limit has expired.
- (2) The request for extension shall be reviewed by the Special Magistrate at a public meeting following notice of the request mailed to property owners within 400 feet of the property where the work is being performed.
- (3) The mailing shall be postmarked no less than ten calendar days prior to the public meeting.
- (4) The Special Magistrate may extend the deadline for up to one year and may impose such conditions on the extension as are warranted. Subsequent extensions shall not be accepted after the construction time extension has expired.

(c) Penalty for violation of this section of the Code shall be as follows:

- (1) Each day of violation, day 1—30 \$50.00
- (2) Each day of violation, day 31—60 \$75.00
- (3) Each day of violation, day 61 or greater \$100.00

(d) A violation of this section may also be prosecuted as a nuisance. The Town Attorney may bring suit on behalf of the Town, or any affected citizen may bring suit in his/her name against the person or persons causing or maintaining the violation, or against the owner/agent of the building or property on which the violation exists. Relief may be granted according to the terms and conditions of F.S. ch. 60, entitled "Abatement of Nuisances."

(e) Prior to initiating enforcement action, the Town shall first provide a minimum of 60 days notice of the requirements of this subsection of this Code section to the property owner. The notice shall be in substantially the following form:

NOTICE TO OWNER

Be advised that pursuant to Section 6-12 of the Town's Code of Ordinances you are required to complete construction, restoration and repairs to the structure located at \_\_\_\_\_, on or before the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_. Failure to do so can result in a fine or legal action by the Town. If there are extenuating circumstances that prohibit you from completing the construction in the time allowed by time stated above, you can seek a one-time extension from the Special Magistrate, provided application is made prior to the

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expiration of the construction deadline above. A form application for extension can be obtained from the Development Services Department.

(Ord. No. 2013-11, § 2, 12-10-13; Ord. No. 2015-20, § 2, 1-12-2016)

# LAUDERDALE • BY • THE • SEA

## Universal Development Application



4501 N. OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FL 33308  
(954)-640-4210  
[ZONING@LBTS-FL.GOV](mailto:ZONING@LBTS-FL.GOV)  
M-F 8:30-4:30 PM

### Administrative Purpose

Application Number: 2024-CE-01

BTR #: \_\_\_\_\_

Date Application Submitted: 2/10/24

Date Application found Completed: 2/7/24

Pre-Application Meeting Date: \_\_\_\_\_

Non-Refundable Application Fee: \$500

Cost Recovery Fee: \_\_\_\_\_

In accordance with Section 30.111-30.113 of the Town's Unified Land Development Regulations: Development applications are required to be provided before any development permit is issued. Please refer to the Town's website to obtain a copy of the corresponding Application Checklist and Fee Schedule.

Check appropriate application and block:

- |   |   |
|---|---|
| <input type="checkbox"/> Appeal of Administrative Decision  | <input type="checkbox"/> Historic Designation           |
| <input type="checkbox"/> Site Plan                          | <input type="checkbox"/> Certificate of Appropriateness |
| <input type="checkbox"/> Site Plan Level 1 Modification     | <input type="checkbox"/> Zoning Relief                  |
| <input type="checkbox"/> Site Plan Level 2 Modification     | <input type="checkbox"/> Rezoning                       |
| <input type="checkbox"/> Conditional Use _____              | <input type="checkbox"/> Right-of-Way Vacation          |
| <input type="checkbox"/> Conditional Use Modification _____ | <input type="checkbox"/> Comprehensive Plan Amendment   |
| <input type="checkbox"/> Administrative Adjustment _____    | <input type="checkbox"/> Payment in Lieu of Parking     |
| <input type="checkbox"/> Variance _____                     | <input type="checkbox"/> Parking Reduction _____        |
| <input type="checkbox"/> Plat _____                         | <input type="checkbox"/> Other: <u>permit extension</u> |
| <input type="checkbox"/> Architectural Review _____         |   |

Project Name: 2 Sunset lane

Folio Numbers: 4943 06 34 0030

Street Address: 2 Sunset Lane LBS 33062

Legal Description: new construction home

Name of Property Owner: Jennifer Sharifi Property Owner's Phone #: 561 317 2363

Address of Property Owner: 21142 Castlewood Drive Boca Raton FL 33428

Property Owner's Email Address: Jennysharifi@gmail.com

Name of Applicant: Jennifer Sharifi Applicant's Phone #: 561 317 2363

Applicant's Address: Same as above

Applicant Email Address: Jennysharifi@gmail.com

Name of Agent (e.g. Contractor Representing the Project): Jennifer Sharifi

Agent's Email Address: \_\_\_\_\_ Agent's Phone #: \_\_\_\_\_

Agent's Address: \_\_\_\_\_

Land Use Plan Designation: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Existing Use of the Subject Property: \_\_\_\_\_

Proposed Use of the Subject Property: \_\_\_\_\_

**APPROVAL OF WAIVER OF TIME ALLOWED TO REVIEW APPLICATION**

I Jennifer Sharifi (Applicant/ Property Owner) hereby waive my rights as to the required review time stated in House Bill 7103 as it relates to time limits to review applications for approval of a development permit or development order.

Print Name of Property Owner: Jennifer Sharifi Date: 2/6/24

Signature of Property Owner: [Signature]

**DEVELOPMENT APPLICATION SIGNATURE SECTION**

**Property Owner**

Print Name of Property Owner: Jennifer Sharifi Date: 2/6/24

Signature of Property Owner: [Signature]

State of Florida:

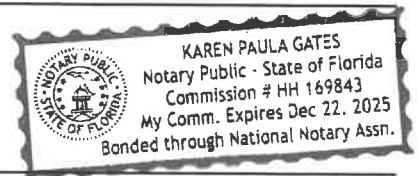
County: Broward

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization, this day 6 of Feb, 2024.

The person signing is  personally known to me or has  produced identification

Print Notary Name: Karen Gates My Commission Expires: 12-22-25

Notary Signature: [Signature]



**Applicant**

Print Name of Property Owner: Jennifer Sharifi Date: \_\_\_\_\_

Signature of Property Owner: [Signature]

State of Florida:

County:

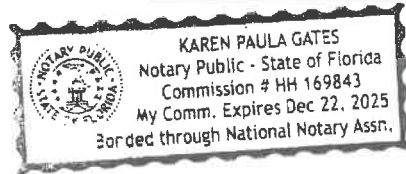


SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization, this day  
Feb of 6, 2024

The person signing is  personally known to me or has  produced identification

Print Notary Name: Karen Gates My Commission Expires: 12-22-25

Notary Signature: [Handwritten Signature]



I would like to ask for an extension of my permit for 2 Sunset lane.

Reasons the job is not completed

1. Issues with the main sewer line ( fine was paid) but sewer repair work delayed the job
2. Due to the after effects with the covid pandemic supplies were scarce, there was a concrete shortage and with that being said the house 1st floor 2nd floor and roof are constructed with concrete( concrete was reserved for government and high rise buildings.
3. rebar shortage, raw material shortages

Shell is complete

Things left to be done (outside)

1. Sea wall
- 2.pool
- 3.driveway
4. landscaping
5. retaining wall
- 6.stucco
- 7.roof
- 8.windows
9. paint

Things left to be done on the inside

1. framing
2. electrical
3. plumbing
4. mechanical
5. tiling

I am asking for a 1 year extension.

Thank you

Jennifer Sharifi

Subject **Fwd: 12 Sunset lane permit exetension**  
From Jennifer Sharifi <jennysharifi@gmail.com>  
To Kobi Sharifi <kobi@oceanremodeling.com>  
Date 2024-02-08 06:39



----- Forwarded message -----  
From: **Jennifer Sharifi** <jennysharifi@gmail.com>  
Date: Tue, Feb 6, 2024, 4:46 PM  
Subject: 12 Sunset lane permit exetension  
To: <jhanellec@lbts-fl.com>

I would like to ask for an extension of my permit for 2 Sunset lane.

Reasons the job is not completed

1. Issues with the main sewer line ( fine was paid) but sewer repair work delayed the job
2. Due to the after effects with the covid pandemic supplies were scarce, there was a concrete shortage and with that being said the house 1st floor 2nd floor and roof are constructed with concrete( concrete was reserved for government and high rise buildings.
3. rebar shortage, raw material shortages

Shell is complete

Things left to be done (outside)

1. Sea wall
- 2.pool
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- 6.stucco
- 7.roof
- 8.windows
9. paint

Things left to be done on the inside

1. framing
2. electrical
3. plumbing
4. mechanical
5. tiling

I am asking for a 1 year extension.

Thank you  
Jennifer Sharifi



Photos

Property	2 sunset In		
Case			
Inspector	ERIC VILLANUEVA	Date of Photos	2/14/2024



**David Lee**

---

**To:** Muriel Ramirez  
**Subject:** 2 Sunset Lane - Permit Issuance Timeline

Good afternoon Muriel,

Per our conversation, my personal involvement as the Permit Administrator with the subject addresses permit submission and subsequent correction submittals was less than expedient on numerous occasions.

The project issuance was severely delayed based on the plan review generated comments and the time it took for the applicant / permit expediting company (Alyssa Farrington) to resubmit corrections to the Town.

I was directly involved in multiple meetings, phone calls and email correspondences directly related to this matter.

If you need additional information or have questions, please do not hesitate to contact me.

Thank you,

**David Lee**  
**Permit Administrator**



Town Hall: (954) 640-4200  
Office: (954) 640-4224  
Cell: (954) 955-6409  
davidl@lbts-fl.gov  
4501 N. Ocean Drive, Lauderdale-By-The-Sea, FL 33308  
www.lbts-fl.gov • www.discoverlbts.com

**LAUDERDALE  
BY-THE-SEA**



Please Note: Florida has a very broad public records law. Written communications to the Town, including emails, are Public Record available to the public upon request. Your email communication is therefore subject to public disclosure.

PERMIT PROJECT

FILE #: 12-000849

2 SUNSET LANE LAUDERDALE BY THE SEA FL 33308

6-49-43 PAR OF LAND IN SE 1/4 BET INTRA-W/W & ST RD A1A DESC IN OR

794/471 - LOT 2 & 50 PAR N OF LOT 2 S L

No image found for this file, click here to upload an image.



PERMIT #: LBS21-011107

Permit Type  
Lauderdale-By-The-Sea Permit

Subtype  
Residential New Construction

Work Description:  
NEW SFR CONSTRUCTION - \*\*NOC RECEIVED\*\*

Applicant  
OCEAN HOME REMODEL INC. - JENNIFER SHARIFI

Status  
Issued

Valuation  
2,212,500.00



FEES & PAYMENTS

Plan Check Fees	0.00
Permit Fees	48,856.99
Total Amount	48,856.99
Amount Paid	48,856.99
Balance Due	0.00

Non-Billable



PERMIT DATES

Application Date  
05/20/2021

Approval Date  
10/12/2022

Issue Date:  
10/12/2022

Expiration Date:  
04/18/2024

Close Date

Last Inspection  
Structural on 01/18/2024 (Approved)



No image found for this file. click here to upload an image

**2 SUNSET LANE LAUDERDALE BY THE SEA FL 33308**  
**6-49-43 PAR OF LAND IN SE 1/4 BET INTRA-W/W & ST RD A1A DESC IN OR**  
**794/471 - LOT 2 & 50 PAR N OF LOT 2 S L**

**INSPECTION HISTORY**



INSPECTION TYPE	ASSIGNED TO	LBS21	DUE	COMPLETED	STATUS
Structural	Town of LBTS 2	LBS21-011107	01/18/2024	01/18/2024	Approved
ROOF SLAB INSPECTION LETTER - PE letter received. • ROOF SLAB INSPECTION LETTER - PE letter received.					
Structural	Town of LBTS 2	LBS21-011107	01/18/2024	01/18/2024	Partial
WINDOWS BUCKS INSPECTION • WINDOWS BUCKS INSPECTION					
Structural	Town of LBTS 2	LBS21-011107	11/22/2023	11/22/2023	Fail
TIE BEAM AND COLUMNS FOR 2ND FLOOR - no plans or card onsite • TIE BEAM AND COLUMNS FOR 2ND FLOOR - no plans or card onsite					
Structural	Town of LBTS 2	LBS21-011107	10/02/2023	10/02/2023	Approved
COLUMNS AND TIE BEAMS - ON THE 2ND FLOOR - FAILED ON PREVIOUS INSPECTION • COLUMNS and DROPPED WINDOW BEAMS - ON THE 2ND FLOOR approved with spot inspection and Engineer Special Inspector Inspection letter.					
Structural	Town of LBTS 2	LBS21-011107	09/29/2023	09/29/2023	Cancelled
COLUMNS AND TIE BEAMS - ON THE 2ND FLOOR • COLUMNS AND TIE BEAMS - ON THE 2ND FLOOR					
Structural	Town of LBTS 2	LBS21-011107	08/30/2023	08/30/2023	Cancelled
•					
Structural	Town of LBTS 2	LBS21-011107	08/30/2023	08/30/2023	Cancelled
•					
Structural	Town of LBTS 2	LBS21-011107	08/30/2023	08/30/2023	Approved
2ND FLOOR SLAB INSPECTION - APPROVED • 2ND FLOOR SLAB INSPECTION - APPROVED					



