

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

Agenda

Thursday, March 28, 2024

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, March 28, 2024, 5:00 PM
Jarvis Hall 4505 N. Ocean Drive

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

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

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

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

PROCEDURES FOR PUBLIC COMMENTS:

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

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

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

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

INVOCATION:

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



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • March 28, 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

Cases to Be Continued

Item #	Case #	Property Address	Property Owner	Page #
1	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	17
2	22070008	4553 BOUGAINVILLE DR	STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D	1
3	22050002	229 E COMMERCIAL BLVD	SABATINI INVESTMENTS LLC	19

Old Business

Item #	Case #	Property Address	Property Owner	Page #
4	23050002	4520 EL MAR DR	COMMON AREA	3
5	24010006	2000 S OCEAN BLVD, 2G	MANCUSO ROYAL COAST 2G TR MANCUSO, MICHAEL & JOSIE TRSTEEES	6
6	24010004	260 CODRINGTON DR	ROGERS, RUTH A RUTH A ROGERS REV TR	5
7	24020003	106 E COMMERCIAL BLVD, 110	KAVON ENTERPRISES INC % JENNIFER NOVAK-LECKOWICZ	9

New Business

Item #	Case #	Property Address	Property Owner	Page #
8	24020005	1967 S OCEAN BLVD, 213-C	SIMON, ISABELLE M	10
9	24020001	5400 N OCEAN BLVD,	SEA RANCH VILLAS INC	7
10	24030001	1972 SAILFISH PL,	MAGEE