					<b>COMPLETED</b>	
Structural	Town of LBTS 2	LBS21-011107	06/20/2023	06/20/2023	Approved	
						BEAM AND COLUMN INSPECTION - APPROVED - ENGINEERING LETTER PROVIDED
						• BEAM AND COLUMN INSPECTION - APPROVED - ENGINEERING LETTER PROVIDED
Structural	Town of LBTS 2	LBS21-011107	05/05/2023	05/05/2023	Approved	
						SLAB INSPECTION - APPROVED
						• SLAB INSPECTION - APPROVED
Structural	Town of LBTS 2	LBS21-011107	05/03/2023	05/03/2023	Approved	
						Slab inspection -
						• slab inspection
Electrical	Town of LBTS 2	LBS21-011107	03/23/2023	03/23/2023	Approved	
						UNDERGROUND ELECTRIC -
						• UNDERGROUND ELECTRIC -
Plumbing	Town of LBTS 2	LBS21-011107	03/23/2023	03/23/2023	Approved	
						UNDERGROUND PLUMBING ROUGH
						• UNDERGROUND PLUMBING - ROUGH
Plumbing	Town of LBTS 2	LBS21-011107	03/13/2023	03/13/2023	Fail	
						underground
						• underground rough Failed. rocks in trenches and under pipe. Pitch drains per code.
Structural	Town of LBTS 2	LBS21-011107	02/07/2023	02/07/2023	Approved	
						FOUNDATION
						• FOUNDATION
Structural	Town of LBTS 2	LBS21-011107	02/03/2023	02/03/2023	Fail	
						FAIL -NEED PILE LOG
						• Foundation -FAIL -NEED PILE LOG
Structural	Town of LBTS 2	LBS21-011107	01/30/2023	01/30/2023	Fail	
						foundation – JOBSITE NOT ACCESSIBLE
						• foundation – JOBSITE NOT ACCESSIBLE



Electrical

Town of LBTS 2

LBS21-  
011107

01/27/2023

**COMPLETED**

01/27/2023

Approved

slab grounding

- slab grounding







ACTIVITY TYPE	DEPARTMENT	ASSIGNED TO	STATUS	DUE	COMPLETED
Engineering Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	09/30/2022	09/27/2022
<b>PERMIT REVIEW</b>					
		<b>LBS21-011107</b>	<b>RESUBMITTAL REQUIRED</b>		
ACTIVITY TYPE	DEPARTMENT	ASSIGNED TO	STATUS	DUE	COMPLETED
Fire Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	07/21/2022	07/14/2022
Zoning Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	07/21/2022	08/03/2022
<p>Maximum width for the driveway(i) For properties less than 75 feet in width, the maximum total pavement width in the swale is limited to 30 feet. According to the site plan, the two drive entrances total 40ft. Mitigation is required to comply with LBTS Code. The side walkways are also required to maintain a 2.5ft setback from the adjacent property lines. Please modify the plans to reflect compliance.</p> <ul style="list-style-type: none"> <li>Maximum width for the driveway(i) For properties less than 75 feet in width, the maximum total pavement width in the swale is limited to 30 feet. According to the site plan, the two drive entrances total 40ft. Mitigation is required to comply with LBTS Code. The side walkways are also required to maintain a 2.5ft setback from the adjacent property lines. Please modify the plans to reflect compliance.</li> </ul>					
Landscaping Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	07/21/2022	07/20/2022
Engineering Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	08/08/2022	08/08/2022
<p>DRAINAGE CALCULATIONS COULD NOT BE LOCATED</p> <ul style="list-style-type: none"> <li>DRAINAGE CALCULATIONS COULD NOT BE LOCATED</li> </ul>					
<b>PERMIT REVIEW</b>					
		<b>LBS21-011107</b>	<b>COMPLETED</b>		
ACTIVITY TYPE	DEPARTMENT	ASSIGNED TO	STATUS	DUE	COMPLETED
Engineering Review	Lauderdale-By-The-Sea	Town of LBTS 1	Completed	07/21/2022	08/04/2022
duplicate cycle					
<b>5TH PERMIT REVIEW</b>					
		<b>LBS21-011107</b>	<b>RESUBMITTAL REQUIRED</b>		
ACTIVITY TYPE	DEPARTMENT	ASSIGNED TO	STATUS	DUE	COMPLETED
Plumbing Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	05/23/2022	07/14/2022
<ul style="list-style-type: none"> <li>Please review all previous plumbing, gas and lawn sprinkler notes. Bring all deficient items up to date and list it in a letter. 107.2.1 From previous revue of 5/18/22 (UPDATED TO APPROVED SEE BELOW NOTE)</li> <li>Plumbing, Gas and irrigation approved 7/14/22.</li> </ul>					
Structure Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	05/23/2022	05/21/2022



				<b>DUE</b>	<b>COMPLETED</b>
Zoning Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	05/23/2022	05/31/2022

see folder for comments

- see folder for comments

Landscaping Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	05/23/2022	05/23/2022
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**4TH PERMIT REVIEW**

**LBS21-011107**

**RESUBMITTAL REQUIRED**

<b>ACTIVITY TYPE</b>	<b>DEPARTMENT</b>	<b>ASSIGNED TC</b>	<b>STATUS</b>	<b>DUE</b>	<b>COMPLETED</b>
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Plumbing Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	03/28/2022	03/24/2022
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- In reviewing the domestic hot water return system you did not provide full coverage in accordance with the code section. Design a recirculating domestic hot water system and pump in accordance with the requirements of FPC 607.2 You did some of it and would like you to update it. 607.2 Hot or tempered water supply to fixtures. The developed length of hot or tempered water piping, from the source of hot water to the fixtures that require hot or tempered water, shall not exceed 50 feet (15 240 mm). Recirculating system piping and heat-traced piping shall be considered to be sources of hot or tempered water.
- A separate gas permit application is required. 105.1

Structure Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	03/28/2022	04/02/2022
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1 GARAGE DOOR PRODUCT APPROVALS PROVIDED DOES NOT MEET THE REQUIRE PRESSURES. 2 GLASS RAILING SHALL BE TESTED PER 1618.4.6.3. ,PROVIDE CONNECTIONS DETAILS. REVIEWER GLEN OSBORN

- 1 GARAGE DOOR PRODUCT APPROVALS PROVIDED DOES NOT MEET THE REQUIRE PRESSURES. 2 GLASS RAILING SHALL BE TESTED PER 1618.4.6.3. PROVIDE CONNECTIONS DETAILS. REVIEWER GLEN OSBORN



**DUE COMPLETED**

Zoning Review

Lauderdale-By-The-Sea      Town of LBTS 1      Resubmittal Required      03/28/2022      03/22/2022

1. I have reviewed the landscape plan provided and have the following comments: a. The table on the upper left of the plan is titled "Pompano Beach Landscape Requirements." The property is in Lauderdale-By-The-Sea. b. Please provide a plan that is the same size as the other plan sheets. It is difficult to read details on an 8 1/2 x 11 plan. c. Please show compliance with Section 30-475 (d) regarding installation of trees: (d) Trees shall be installed as follows: (1) Shade trees shall be located a minimum of 15 feet away from structures and 30 feet away from other shade trees. (2) Non-shade trees shall be located a minimum of five feet away from structures, 15 feet from other non-shade trees, 22 1/2 feet from shade trees. Palms may be planted closer to each other to form multiples or clusters. (3) Trees shall be planted no closer to an impervious area than half of the minimum size of the required planting area for the particular tree species. d. Please show overhead power lines on the landscape plan. e. Please show sight triangles pursuant to Section 30-477 (b): (b) A landscape sight triangle shall be provided and visibility maintained between 2 1/2 feet to eight feet of elevation with a minimum of: (1) a. Ten feet from the intersection point of the edge of a driveway and alley or street. b. Fifteen feet from the intersection point of the extended property lines at an alley and a street. c. Twenty-five feet from the intersection point of the extended property lines at a street and a street. (2) Plant materials that block visibility shall be removed by the property owner or maintained so as to allow clear visibility of oncoming traffic. 2. Please provide an irrigation plan.

- 1. I have reviewed the landscape plan provided and have the following comments: a. The table on the upper left of the plan is titled "Pompano Beach Landscape Requirements." The property is in Lauderdale-By-The-Sea. b. Please provide a plan that is the same size as the other plan sheets. It is difficult to read details on an 8 1/2 x 11 plan. c. Please show compliance with Section 30-475 (d) regarding installation of trees: (d) Trees shall be installed as follows: (1) Shade trees shall be located a minimum of 15 feet away from structures and 30 feet away from other shade trees. (2) Non-shade trees shall be located a minimum of five feet away from structures, 15 feet from other non-shade trees, 22 1/2 feet from shade trees. Palms may be planted closer to each other to form multiples or clusters. (3) Trees shall be planted no closer to an impervious area than half of the minimum size of the required planting area for the particular tree species. d. Please show overhead power lines on the landscape plan. e. Please show sight triangles pursuant to Section 30-477 (b): (b) A landscape sight triangle shall be provided and visibility maintained between 2 1/2 feet to eight feet of elevation with a minimum of: (1) a. Ten feet from the intersection point of the edge of a driveway and alley or street. b. Fifteen feet from the intersection point of the extended property lines at an alley and a street. c. Twenty-five feet from the intersection point of the extended property lines at a street and a street. (2) Plant materials that block visibility shall be removed by the property owner or maintained so as to allow clear visibility of oncoming traffic. 2. Please provide an irrigation plan.

Landscaping Review

Lauderdale-By-The-Sea      Town of LBTS 1      Resubmittal Required      03/28/2022      03/22/2022

see zoning comments

**3RD PERMIT REVIEW**

**LBS21-011107**

**RESUBMITTAL REQUIRED**

**ACTIVITY TYPE**

▼ **DEPARTMEN** ▼ **ASSIGNED TC** ▼ **STATUS** ▼ **DUE** **COMPLETED**

Plumbing Review

Lauderdale-By-The-Sea      Town of LBTS 1      Resubmittal Required      01/09/2022      01/04/2022

- A permit application is required for gas piping. The drawing state LP tank by others. 105.1

Mechanical Review

Lauderdale-By-The-Sea      Town of LBTS 1      Approved      01/09/2022      01/04/2022



**DUE COMPLETED**

Structure Review

Lauderdale-By-The-Sea Town of LBTS 1 Resubmittal Required

01/09/2022 01/08/2022

1 GEOTECH REPORT HAS BEEN DIGITALLY S&S. DIGITALLY DOCUMENTS ARE FOR ELECTRIC PERMITS ONLY. PLEASE PROVIDE A WET OR RAISE SEAL. 2 SEPARATE PERMIT AND PLANS REQUIRE FOR FENCE, GATES. 3 SPECIAL INSPECTOR FORM MISSING THE OWNER OR CONTRCTOR SIGNATURE. 4 MISSING CITY ROOF APPLICATION. 5 STAIRS AND SHOPS MISSING. 6 COULD NOT FIND BROWARD COUNTY ENVIRONMENT FORM. 7 THE GARAGE DOOR NOA DOES NOT MEET THE PRESSURES. A WDD/DOOR SCHEDULE W/ THE P.A.#, THE REQUIRE PRESSURES AND THE P.A. PRESSURE WOULD HELP. 8 THERE ARE MANY SETS OF PLANS THAT HAVE BEEN SUBMITTED PLEASE COORDINATE TO ONLY A COMPLETE CITY, JOB AND VOIDED SETS A COMPLETE REVIEW COULD NOT BE DONE AT THIS TIME. MORE COMMENTS MAY FOLLOW REVIEWER GLEN OSBORN 1/08/22

- 1 GEOTECH REPORT HAS BEEN DIGITALLY S&S. DIGITALLY DOCUMENTS ARE FOR ELECTRIC PERMITS ONLY. PLEASE PROVIDE A WET OR RAISE SEAL.
- 2 SEPARATE PERMIT AND PLANS REQUIRE FOR FENCE, GATES.
- 3 SPECIAL INSPECTOR FORM MISSING THE OWNER OR CONTRCTOR SIGNATURE.
- 4 MISSING CITY ROOF APPLICATION.
- 5 STAIRS AND SHOPS MISSING.
- 6 COULD NOT FIND BROWARD COUNTY ENVIRONMENT FORM.
- 7 THE GARAGE DOOR NOA DOES NOT MEET THE PRESSURES. A WDD/DOOR SCHEDULE W/ THE P.A.#, THE REQUIRE PRESSURES AND THE P.A. PRESSURE WOULD HELP.
- 8 THERE ARE MANY SETS OF PLANS THAT HAVE BEEN SUBMITTED PLEASE COORDINATE TO ONLY A COMPLETE CITY, JOB AND VOIDED SETS
- A COMPLETE REVIEW COULD NOT BE DONE AT THIS TIME. MORE COMMENTS MAY FOLLOW REVIEWER GLEN OSBORN 1/08/22

Zoning Review

Lauderdale-By-The-Sea Town of LBTS 1 Resubmittal Required

01/09/2022 01/12/2022

1. Please provide a landscape plan and irrigation plan that meet the requirements of the Town's Landscape Code. A landscape plan and irrigation plan are required to be submitted for review before the planning and zoning reviews can be completed.

- 1. Please provide a landscape plan and irrigation plan that meet the requirements of the Town's Landscape Code. A landscape plan and irrigation plan are required to be submitted for review before the planning and zoning reviews can be completed.

Landscaping Review

Lauderdale-By-The-Sea Town of LBTS 1 Resubmittal Required

01/09/2022 01/12/2022

1. Please provide a landscape plan and irrigation plan that meet the requirements of the Town's Landscape Code. A landscape plan and irrigation plan are required to be submitted for review before the planning and zoning reviews can be completed.

Engineering Review

Lauderdale-By-The-Sea Town of LBTS 1 Resubmittal Required

01/09/2022 01/13/2022

DRAINAGE CALCS WERE NOT INCLUDED, PLEASE PROVIDE. CONFIRM MAX TOTAL DRIVEWAY WIDTH ALLOWED BY ZONING & REVISE IF NEEDED. PROVIDE DETAILS OF EXISTING CATH BASIN ON SOUTHSIDE OF HOUSE + PIPES CONNECTED TO IT - THIS IS PRIVATE PROPERTY/ ADD EXFILTRATION IT MAY NEED TO REPLACE THIS CATCH BAS AS YOUR FRONT YARD IS CONNECTING TO IT. SHOW ROOF DRAIN CONNECTION T YOUR PERIMETER DRAINAGE SYSTEM, COORDINATE W/ARCH PLANS

- DRAINAGE CALCS WERE NOT INCLUDED, PLEASE PROVIDE. CONFIRM MAX TOTAL DRIVEWAY WIDTH ALLOWED BY ZONING & REVISE IF NEEDED. PROVIDE DETAILS OF EXISTING CATH BASIN ON SOUTHSIDE OF HOUSE + PIPES CONNECTED TO IT - THIS IS PRIVATE PROPERTY/ ADD EXFILTRATION IT MAY NEED TO REPLACE THIS CATCH BAS AS YOUR FRONT YARD IS CONNECTING TO IT. SHOW ROOF DRAIN CONNECTION T YOUR PERIMETER DRAINAGE SYSTEM, COORDINATE W/ARCH PLANS

**2ND PERMIT REVIEW**

**LBS21-011107**

**RESUBMITTAL REQUIRED**



ACTIVITY TYPE	PARTMEN	ASSIGNED TC	STATUS	DUE	COMPLETED
Electrical Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	11/03/2021	10/29/2021
Plumbing Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	11/03/2021	11/02/2021
					<ul style="list-style-type: none"> <li>furnish a permit application for gas. 105.1 Please advise GC</li> <li>Drawing P-4.0 under gas notes states natural gas and your showing an underground LP tank on the same drawing. Is it going to be natural gas or LP gas with the tank for this project. 107.2.1</li> </ul>
Mechanical Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	11/03/2021	11/01/2021
					<p>Heating/cooling load calculations shall be signed, sealed, and dated by designer of mechanical plans. Show kitchen exhaust. Corrected plans shall be bounded to plan set. Paolo Serafini (954)588-0989</p> <ul style="list-style-type: none"> <li>Heating/cooling load calculations shall be signed, sealed, and dated by designer of mechanical plans. Show kitchen exhaust. Corrected plans shall be bounded to plan set. Paolo Serafini (954)588-0989</li> </ul>
Structure Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	11/03/2021	11/03/2021
					<p>COMMENTS FROM PREVIOUS REVIEW HAVE NOT BEEN CORRECTED OR CORRECTED PROPERLY, FROM YOUR RESPONSE SHEET. 1) #2-GEOTECHNICAL REPORT NOT PROVIDED. 2) #3-FEMA ELEVATION CERTIFICATE SEE SEC. C-1 CONSTRUCTION DRAWINGS. 3) #5-CIVIL AND LANDSCAPE DRAWINGS NOT PROVIDED. 4) #9-PROVIDE A TURBIDITY FENCE, SILT FENCE AND LOCATION ALONG WITH DETAIL NONE PROVIDED. 5) #10-SEPARATE PERMIT FOR FENCE GATES&amp; PLANS REQUIRED. 6) #14-SPECIAL INSPECTORS FORM REQUIRES CONTRACTOR AND OWNER TO SIGN. 7) #15-ROOFING APPLICATION HAS NOT BEEN PROVIDED SEE SECTION 1525 F.B.C. 8) #16-REGARDING ELEVATOR, NO FUTURE OR OPTIONS ALLOWED, FRAME OUT WALL AND DRYWALL REMOVE ELEVATOR FROM ALL SHEETS. 9) #17- ELECTRICAL LOW VOLTAGE REQUIRES SEP. PERMIT,NOT PROVIDED. 10) #21-PROVIDE STAIRS AND SHOP DRAWINGS ALONG WITH ENGINEERING, HAS NOT BEEN PROVIDED. 11) #24-ROOF DRAINAGE PLAN IS INCOMPLETE. 12) #26-RAILINGS FOR BALCONY, DETAILS NOT PROVIDED. 13) ADDITIONAL COMMENTS MAY BE REQUIRED BASED ON RESUBMITTAL. 14) 2ND REVIEW FOR CORRECTIONS DENIED BY PETER LETO JR, 11-3-21.</p> <ul style="list-style-type: none"> <li>COMMENTS FROM PREVIOUS REVIEW HAVE NOT BEEN CORRECTED OR CORRECTED PROPERLY, FROM YOUR RESPONSE SHEET. 1) #2-GEOTECHNICAL REPORT NOT PROVIDED.</li> <li>2) #3-FEMA ELEVATION CERTIFICATE SEE SEC. C-1 CONSTRUCTION DRAWINGS.</li> <li>3) #5-CIVIL AND LANDSCAPE DRAWINGS NOT PROVIDED.</li> <li>4) #9-PROVIDE A TURBIDITY FENCE, SILT FENCE AND LOCATION ALONG WITH DETAIL NONE PROVIDED.</li> <li>5) #10-SEPARATE PERMIT FOR FENCE GATES&amp; PLANS REQUIRED.</li> <li>6) #14-SPECIAL INSPECTORS FORM REQUIRES CONTRACTOR AND OWNER TO SIGN.</li> <li>7) #15-ROOFING APPLICATION HAS NOT BEEN PROVIDED SEE SECTION 1525 F.B.C.</li> <li>8) #16-REGARDING ELEVATOR, NO FUTURE OR OPTIONS ALLOWED, FRAME OUT WALL AND DRYWALL REMOVE ELEVATOR FROM ALL SHEETS.</li> <li>9) #17- ELECTRICAL LOW VOLTAGE REQUIRES SEP. PERMIT,NOT PROVIDED.</li> <li>10) #21-PROVIDE STAIRS AND SHOP DRAWINGS ALONG WITH ENGINEERING, HAS NOT BEEN PROVIDED.</li> <li>11) #24-ROOF DRAINAGE PLAN IS INCOMPLETE.</li> <li>12) #26-RAILINGS FOR BALCONY, DETAILS NOT PROVIDED.</li> <li>13) ADDITIONAL COMMENTS MAY BE REQUIRED BASED ON RESUBMITTAL. 14) 2ND REVIEW FOR CORRECTIONS DENIED BY PETER LETO JR, 11-3-21.</li> </ul>



				<b>DUE</b>	<b>COMPLETED</b>
Zoning Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	11/03/2021	11/02/2021
	<p>PLEASE PROVIDE A LANDSCAPE PLAN AND IRRIGATION PLAN THAT MEET THE REQUIREMENTS OF THE TOWN'S LANDSCAPE CODE.A LANDSCAPE PLAN AND IRRIGATION PLAN ARE REQUIRED TO BE SUBMITTED FOR REVIEW BEFORE THE PLANNING AND ZONING REVIEWS CAN BE COMPLETED.</p> <ul style="list-style-type: none"> <li>PLEASE PROVIDE A LANDSCAPE PLAN AND IRRIGATION PLAN THAT MEET THE REQUIREMENTS OF THE TOWN'S LANDSCAPE CODE.A LANDSCAPE PLAN AND IRRIGATION PLAN ARE REQUIRED TO BE SUBMITTED FOR REVIEW BEFORE THE PLANNING AND ZONING REVIEWS CAN BE COMPLETED.</li> </ul>				
Landscaping Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	11/03/2021	11/02/2021
	<p>PLEASE PROVIDE A LANDSCAPE PLAN AND IRRIGATION PLAN THAT MEET THE REQUIREMENTS OF THE TOWN'S LANDSCAPE CODE.A LANDSCAPE PLAN AND IRRIGATION PLAN ARE REQUIRED TO BE SUBMITTED FOR REVIEW BEFORE THE PLANNING AND ZONING REVIEWS CAN BE COMPLETED.</p>				
Engineering Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	11/03/2021	11/12/2021
	<ul style="list-style-type: none"> <li>PROVIDE GRADING &amp; DRAINAGE PLANS SHOWING X-SECTIONS ON EACH PROPERTY LINE &amp; PROPOSED SITE GRADES</li> <li>SHOW TOWN STD DRIVEWAY W/ SWALE DETAIL</li> <li>PRVIDE DRAINAGE CALCS SHOWING SITE MEETS THE COUNTY WATER QUALITY RETENTION REQUIREMENTS</li> <li>SHOW FLOOD VENTS IN GARAGE (NEW COMMENT)</li> </ul>				

**PERMIT REVIEW**

**LBS21-011107**

**RESUBMITTAL REQUIRED**

<b>ACTIVITY TYPE</b>	<b>DEPARTMENT</b>	<b>ASSIGNED TO</b>	<b>STATUS</b>	<b>DUE</b>	<b>COMPLETED</b>
Electrical Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	05/26/2021
	<p>1. Carbon monoxide detectors required per FBC R315.1 2. Dining room receptacles are to be on a small appliance branch circuit with #12 wire. NEC 210.52 3. Smoke detectors required at top and bottom of stairs. 4. Tamper-resistant receptacles required. NEC 406.8</p> <ul style="list-style-type: none"> <li>1. Carbon monoxide detectors required per FBC R31</li> <li>2. Dining room receptacles are to be on a small appliance branch circuit with #12 wire. NEC 210.52</li> <li>3. Smoke detectors required at top and bottom of stairs.</li> <li>4. Tamper-resistant receptacles required. NEC 406.8</li> </ul>				
Plumbing Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	05/25/2021
	<ul style="list-style-type: none"> <li>Furnish cleanouts for the sanitary drain where it exits the home and at the sewer connection in the street. Provide all other cleanouts in your design required by Florida Plumbing code 2020 7th edition section section 708</li> <li>Design a recirculating domestic hot water system and pump in accordance with the requirements of FPC 607.2</li> <li>The roof top floor drains shown on drawing P-2.2 are to be treated as roof drains for sizing and disposal purposes. Is there exfiltration drainage drawings associated with site water disposal?. FPC Chapter 11 STORM DRAINAGE.</li> <li>Domestic hot and cold water piping system is undersized. 107.2.1</li> <li>Permit application is required for gas. 105.1</li> <li>Permit application is required for Irrigation along with Plans. 105.1</li> <li>Swimming pool and related equipment to be a separate submission with permit application and plans. 105.1 107.2.1</li> </ul>				



				<b>DUE</b>	<b>COMPLETED</b>
Mechanical Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	05/26/2021
	<p>Heating/cooling load calculations shall be signed, sealed, and dated by designer of mechanical plans. Show kitchen exhaust. All exhaust terminations shall be 3' away from operable and non operable openings into building. Paolo Serafini (954)588-0989</p> <ul style="list-style-type: none"> <li>• Heating/cooling load calculations shall be signed, sealed, and dated by designer of mechanical plans. Show kitchen exhaust. All exhaust terminations shall be 3' away from operable and non operable openings into building. Paolo Serafini (954)588-0989</li> </ul>				
Structure Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	06/07/2021
	<p>See attached structural comments.</p> <ul style="list-style-type: none"> <li>• See attached structural comments.</li> <li>• See attached structural comments.</li> </ul>				
Zoning Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	06/08/2021
Landscaping Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	06/08/2021
Engineering Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	05/27/2021
	<ul style="list-style-type: none"> <li>• THE 2019 FEMA BFE IS 7.0 NAVD, THUS THE MIN FFE IS 8.0 NAVD. REVISE AS NECESSARY</li> <li>• PROVIDE GRADING AND DRAINAGE PLANS SHOWING PROPOSED &amp; EXISTING GRADES AND TYP X-SECTIONS ON EACH PROPERTY LINE</li> <li>• SHOW TOWN STD DETAIL FOR DRIVEWAY W/ SWALE IN GRASS IN ROW</li> <li>• PROVIDE DRAINAGE CALCS SHOWING SITE MEETS THE COUNTY WATER QUALITY RETENTION REQUIREMENTS.</li> <li>• LABEL ALL EXTERIOR EQUIPMENT PADS TO BE MIN ELEVATION OF 8.0 NAVD.</li> </ul>				
Flood Plain Management Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	06/27/2021
	<ul style="list-style-type: none"> <li>• THE 2019 FEMA BFE IS 7.0 NAVD, THUS THE MIN FFE IS 8.0 NAVD. REVISE AS NECESSARY</li> <li>• PROVIDE GRADING AND DRAINAGE PLANS SHOWING PROPOSED &amp; EXISTING GRADES AND TYP X-SECTIONS ON EACH PROPERTY LINE</li> <li>• SHOW TOWN STD DETAIL FOR DRIVEWAY W/ SWALE IN GRASS IN ROW</li> <li>• PROVIDE DRAINAGE CALCS SHOWING SITE MEETS THE COUNTY WATER QUALITY RETENTION REQUIREMENTS.</li> <li>• LABEL ALL EXTERIOR EQUIPMENT PADS TO BE MIN ELEVATION OF 8.0 NAVD.</li> </ul>				



*\* (6) SIX REVIEWS DONE BEFORE \* APPROVAL*

*PLAN REVIEW INFORMATION*

**PERMIT PROJECT**

FILE #: 12-000849

2 SUNSET LANE LAUDERDALE BY THE SEA FL 33308  
6-49-43 PAR OF LAND IN SE 1/4 BET INTRA-W/W & ST RD A1A DESC  
IN OR 794/471 - LOT 2 & 50 PAR N OF LOT 2 S L

No image found for this file, click here to upload an image.



**ROUTE NAME**      **LBS21-011107**      **STATUS**  
**INSPECTION LETTER FOR CONCRETE SLAB, LBS21-011107**      **APPROVED**

ACTIVITY TYPE	DEPARTME	ASSIGNED	STATUS	DUE	COMPLETED
Structure Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	10/09/2023	10/03/2023

2nd fl masonry letter second fl and block wall reinforcements P.E. certification letter inspected by Pam D. on 10/2/23.

- 2nd fl masonry letter second fl and block wall reinforcements P.E. certification letter inspected by Pam D. on 10/2/23.

**INSPECTION LETTER REVIEW (TIMUTI ENG. LBS21-011107)**      **APPROVED**

ACTIVITY TYPE	DEPARTME	ASSIGNED	STATUS	DUE	COMPLETED
Structure Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	09/07/2023	08/31/2023

Special inspectors certification letter, 1st. fl columns, CMU block filled cells, second fl conc. beams and tie-beams, conc. slab and steel col. connections.

- Special inspectors certification letter, 1st. fl columns, CMU block filled cells, second fl conc. beams and tie-beams, conc. slab and steel col. connections.

**FORMBOARD SURVEY REVIEW**      **LBS21-011107**      **APPROVED**

ACTIVITY TYPE	DEPARTME	ASSIGNED	STATUS	DUE	COMPLETED
Structure Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	05/25/2023	05/23/2023
Zoning Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	05/25/2023	05/18/2023

**INSPECTION LETTER AND PILE LOG PERMIT LBS21-011107**      **APPROVED**

ACTIVITY TYPE	DEPARTME	ASSIGNED	STATUS	DUE	COMPLETED
Structure Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	02/13/2023	02/06/2023

**6TH PERMIT REVIEW**

LBS21-011107

APPROVED

ACTIVITY TYPE	DEPARTME	ASSIGNED	STATUS	DUE	COMPLETED
Engineering Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	09/30/2022	09/27/2022

**PERMIT REVIEW**

LBS21-011107

RESUBMITTAL REQUIRED

ACTIVITY TYPE	DEPARTME	ASSIGNED	STATUS	DUE	COMPLETED
Fire Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	07/21/2022	07/14/2022
Zoning Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	07/21/2022	08/03/2022

Maximum width for the driveway(i) For properties less than 75 feet in width, the maximum total pavement width in the swale is limited to 30 feet. According to the site plan, the two drive entrances total 40ft. Mitigation is required to comply with LBTS Code. The side walkways are also required to maintain a 2.5ft setback from the adjacent property lines. Please modify the plans to reflect compliance.

- Maximum width for the driveway(i) For properties less than 75 feet in width, the maximum total pavement width in the swale is limited to 30 feet. According to the site plan, the two drive entrances total 40ft. Mitigation is required to comply with LBTS Code. The side walkways are also required to maintain a 2.5ft setback from the adjacent property lines. Please modify the plans to reflect compliance.

Landscaping Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	07/21/2022	07/20/2022
Engineering Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	08/08/2022	08/08/2022

DRAINAGE CALCULATIONS COULD NOT BE LOCATED

- DRAINAGE CALCULATIONS COULD NOT BE LOCATED

**PERMIT REVIEW**

LBS21-011107

COMPLETED

ACTIVITY TYPE	DEPARTME	ASSIGNED	STATUS	DUE	COMPLETED
Engineering Review	Lauderdale-By-The-Sea	Town of LBTS 1	Completed	07/21/2022	08/04/2022
duplicate cycle					

**5TH PERMIT REVIEW**

LBS21-011107

RESUBMITTAL REQUIRED

ACTIVITY TYPE	DEPARTME	ASSIGNED	STATUS	DUE	COMPLETED
Plumbing Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	05/23/2022	07/14/2022
					<ul style="list-style-type: none"> <li>Please review all previous plumbing, gas and lawn sprinkler notes. Bring all deficient items up to date and list it in a letter. 107.2.1 From previous revue of 5/18/22 (UPDATED TO APPROVED SEE BELOW NOTE)</li> <li>Plumbing, Gas and irrigation approved 7/14/22.</li> </ul>
Structure Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	05/23/2022	05/21/2022
Zoning Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	05/23/2022	05/31/2022
					<p>see folder for comments</p> <ul style="list-style-type: none"> <li>see folder for comments</li> </ul>
Landscaping Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	05/23/2022	05/23/2022

**4TH PERMIT REVIEW**

**LBS21-011107**

**RESUBMITTAL REQUIRED**

ACTIVITY TYPE	DEPARTME	ASSIGNED	STATUS	DUE	COMPLETED
Plumbing Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	03/28/2022	03/24/2022
					<ul style="list-style-type: none"> <li>In reviewing the domestic hot water return system you did not provide full coverage in accordance with the code section. Design a recirculating domestic hot water system and pump in accordance with the requirements of FPC 607.2 You did some of it and would like you to update it. 607.2 Hot or tempered water supply to fixtures. The developed length of hot or tempered water piping, from the source of hot water to the fixtures that require hot or tempered water, shall not exceed 50 feet (15 240 mm). Recirculating system piping and heat-traced piping shall be considered to be sources of hot or tempered water.</li> <li>A separate gas permit application is required. 105.1</li> </ul>
Structure Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	03/28/2022	04/02/2022
					<p>1 GARAGE DOOR PRODUCT APPROVALS PROVIDED DOES NOT MEET THE REQUIRE PRESSURES. 2 GLASS RAILING SHALL BE TESTED PER 1618.4.6.3. ,PROVIDE CONNECTIONS DETAILS. REVIEWER GLEN OSBORN</p> <ul style="list-style-type: none"> <li>1 GARAGE DOOR PRODUCT APPROVALS PROVIDED DOES NOT MEET THE REQUIRE PRESSURES. 2 GLASS RAILING SHALL BE TESTED PER 1618.4.6.3. PROVIDE CONNECTIONS DETAILS. REVIEWER GLEN OSBORN</li> </ul>

			DUE	COMPLETED
Zoning Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	03/28/2022 03/22/2022
	<p>1. I have reviewed the landscape plan provided and have the following comments: a. The table on the upper left of the plan is titled "Pompano Beach Landscape Requirements." The property is in Lauderdale-By-The-Sea. b. Please provide a plan that is the same size as the other plan sheets. It is difficult to read details on an 8 ½ x 11 plan. c. Please show compliance with Section 30-475 (d) regarding installation of trees: (d) Trees shall be installed as follows: (1) Shade trees shall be located a minimum of 15 feet away from structures and 30 feet away from other shade trees. (2) Non-shade trees shall be located a minimum of five feet away from structures, 15 feet from other non-shade trees, 22½ feet from shade trees. Palms may be planted closer to each other to form multiples or clusters. (3) Trees shall be planted no closer to an impervious area than half of the minimum size of the required planting area for the particular tree species. d. Please show overhead power lines on the landscape plan. e. Please show sight triangles pursuant to Section 30-477 (b): (b) A landscape sight triangle shall be provided and visibility maintained between 2½ feet to eight feet of elevation with a minimum of: (1) a. Ten feet from the intersection point of the edge of a driveway and alley or street. b. Fifteen feet from the intersection point of the extended property lines at an alley and a street. c. Twenty-five feet from the intersection point of the extended property lines at a street and a street. (2) Plant materials that block visibility shall be removed by the property owner or maintained so as to allow clear visibility of oncoming traffic. 2. Please provide an irrigation plan.</p> <p>• 1. I have reviewed the landscape plan provided and have the following comments: a. The table on the upper left of the plan is titled "Pompano Beach Landscape Requirements." The property is in Lauderdale-By-The-Sea. b. Please provide a plan that is the same size as the other plan sheets. It is difficult to read details on an 8 ½ x 11 plan. c. Please show compliance with Section 30-475 (d) regarding installation of trees: (d) Trees shall be installed as follows: (1) Shade trees shall be located a minimum of 15 feet away from structures and 30 feet away from other shade trees. (2) Non-shade trees shall be located a minimum of five feet away from structures, 15 feet from other non-shade trees, 22½ feet from shade trees. Palms may be planted closer to each other to form multiples or clusters. (3) Trees shall be planted no closer to an impervious area than half of the minimum size of the required planting area for the particular tree species. d. Please show overhead power lines on the landscape plan. e. Please show sight triangles pursuant to Section 30-477 (b): (b) A landscape sight triangle shall be provided and visibility maintained between 2½ feet to eight feet of elevation with a minimum of: (1) a. Ten feet from the intersection point of the edge of a driveway and alley or street. b. Fifteen feet from the intersection point of the extended property lines at an alley and a street. c. Twenty-five feet from the intersection point of the extended property lines at a street and a street. (2) Plant materials that block visibility shall be removed by the property owner or maintained so as to allow clear visibility of oncoming traffic. 2. Please provide an irrigation plan.</p>			
Landscaping Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	03/28/2022 03/22/2022
	see zoning comments			

**3RD PERMIT REVIEW**

**LBS21-011107**

**RESUBMITTAL REQUIRED**

ACTIVITY TYPE	DEPARTMENT	ASSIGNED	STATUS	DUE	COMPLETED
Plumbing Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	01/09/2022	01/04/2022
					<ul style="list-style-type: none"> <li>A permit application is required for gas piping. The drawing state LP tank by others. 105.1</li> </ul>
Mechanical Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	01/09/2022	01/04/2022
Structure Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	01/09/2022	01/08/2022
					<p>1 GEOTECH REPORT HAS BEEN DIGITALLY S&amp;S. DIGITALLY DOCUMENTS ARE FOR ELECTRIC PERMITS ONLY. PLEASE PROVIDE A WET OR RAISE SEAL. 2 SEPARATE PERMIT AND PLANS REQUIRE FOR FENCE, GATES. 3 SPECIAL INSPECTOR FORM MISSING THE OWNER OR CONTRCTOR SIGNATURE. 4 MISSING CITY ROOF APPLICATION. 5 STAIRS AND SHOPS MISSING. 6 COULD NOT FIND BROWARD COUNTY ENVIRONMENT FORM. 7 THE GARAGE DOOR NOA DOES NOT MEET THE PRESSURES. A WDD/DOOR SCHEDULE W/ THE P.A.#, THE REQUIRE PRESSURES AND THE P.A. PRESSURE WOULD HELP. 8 THERE ARE MANY SETS OF PLANS THAT HAVE BEEN SUBMITTED PLEASE COORDINATE TO ONLY A COMPLETE CITY, JOB AND VOIDED SETS A COMPLETE REVIEW COULD NOT BE DONE AT THIS TIME. MORE COMMENTS MAY FOLLOW REVIEWER GLEN OSBORN 1/08/22</p> <ul style="list-style-type: none"> <li>1 GEOTECH REPORT HAS BEEN DIGITALLY S&amp;S. DIGITALLY DOCUMENTS ARE FOR ELECTRIC PERMITS ONLY. PLEASE PROVIDE A WET OR RAISE SEAL.</li> <li>2 SEPARATE PERMIT AND PLANS REQUIRE FOR FENCE, GATES.</li> <li>3 SPECIAL INSPECTOR FORM MISSING THE OWNER OR CONTRCTOR SIGNATURE.</li> <li>4 MISSING CITY ROOF APPLICATION.</li> <li>5 STAIRS AND SHOPS MISSING.</li> <li>6 COULD NOT FIND BROWARD COUNTY ENVIRONMENT FORM.</li> <li>7 THE GARAGE DOOR NOA DOES NOT MEET THE PRESSURES. A WDD/DOOR SCHEDULE W/ THE P.A.#, THE REQUIRE PRESSURES AND THE P.A. PRESSURE WOULD HELP.</li> <li>8 THERE ARE MANY SETS OF PLANS THAT HAVE BEEN SUBMITTED PLEASE COORDINATE TO ONLY A COMPLETE CITY, JOB AND VOIDED SETS</li> <li>A COMPLETE REVIEW COULD NOT BE DONE AT THIS TIME. MORE COMMENTS MAY FOLLOW REVIEWER GLEN OSBORN 1/08/22</li> </ul>
Zoning Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	01/09/2022	01/12/2022
					<p>1. Please provide a landscape plan and irrigation plan that meet the requirements of the Town's Landscape Code. A landscape plan and irrigation plan are required to be submitted for review before the planning and zoning reviews can be completed.</p> <ul style="list-style-type: none"> <li>1. Please provide a landscape plan and irrigation plan that meet the requirements of the Town's Landscape Code. A landscape plan and irrigation plan are required to be submitted for review before the planning and zoning reviews can be completed.</li> </ul>
Landscaping Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	01/09/2022	01/12/2022
					<p>1. Please provide a landscape plan and irrigation plan that meet the requirements of the Town's Landscape Code. A landscape plan and irrigation plan are required to be submitted for review before the planning and zoning reviews can be completed.</p>

				<b>DUE</b>	<b>COMPLETED</b>
Engineering Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	01/09/2022	01/13/2022
<p>DRAINAGE CALCS WERE NOT INCLUDED, PLEASE PROVIDE. CONFIRM MAX TOTAL DRIVEWAY WIDTH ALLOWED BY ZONING &amp; REVISE IF NEEDED. PROVIDE DETAILS OF EXISTING CATH BASIN ON SOUTHSIDE OF HOUSE + PIPES CONNECTED TO IT - THIS IS PRIVATE PROPERTY/ ADD EXFILTRATION IT MAY NEED TO REPLACE THIS CATCH BAS AS YOUR FRONT YARD IS CONNECTING TO IT. SHOW ROOF DRAIN CONNECTION T YOUR PERIMETER DRAINAGE SYSTEM, COORDINATE W/ARCH PLANS</p> <ul style="list-style-type: none"> <li>DRAINAGE CALCS WERE NOT INCLUDED, PLEASE PROVIDE. CONFIRM MAX TOTAL DRIVEWAY WIDTH ALLOWED BY ZONING &amp; REVISE IF NEEDED. PROVIDE DETAILS OF EXISTING CATH BASIN ON SOUTHSIDE OF HOUSE + PIPES CONNECTED TO IT - THIS IS PRIVATE PROPERTY/ ADD EXFILTRATION IT MAY NEED TO REPLACE THIS CATCH BAS AS YOUR FRONT YARD IS CONNECTING TO IT. SHOW ROOF DRAIN CONNECTION T YOUR PERIMETER DRAINAGE SYSTEM, COORDINATE W/ARCH PLANS</li> </ul>					

**2ND PERMIT REVIEW**

**LBS21-011107**

**RESUBMITTAL REQUIRED**

<b>ACTIVITY TYPE</b> ▼	<b>DEPARTME</b> ▼	<b>ASSIGNED</b> ▼	<b>STATUS</b> ▼	<b>DUE</b>	<b>COMPLETED</b>
Electrical Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	11/03/2021	10/29/2021
Plumbing Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	11/03/2021	11/02/2021
<ul style="list-style-type: none"> <li>furnish a permit application for gas. 105.1 Please advise GC</li> <li>Drawing P-4.0 under gas notes states natural gas and your showing an underground LP tank on the same drawing. Is it going to be natural gas or LP gas with the tank for this project. 107.2.1</li> </ul>					
Mechanical Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	11/03/2021	11/01/2021
<p>Heating/cooling load calculations shall be signed, sealed, and dated by designer of mechanical plans. Show kitchen exhaust. Corrected plans shall be bounded to plan set. Paolo Serafini (954)588-0989</p> <ul style="list-style-type: none"> <li>Heating/cooling load calculations shall be signed, sealed, and dated by designer of mechanical plans. Show kitchen exhaust. Corrected plans shall be bounded to plan set. Paolo Serafini (954)588-0989</li> </ul>					

## Structure Review

Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	11/03/2021	11/03/2021
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COMMENTS FROM PREVIOUS REVIEW HAVE NOT BEEN CORRECTED OR CORRECTED PROPERLY, FROM YOUR RESPONSE SHEET. 1) #2-GEOTECHNICAL REPORT NOT PROVIDED. 2) #3-FEMA ELEVATION CERTIFICATE SEE SEC. C-1 CONSTRUCTION DRAWINGS. 3) #5-CIVIL AND LANDSCAPE DRAWINGS NOT PROVIDED. 4) #9-PROVIDE A TURBIDITY FENCE, SILT FENCE AND LOCATION ALONG WITH DETAIL NONE PROVIDED. 5) #10-SEPARATE PERMIT FOR FENCE GATES& PLANS REQUIRED. 6) #14-SPECIAL INSPECTORS FORM REQUIRES CONTRACTOR AND OWNER TO SIGN. 7) #15-ROOFING APPLICATION HAS NOT BEEN PROVIDED SEE SECTION 1525 F.B.C. 8) #16-REGARDING ELEVATOR, NO FUTURE OR OPTIONS ALLOWED, FRAME OUT WALL AND DRYWALL REMOVE ELEVATOR FROM ALL SHEETS. 9) #17- ELECTRICAL LOW VOLTAGE REQUIRES SEP. PERMIT,NOT PROVIDED. 10) #21-PROVIDE STAIRS AND SHOP DRAWINGS ALONG WITH ENGINEERING, HAS NOT BEEN PROVIDED. 11) #24-ROOF DRAINAGE PLAN IS INCOMPLETE. 12) #26-RAILINGS FOR BALCONY, DETAILS NOT PROVIDED. 13) ADDITIONAL COMMENTS MAY BE REQUIRED BASED ON RESUBMITTAL. 14) 2ND REVIEW FOR CORRECTIONS DENIED BY PETER LETO JR, 11-3-21.

- COMMENTS FROM PREVIOUS REVIEW HAVE NOT BEEN CORRECTED OR CORRECTED PROPERLY, FROM YOUR RESPONSE SHEET. 1) #2-GEOTECHNICAL REPORT NOT PROVIDED.
- 2) #3-FEMA ELEVATION CERTIFICATE SEE SEC. C-1 CONSTRUCTION DRAWINGS.
- 3) #5-CIVIL AND LANDSCAPE DRAWINGS NOT PROVIDED.
- 4) #9-PROVIDE A TURBIDITY FENCE, SILT FENCE AND LOCATION ALONG WITH DETAIL NONE PROVIDED.
- 5) #10-SEPARATE PERMIT FOR FENCE GATES& PLANS REQUIRED.
- 6) #14-SPECIAL INSPECTORS FORM REQUIRES CONTRACTOR AND OWNER TO SIGN.
- 7) #15-ROOFING APPLICATION HAS NOT BEEN PROVIDED SEE SECTION 1525 F.B.C.
- 8) #16-REGARDING ELEVATOR, NO FUTURE OR OPTIONS ALLOWED, FRAME OUT WALL AND DRYWALL REMOVE ELEVATOR FROM ALL SHEETS.
- 9) #17- ELECTRICAL LOW VOLTAGE REQUIRES SEP. PERMIT,NOT PROVIDED.
- 10) #21-PROVIDE STAIRS AND SHOP DRAWINGS ALONG WITH ENGINEERING, HAS NOT BEEN PROVIDED.
- 11) #24-ROOF DRAINAGE PLAN IS INCOMPLETE.
- 12) #26-RAILINGS FOR BALCONY, DETAILS NOT PROVIDED.
- 13) ADDITIONAL COMMENTS MAY BE REQUIRED BASED ON RESUBMITTAL. 14) 2ND REVIEW FOR CORRECTIONS DENIED BY PETER LETO JR, 11-3-21.

## Zoning Review

Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	11/03/2021	11/02/2021
-----------------------	-------------------	-------------------------	------------	------------

PLEASE PROVIDE A LANDSCAPE PLAN AND IRRIGATION PLAN THAT MEET THE REQUIREMENTS OF THE TOWN'S LANDSCAPE CODE.A LANDSCAPE PLAN AND IRRIGATION PLAN ARE REQUIRED TO BE SUBMITTED FOR REVIEW BEFORE THE PLANNING AND ZONING REVIEWS CAN BE COMPLETED.

- PLEASE PROVIDE A LANDSCAPE PLAN AND IRRIGATION PLAN THAT MEET THE REQUIREMENTS OF THE TOWN'S LANDSCAPE CODE.A LANDSCAPE PLAN AND IRRIGATION PLAN ARE REQUIRED TO BE SUBMITTED FOR REVIEW BEFORE THE PLANNING AND ZONING REVIEWS CAN BE COMPLETED.

## Landscaping Review

Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	11/03/2021	11/02/2021
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PLEASE PROVIDE A LANDSCAPE PLAN AND IRRIGATION PLAN THAT MEET THE REQUIREMENTS OF THE TOWN'S LANDSCAPE CODE.A LANDSCAPE PLAN AND IRRIGATION PLAN ARE REQUIRED TO BE SUBMITTED FOR REVIEW BEFORE THE PLANNING AND ZONING REVIEWS CAN BE COMPLETED.

				<b>DUE</b>	<b>COMPLETED</b>
Engineering Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	11/03/2021	11/12/2021
	<ul style="list-style-type: none"> <li>• PROVIDE GRADING &amp; DRAINAGE PLANS SHOWING X-SECTIONS ON EACH PROPERTY LINE &amp; PROPOSED SITE GRADES</li> <li>• SHOW TOWN STD DRIVEWAY W/ SWALE DETAIL</li> <li>• PRVIDE DRAINAGE CALCS SHOWING SITE MEETS THE COUNTY WATER QUALITY RETENTION REQUIREMENTS</li> <li>• SHOW FLOOD VENTS IN GARAGE (NEW COMMENT)</li> </ul>				
<b>PERMIT REVIEW</b>		<b>LBS21-011107</b>		<b>RESUBMITTAL REQUIRED</b>	
<b>ACTIVITY TYPE</b>	<b>DEPARTME</b>	<b>ASSIGNED</b>	<b>STATUS</b>	<b>DUE</b>	<b>COMPLETED</b>
Electrical Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	05/26/2021
	<p>1. Carbon monoxide detectors required per FBC R315.1 2. Dining room receptacles are to be on a small appliance branch circuit with #12 wire. NEC 210.52 3. Smoke detectors required at top and bottom of stairs. 4. Tamper-resistant receptacles required. NEC 406.8</p> <ul style="list-style-type: none"> <li>• 1. Carbon monoxide detectors required per FBC R31</li> <li>• 2. Dining room receptacles are to be on a small appliance branch circuit with #12 wire. NEC 210.52</li> <li>• 3. Smoke detectors required at top and bottom of stairs.</li> <li>• 4. Tamper-resistant receptacles required. NEC 406.8</li> </ul>				
Plumbing Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	05/25/2021
	<ul style="list-style-type: none"> <li>• Furnish cleanouts for the sanitary drain where it exits the home and at the sewer connection in the street. Provide all other cleanouts in your design required by Florida Plumbing code 2020 7th edition section section 708</li> <li>• Design a recirculating domestic hot water system and pump in accordance with the requirements of FPC 607.2</li> <li>• The roof top floor drains shown on drawing P-2.2 are to be treated as roof drains for sizing and disposal purposes. Is there exfiltration drainage drawings associated with site water disposal?. FPC Chapter 11 STORM DRAINAGE.</li> <li>• Domestic hot and cold water piping system is undersized. 107.2.1</li> <li>• Permit application is required for gas. 105.1</li> <li>• Permit application is required for Irrigation along with Plans. 105.1</li> <li>• Swimming pool and related equipment to be a separate submission with permit application and plans. 105.1 107.2.1</li> </ul>				
Mechanical Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	05/26/2021
	<p>Heating/cooling load calculations shall be signed, sealed, and dated by designer of mechanical plans. Show kitchen exhaust. All exhaust terminations shall be 3' away from operable and non operable openings into building. Paolo Serafini (954)588-0989</p> <ul style="list-style-type: none"> <li>• Heating/cooling load calculations shall be signed, sealed, and dated by designer of mechanical plans. Show kitchen exhaust. All exhaust terminations shall be 3' away from operable and non operable openings into building. Paolo Serafini (954)588-0989</li> </ul>				

				DUL	COMPLETED
Structure Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	06/07/2021
	See attached structural comments.				
	<ul style="list-style-type: none"> <li>• See attached structural comments.</li> <li>• See attached structural comments.</li> </ul>				
Zoning Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	06/08/2021
Landscaping Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	06/08/2021
Engineering Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	05/27/2021
	<ul style="list-style-type: none"> <li>• THE 2019 FEMA BFE IS 7.0 NAVD, THUS THE MIN FFE IS 8.0 NAVD. REVISE AS NECESSARY</li> <li>• PROVIDE GRADING AND DRAINAGE PLANS SHOWING PROPOSED &amp; EXISTING GRADES AND TYP X-SECTIONS ON EACH PROPERTY LINE</li> <li>• SHOW TOWN STD DETAIL FOR DRIVEWAY W/ SWALE IN GRASS IN ROW</li> <li>• PROVIDE DRAINAGE CALCS SHOWING SITE MEETS THE COUNTY WATER QUALITY RETENTION REQUIREMENTS.</li> <li>• LABEL ALL EXTERIOR EQUIPMENT PADS TO BE MIN ELEVATION OF 8.0 NAVD.</li> </ul>				
Flood Plain Management Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	06/01/2021	06/27/2021
	<ul style="list-style-type: none"> <li>• THE 2019 FEMA BFE IS 7.0 NAVD, THUS THE MIN FFE IS 8.0 NAVD. REVISE AS NECESSARY</li> <li>• PROVIDE GRADING AND DRAINAGE PLANS SHOWING PROPOSED &amp; EXISTING GRADES AND TYP X-SECTIONS ON EACH PROPERTY LINE</li> <li>• SHOW TOWN STD DETAIL FOR DRIVEWAY W/ SWALE IN GRASS IN ROW</li> <li>• PROVIDE DRAINAGE CALCS SHOWING SITE MEETS THE COUNTY WATER QUALITY RETENTION REQUIREMENTS.</li> <li>• LABEL ALL EXTERIOR EQUIPMENT PADS TO BE MIN ELEVATION OF 8.0 NAVD.</li> </ul>				



**PERMIT PROJECT**

FILE #: 12-000849

2 SUNSET LANE LAUDERDALE BY THE SEA FL 33308

6-49-43 PAR OF LAND IN SE 1/4 BET INTRA-W/W & ST RD A1A DESC  
IN OR 794/471 - LOT 2 & 50 PAR N OF LOT 2 S L

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INSPECTION INFORMATION



INSPECTION TYPE	ASSIGNED	LBS21	DUE	COMPLETED	STATU
Structural	Town of LBTS 2	LBS21-011107	01/18/2024	01/18/2024	Approved
	ROOF SLAB INSPECTION LETTER - PE letter received.				
	• ROOF SLAB INSPECTION LETTER - PE letter received.				
Structural	Town of LBTS 2	LBS21-011107	01/18/2024	01/18/2024	Partial
	WINDOWS BUCKS INSPECTION				
	• WINDOWS BUCKS INSPECTION				
Structural	Town of LBTS 2	LBS21-011107	11/22/2023	11/22/2023	Fail
	TIE BEAM AND COLUMNS FOR 2ND FLOOR - no plans or card onsite				
	• TIE BEAM AND COLUMNS FOR 2ND FLOOR - no plans or card onsite				
Structural	Town of LBTS 2	LBS21-011107	10/02/2023	10/02/2023	Approved
	COLUMNS AND TIE BEAMS - ON THE 2ND FLOOR - FAILED ON PREVIOUS INSPECTION				
	• COLUMNS and DROPPED WINDOW BEAMS - ON THE 2ND FLOOR approved with spot inspection and Engineer Special Inspector Inspection letter.				
Structural	Town of LBTS 2	LBS21-011107	09/29/2023	09/29/2023	Cancelled
	COLUMNS AND TIE BEAMS - ON THE 2ND FLOOR				
	• COLUMNS AND TIE BEAMS - ON THE 2ND FLOOR				
Structural	Town of LBTS 2	LBS21-011107	08/30/2023	08/30/2023	Cancelled
	•				
Structural	Town of LBTS 2	LBS21-011107	08/30/2023	08/30/2023	Cancelled
	•				

			DL	COMPLETED	
Structural	Town of LBTS 2	LBS21- 011107	08/30/2023	08/30/2023	Approved
	2ND FLOOR SLAB INSPECTION - APPROVED				
	• 2ND FLOOR SLAB INSPECTION - APPROVED				
Structural	Town of LBTS 2	LBS21- 011107	06/20/2023	06/20/2023	Approved
	BEAM AND COLUMN INSPECTION - APPROVED - ENGINEERING LETTER PROVIDED				
	• BEAM AND COLUMN INSPECTION - APPROVED - ENGINEERING LETTER PROVIDED				
Structural	Town of LBTS 2	LBS21- 011107	05/05/2023	05/05/2023	Approved
	SLAB INSPECTION - APPROVED				
	• SLAB INSPECTION - APPROVED				
Structural	Town of LBTS 2	LBS21- 011107	05/03/2023	05/03/2023	Approved
	Slab inspection -				
	• slab inspection				
Electrical	Town of LBTS 2	LBS21- 011107	03/23/2023	03/23/2023	Approved
	UNDERGROUND ELECTRIC -				
	• UNDERGROUND ELECTRIC -				
Plumbing	Town of LBTS 2	LBS21- 011107	03/23/2023	03/23/2023	Approved
	UNDERGROUND PLUMBING ROUGH				
	• UNDERGROUND PLUMBING - ROUGH				
Plumbing	Town of LBTS 2	LBS21- 011107	03/13/2023	03/13/2023	Fail
	underground				
	• underground rough Failed. rocks in trenches and under pipe. Pitch drains per code.				
Structural	Town of LBTS 2	LBS21- 011107	02/07/2023	02/07/2023	Approved
	FOUNDATION				
	• FOUNDATION				

			<b>DUE</b>	<b>COMPLETED</b>	
Structural	Town of LBTS 2	LBS21- 011107	02/03/2023	02/03/2023	Fail
	FAIL -NEED PILE LOG				
	• Foundation -FAIL -NEED PILE LOG				
Structural	Town of LBTS 2	LBS21- 011107	01/30/2023	01/30/2023	Fail
	foundation – JOBSITE NOT ACCESSIBLE				
	• foundation – JOBSITE NOT ACCESSIBLE				
Electrical	Town of LBTS 2	LBS21- 011107	01/27/2023	01/27/2023	Approved
	slab grounding				
	• slab grounding				

4

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**PERMIT PROJECT**  
FILE #: 12-000849

**2 SUNSET LANE LAUDERDALE BY THE SEA FL 33308**  
6-49-43 PAR OF LAND IN SE 1/4 BET INTRA-W/W & ST RD A1A DESC  
IN OR 794/471 - LOT 2 & 50 PAR N OF LOT 2 S L

PERMIT  
INFORMATION



**PERMIT #: LBS21-011107**

Permit Type

Lauderdale-By-The-Sea Permit

Subtype

Residential New Construction

Work Description:

NEW SFR CONSTRUCTION - \*\*NOC RECEIVED\*\*

Applicant

OCEAN HOME REMODEL INC. - JENNIFER SHARIFI

Status

Issued

Valuation

2,212,500.00



**FEES & PAYMENTS**

Plan Check Fees

0.00

Permit Fees

48,856.99

Total Amount

48,856.99

Amount Paid

48,856.99

Balance Due

0.00

Non-Billable



**PERMIT DATES**

Application Date

05/20/2021

Approval Date

10/12/2022

Issue Date:

10/12/2022

Expiration Date:  
04/18/2024

Close Date

Last Inspection  
Structural on 01/18/2024 (Approved)



BRA Valuation  
\$2,213,000.00

**Note:**

- ALL NEW CONSTRUCTION, ADDITIONS AND POOLS, A SLAB SURVEY AND ELEVATION CERTIFICATE SHALL BE SUBMITTED AND APPROVED BY ZONING & STRUCTURAL PRIOR TO A COLUMN OR TIE BEAM INSPECTION.
- SWIMMING POOLS SHALL HAVE AN SPOT SURVEY APPROVED BY ZONING AND BUILDING AFTER THE POOL IS GUNITED PRIOR TO PERIMETER PLUMBING/PRESSURE TEST INSPECTION
- A FINAL SURVEY IS REQUIRED PRIOR TO POOL BARRIER INSPECTION, DECK INSPECTION AND PERIMETER FENCE INSPECTION APPROVAL A CONDITION PRECEDENT TO FINAL ELECTRIC INSPECTION APPROVAL PRIOR TO MARSITING THE POOL.

Misc Permit Type



Building Type  
Residential



**REQUIRED REVIEWS**

ELECTRICAL

StatusE  
Approved



Review Date  
10/29/2021

Reviewed By:E  
Scott Dry



Reviewed By  
SCOTT DRY

Notes  
DENIED 05/26/21;

PLUMBING

Status:P

Approved



Review Date  
07/14/2022

Reviewed By:P  
Michael Merowitz



Reviewed By

Notes  
DENIED 05/25/21; 11/02/21;

MECHANICAL

Status:M  
Approved



Review Date  
01/04/2022

Reviewed By:M



Reviewed By  
DAN GAGNE

Notes  
DENIED 05/26/21; 11/02/21;

STRUCTURE

Status:S  
Approved



Review Date  
05/21/2022

Reviewed By:s



Reviewed By  
GLEN OSBOURNE

Notes

DENIED 06/07/21; 11/03/2

FIRE

Status:F



Review Date

Reviewed By:F



Reviewed By

Notes

ZONING

Status:Z

Approved



Review Date

07/20/2022

Reviewed By:Z



Reviewed By

SUSAN LEVEN

Notes

DENIED 06/08/21; 11/02/21;

LANDSCAPING

Status:L

Approved



Review Date

07/20/2022

Reviewed By:L



Reviewed By

SUSAN LEVEN AICP

Notes

DENIED 06/08/21; 11/02/21;

ENGINEERING

Status:EN

Approved



Review Date

07/27/2022

Reviewed By:E

Jay Flynn



Reviewed By

Notes

05/27/21; 11/12/21;

HEALTH DEPARTMENT

Status:HD



Review Date

Reviewed By

Notes

DRAINAGE

Status:D



Review Date

Reviewed By

Notes

DPEP

Status:DE



Review Date

Reviewed By

Notes

**BUILDING INFORMATION**

Square Feet

Linear Feet

Flood Zone



Review Date

**ADDITIONAL FEES**

Temp for Test

Temp Pole

Trusses

Electrical Low Voltage

Plan Review Meeting

Shop Drawing

30 day Temp Electrical

Roofing Hours

**CONTACTS**

Mortgage Lender



Title Holder



**CONTRACTORS**

Builder

OCEAN HOME REMODEL INC. - JENNIFER SHARIFI



Architect/Engineer



Mechanical

COOLING TECH SOLUTIONS LLC - BRUCE LEN



Plumber

BERGERON PLUMBING INC - BERGERON DAVID



Electrician

BAR CONTROLS & ELECTRICAL SOLUTIONS - ALFREDO RODRIQUEZ



Roofer

ARCON ROOFING - IOAN HERLO



Notice of Commencement

Owner Builder

Special Inspector on the Job

**FEES**



FEE	DESCRIPTION	TOTAL
Zoning Application Fee		85.00
Permit Fee (2% of construction value)		44,250.00
Electrical Fee		85.00
Plumbing Fee		85.00
Mechanical Fee		85.00
Structural Fee		85.00
Boward County Board of Rules and Appeals (0.052% of job value)		1,150.76
Education Fee (.2% of permit fee)		89.35
Department of Community Affairs Fee (1% of permit fee) <sup>1</sup>		446.75
Department of Business and Professional Regulations Fee (1.5% of permit fee)		670.13
Misc Fee	PERMIT CARD REPLCMT 8/28/23	65.00
Engineering (Commercial New C		375.00
Engineering (Flood Plain Manag		125.00
Engineering (New Construction	6 -additional engineering reviews	1,260.00
	<b>Plan Check Fees</b>	<b>0.00</b>
	<b>Permit Fees</b>	<b>48,856.99</b>
	<b>Total Fees</b>	<b>48,856.99</b>



**PAYMENTS**



DATE	RECEIVED FROM	AMOUNT
05/20/2021	OCEAN HOME REMODEL INC. - JENNIFER SHARI	500.00
05/20/2021	OCEAN HOME REMODEL INC. - JENNIFER SHARI	10,966.48
10/12/2022	- SHARIFI, JENNIFER SHARIFI, KOBI	1,260.00
10/12/2022	- SHARIFI, JENNIFER SHARIFI, KOBI	36,065.51
08/28/2023	SHARIFI, JENNIFER SHARIFI, KOBI	65.00
	<b>Amount Paid</b>	<b>48,856.99</b>
	<b>Balance Due</b>	<b>0.00</b>





# LAUDERDALE-BY-THE-SEA

## DEVELOPMENT SERVICES DIVISION

4501 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308-3610  
Telephone: (954) 640-4210 \* Fax (954) 634-4654

### COURTESY NOTICE

**Sent To:** SHARIFI,JENNIFER SHARIFI,KOBI      **Case #:** 49333      **Date:** 1/19/2024

21142 CASTLEWOOD DR  
BOCA RATON, FL 33428

Dear SHARIFI,JENNIFER SHARIFI,KOBI

Lauderdale-By-The-Sea's most valuable assets are its residents, neighborhoods and businesses. A community of well-maintained properties can enhance these assets by maintaining property values, increasing civic pride, and improving our overall quality of life.

Recognizing the importance of protecting the Town's home and business environment, the Town Commission adopted codes that govern the use and maintenance of private property. On 1/19/2024, we observed one or more items on your property at 2 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062 that are not compliant with the Town Codes, as listed on the following page.

This is a **courtesy notice**. Please correct the item(s) listed on the following page by 4/12/2024 and then contact the Code Compliance Department at (954) 640-4210 so that we can check the property for compliance. If the item(s) is/are not corrected by 4/12/2024, further code compliance action may be taken.

If you have any questions, need to request additional time to correct the items, or would like more information about this **courtesy notice**, please contact me directly and I will be happy to assist you. I may be reached at 954-640-4216 or [ericv@lbts-fl.gov](mailto:ericv@lbts-fl.gov).

Thank you in advance for your voluntary compliance and your efforts to maintain the standards of Lauderdale-By-The-Sea. We sincerely appreciate your cooperation.

Sincerely,

Eric Villanueva

N/A

Ordinance/Regulation	Section	Description	Days to Comply
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.	94

We understand you may not have been aware this was a code violation, and trust that you will take prompt corrective action. Please call when you receive this courtesy notice; we look forward to working together with you to help resolve this.

Notes/Means of Correction:

**NOTICE TO OWNER**

**Be advised that pursuant to Section 6-12 of the Town's Code of Ordinances you are required to complete construction, restoration and repairs to the structure located at 2 SUNSET LANE, on or before the 12th day of APRIL, 2024. Failure to do so can result in a fine or legal action by the Town. If there are extenuating circumstances that prohibit you from completing the construction in the time allowed by time stated above, you can seek a one-time extension from the Special Magistrate, provided application is made prior to the expiration of the construction deadline above. A form application for extension can be obtained from the Development Services Department.**

**THIS IS AN OFFICIAL 60 DAY NOTICE FROM 2/12/2024 THAT YOU WILL HAVE 60 DAYS TO COMPLETE CONSTRUCTION AT 2 SUNSET LANE BY 4/12/2024. IF THIS IS NOT POSSIBLE PLEASE SUBMIT AN APPLICATION FOR AN EXTENSION TO BE REVIEWED BY TOWN STAFF AND APPROVED OR DENIED BY THE SPECIAL MAGISTRATE.**

**IF YOU HAVE ANY QUESTIOSN PLEASE CALL ME AT 954-640-4216 OR EMAIL AT ERICR@LBTS-FL.GOV**

Thank You

## Case Overview

### Property/Incident Information

Owner	Address	Site Address
SHARIFI,JENNIFER SHARIFI,KOBI	21142 CASTLEWOOD DR BOCA RATON, FL 33428	2 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062

### Legal Description

6-49-43 PARCEL OF LAND IN SE 1/4 DESC AS COMM AT INT OF E R/W/L OF INTRACOASTAL WATERWAY & LINE 1550 S OF N/L OF SE1/4 SEC 6,E 987.43 TO POB,E 70,N 150,W 70,S 150 TO POB

### Description

23010014 Sewer line ruined by concrete from the construction on this lot.

**Case Status** Closed                      **Case #** 23010014

### Notes

Town Code Section 20-22.(a)(6). It shall be unlawful for any person to discharge or cause to be discharged into the sanitary sewer system any of the following: Solid or viscous substances in quantities or of a size capable of causing obstruction to the flow in sewers or other interference with the proper operation of the wastewater system.

Violation: The construction activity at this site caused concrete to be deposited into the sanitary sewer system, in a quantity that caused permanent obstruction to the flow in the main sanitary sewer and some private connections to the sewer line.

Corrective action: The violation is irreversible; the sewer system on Sunset Lane must be removed entirely and replaced.

This case will be presented to the Special Magistrate on February 23, 2023 for documentation and potential imposition of fines for causing irreversible damage to the sanitary sewer system.

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

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

### Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
1/19/2023	Complaint
1/19/2023	Notice of Violation
1/21/2023	Notice of Hearing
1/27/2023	Affidavit of Service
2/20/2023	Affidavit of Compliance
2/23/2023	Presentation Sheet
2/28/2023	Notice of Hearing
2/28/2023	Final Order

### Violations

## Case Overview

<b>Ordinance/Regulation</b>	<b>Section</b>	<b>Description</b>	<b>Date Complied</b>
Chapter 20 - Utilities	Section 20-22.(a)(6) Prohibited discharges; penalty.	Use prohibited. It shall be unlawful for any person to discharge or cause to be discharged into the sanitary sewer system any of the following: Solid or viscous substances in quantities or of a size capable of causing obstruction to the flow in sewers or other interference with the proper operation of the wastewater system such as, but not limited to, ashes, cinders, sand, mud, straw, wood or metal shavings, metal, glass, rags, feathers, tar, plastics, wood, unground garbage, whole blood, paunch manure, hair and flesh, entrails, and paper dishes, cups, milk containers, and the like, either whole or ground by garbage grinders.	2/20/2023

### Fines

<b><u>Fine Type</u></b>	<b><u>Section</u></b>	<b><u>Fine Type</u></b>	<b><u>Date Complied</u></b>	<b><u>Total Fine</u></b>
Admin Fixed		Admin Fixed		\$2,550.00
			<b>Total Fines</b>	<b>\$2,550.00</b>

### Payments

<b><u>Date</u></b>	<b><u>Payment Type Name</u></b>	<b><u>Amount</u></b>
4/19/2023	Credit	\$2,550.00
	<b>Total Payments</b>	<b>\$2,550.00</b>
	<b>Fees Outstanding</b>	<b>\$0.00</b>



Town of Lauderdale-By-The-Sea  
4501 Ocean Drive  
Lauderdale-By-The-Sea, Florida 33308

**Sent To:**

SHARIFI,JENNIFER SHARIFI,KOBI  
21142 CASTLEWOOD DR  
BOCA RATON, FL 33428

**Case #:**

23010014

**Date:**

2/28/2023 1:07:00 PM

**Property Owner:**

SHARIFI,JENNIFER SHARIFI,KOBI  
21142 CASTLEWOOD DR  
BOCA RATON, FL 33428

**Property Description:**

494306340030

**Legal Description:**

6-49-43 PARCEL OF LAND IN SE 1/4  
DESC AS COMM AT INT OF E R/W/L OF  
INTRACOASTAL WATERWAY & LINE 1550  
S OF N/L OF SE1/4 SEC 6,E 987.43 TO  
POB,E 70,N 150,W 70,S 150 TO POB

**AKA:**

2 SUNSET LN, LAUDERDALE BY THE  
SEA, FL 33062

**Mailing Purposes Only**



Town of Lauderdale-By-The-Sea  
 4501 Ocean Drive  
 Lauderdale-By-The-Sea, Florida 33308

**OFFICE OF THE SPECIAL MAGISTRATE**

TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA

**Case #:** 23010014

Petitioner,

vs.

SHARIFI,JENNIFER SHARIFI,KOBI

Respondent(s)

**FINAL ORDER OR STIPULATED FINAL ORDER**

**IN RE:**

**STREET ADDRESS:** 2 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062

**FOLIO:** 494306340030

**LEGAL DESCRIPTION:** 6-49-43 PARCEL OF LAND IN SE 1/4 DESC AS COMM AT INT OF E R/W/L OF INTRACOASTAL WATERWAY & LINE 1550 S OF N/L OF SE1/4 SEC 6,E 987.43 TO POB,E 70,N 150,W 70,S 150 TO POB

The Town of Lauderdale-By-The-Sea Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, February 23, 2023, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Lauderdale-By-The-Sea Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
Chapter 20 - Utilities...	Section 20-22.(a) (6) Prohibited discharges; penalty.	Use prohibited. It shall be unlawful for any person to discharge or cause to be discharged into the sanitary sewer system any of the following: Solid or viscous substances in quantities or of a size capable of causing obstruction to the flow in sewe...		2/20/2023	

Notes:

**At the February 23, 2023 Special Magistrate Hearing, the Magistrate issued an Order assessing a fine of \$2,500 for an irreparable or irreversible violation. A Hearing Cost of \$50 was also assessed. The fine will be increased to \$5,000 if not paid within 60 days, by April 24, 2023.**

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Banyas, B**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes). If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached. **The Special Magistrate has also assessed an additional fee of \$2,550.00 to cover costs incurred by the Town in the prosecution of this matter.** Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 6.5 of the Town of Lauderdale-By-The-Sea Code of Ordinances.

For further information, please contact the Code Compliance Inspector at 954-640-4220 or email at [bethanyb@lbts-fl.gov](mailto:bethanyb@lbts-fl.gov).

DONE AND ORDERED this \_\_\_\_\_

ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE  
TOWN OF LAUDERDALE-BY-THE-SEA,  
FLORIDA

\_\_\_\_\_

SPECIAL MAGISTRATE CLERK

\_\_\_\_\_

Tom Ansbro

SPECIAL MAGISTRATE

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization, this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_ and \_\_\_\_\_, respectively, of the Town of Lauderdale-By-The-Sea, who are personally known to me and who did not take an oath.

My Commission Expires:

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida at Large

\_\_\_\_\_  
Print, type or stamp name of Notary

\_\_\_\_\_  
Commission Number, if any

Note: Payments should be mailed to the above address made payable to The Town of Lauderdale-By-The-Sea.



## Notice of Public Quasi-Judicial Hearing Town of Lauderdale-By-The-Sea, Florida

**NOTICE IS HEREBY GIVEN** that the Town of Lauderdale-By-The-Sea will hold a public hearing on the request below at **Jarvis Hall, 4501 Ocean Drive, Lauderdale-By-The-Sea, Florida, 33308**, as follows:

**Code Compliance**

**February 22 2024**

**5:00 PM**

The following request shall be considered at the above public hearing, which any person may attend and/or speak at regarding:

**Application Number:** 2024-CE-01

**Applicant:** SHARIFI, JENNIFER and SHARIFI, KOBI

**Legal Description:** 6-49-43 PARCEL OF LAND IN SE 1/4 DESC AS COMM AT INT OF E R/W/L OF INTRACOASTAL WATERWAY & LINE 1550 S OF N/L OF SE 1/4 SEC 6, E 987.43 TO POB, E 70, N 150, W 70, S 150 TO POB

**Site Address:** 2 Sunset Lane, Lauderdale-By-The-Sea

**Zoning District:** RS-4

**Request:** Pursuant to Town Code Section 6-12 (a), "Time limits for completing construction and repair," of the Town's Code of Ordinances, the Applicant is requesting an extension to complete new construction.

(1) New construction. The construction of any new structure or new addition to an existing structure shall be completed and all construction material, equipment and debris removed from the property within 18 months of the date 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.

The agenda packet and related materials concerning this request are available for review the Friday before the meeting on the Town's website at [www.LBTS-FL.gov](http://www.LBTS-FL.gov) or on the Monday before the meeting at the Town Clerk's Office, 4501 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308.

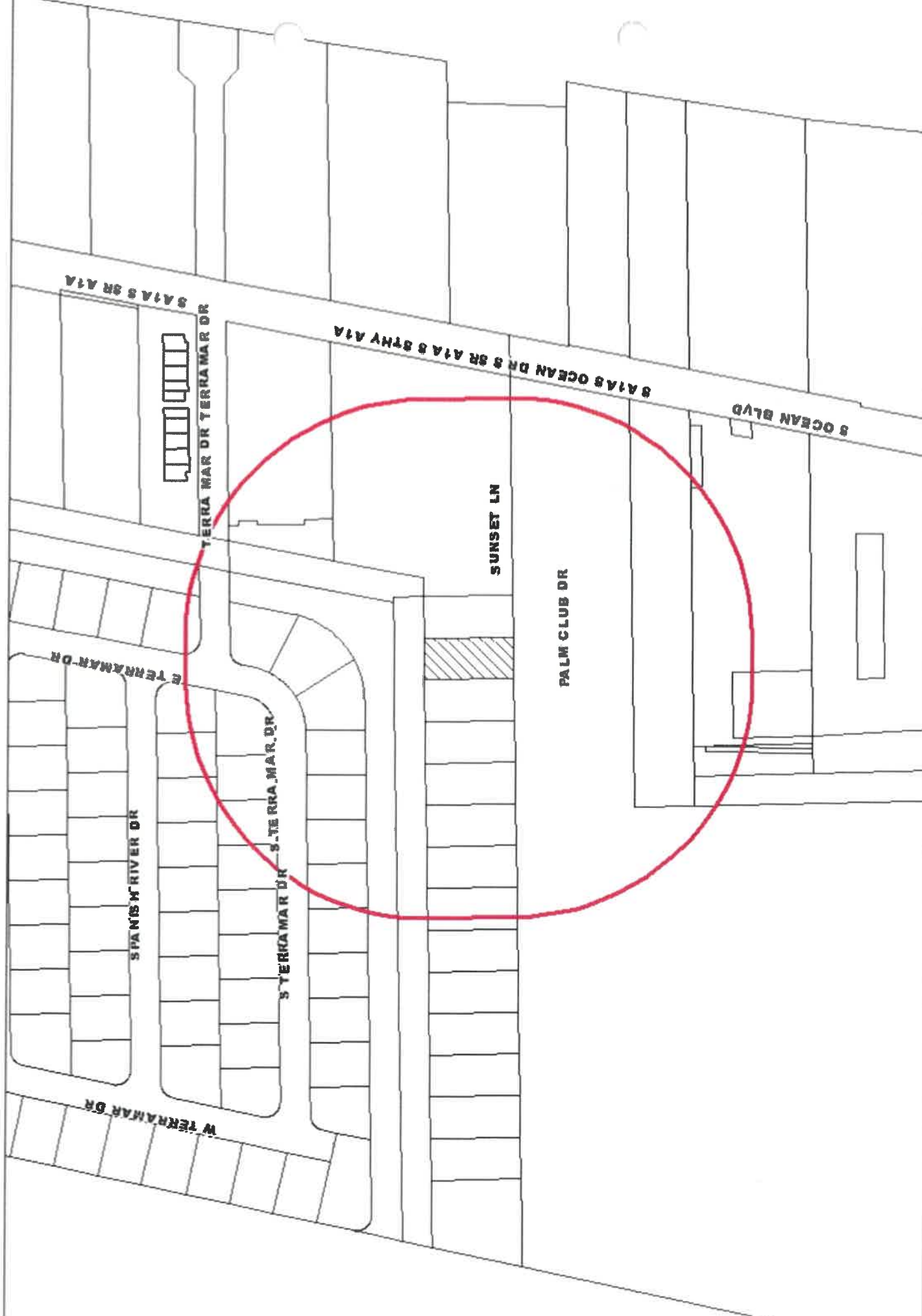
PURSUANT TO SECTION 6-12 (4), CODE OF THE TOWN OF LAUDERDALE-BY-THE-SEA, THE APPLICATION WILL BE PRESENTED AND CONSIDERED AT THE SPECIAL MAGISTRATE MEETING ON THE DATE SET FORTH ABOVE. AFFECTED PERSONS WILL BE ALLOWED TO PRESENT EVIDENCE AT THE HEARING, BRING FORTH WITNESSES, AND CROSS EXAMINE WITNESSES PROVIDED NOTIFICATION AND FILING OF SUCH INFORMATION IS MADE WITH THE SPECIAL MAGISTRATE CLERK PRIOR TO THE ABOVE HEARING.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC 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 RECORDS INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THESE PROCEEDINGS SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO DAYS PRIOR TO THE MEETING AT (954) 640-4210 FOR ASSISTANCE.

You may also submit written comments to:

Town Clerk  
4501 Ocean Drive  
Lauderdale-By-The-Sea, Florida 33308





Town of Lauderdale-By-The-Sea  
4501 Ocean Drive  
Lauderdale-By-The-Sea, Florida 33308

**Sent To:**

JENNIFER SHARIFI

**Case #:**

2024-CE-01

**Date:**

2/15/2024

21142 CASTLEWOOD DR  
BOCA RATON, FL

33428

**Property Owner:**

JENNIFER & KOBI SHARIFI

**Property Description:**

494306340030

2 SUNSET LANE  
LAUDERDALE BY THE SEA, FL 33062

**Legal Description:**

6-49-43 PARCEL OF LAND  
IN SE 1/4 DESC AS COMM  
AT INT OF E R/W/L OF  
INTRACOASTAL  
WATERWAY & LINE 1550 S  
OF N/L OF SE1/4 SEC 6,E  
987.43 TO POB,E 70,N  
150,W 70,S 150 TO POB

**AKA:**

2 SUNSET LANE, LAUDERDALE BY THE  
SEA, FL 33062

**Mailing Purposes Only**



Town of Lauderdale-By-The-Sea  
 4501 Ocean Drive  
 Lauderdale-By-The-Sea, Florida 33308

TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA

Case #: 2024-CE-01

Petitioner,

vs.

JENNIFER & KOBI SHARIFI Respondent(s)

**ORDER**

THE APPLICANT(S) JENNIFER SHARIFI, representative for property owners, JENNIFER & KOBI SHARIFI in 2024-CE-01 having a Request for Extension of Time to Complete Construction and this Special Magistrate having taken testimony and evidence on the request, hereby moved that the applicant(s) receive the following relief:

Ordinance/Regulation	Section	Description	Relief
Chapter 6- Buildings and Building Regulations	Section 6-12(b) – Request for Extension.	(b) Request for extension. (1) When there are extenuating circumstances that will prohibit completion of construction, repairs, or restoration within the time periods set forth above, the property owner may file with the Development Services Department a one-time request for extension of time prior to the expiration of the construction deadline. No extension shall be accepted after the construction time limit has expired. (2) The request for extension shall be reviewed by the Special Magistrate at a public meeting following notice of the request mailed to property owners within 400 feet of the property where the work is being performed. (3) The mailing shall be postmarked no less than ten calendar days prior to the public meeting. (4) The Special Magistrate may extend the deadline for up to one year and may impose such conditions on the extension as are warranted. Subsequent extensions shall not be accepted after the construction time extension has expired.	<p>Construction Time Extension Approval Granted To January 17, 2025.</p> <p>Subject To These Conditions Of Approval</p> <ol style="list-style-type: none"> <li>1.The property must be maintained in a safe and sanitary condition in compliance with all Town Codes; and</li> <li>2.The applicant shall comply with all other conditions of the original permits; and</li> <li>3. Any bond, security interest or surety which may have been posted or provided, shall continue in full force and effect, without interruption for the duration of the extension.</li> <li>4. Any finding of noncompliance with any conditions of a permit or extensions thereto, may result in revocation of the current extension. A finding of noncompliance may be established through the issuance of a warning letter or notice of violation, the initiation of code enforcement, and/or any equivalent action.</li> <li>5. Pursuant to Code Section 6-12 (c), penalty for violation of this section of the Code shall be as follows:                         <ul style="list-style-type: none"> <li>(a) Each day of violation, day 1—30 .- \$50.00</li> <li>(b) Each day of violation, day 31—60 .- \$75.00</li> <li>(c) Each day of violation, day 61 or greater \$100.00</li> </ul> </li> </ol>

**EXHIBIT 7**



If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes).

You may also have other rights which are set forth in Chapter 6.5 of the Town of Lauderdale-By-The-Sea Code of Ordinances. Respondents may appeal any decision with respect to any matter considered by the Town of Lauderdale-By-The-Sea Special Magistrate. An appeal must be filed within (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes. For further information, please contact the Special Magistrate Clerk at 954-640-4210.

DONE AND ORDERED this

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Judith Secher  
Magistrate  
Town of Lauderdale-By-The-Sea, FL

**STATE OF FLORIDA**  
**COUNTY OF BROWARD**

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

---

NOTARY PUBLIC, STATE OF FLORIDA

Personally known \_\_\_\_ or produced identification\_\_\_\_

Type of identification produced \_\_\_\_\_



**Agenda Item No: 5.a.**

## **Code Compliance Hearing Agenda Item Report**

**Meeting Date:** February 22, 2024

**Submitted By:**

**Submitting Department:** Development Services

**Item Type:** Presentation

**Agenda Section:** FIRE CASES

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**Subject Title:** Fire Cases

**Explanation:**

**Recommendation:**

**Exhibits:**

1. Fire Case- 23-1379



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.

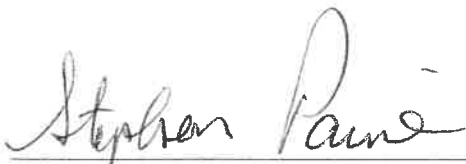
Any person requiring auxiliary aids and services to participate in this proceeding should contact the Clerk to the Special Magistrate ,Megan Small , at 954-640-4210 at least 48 hours prior to the hearing.

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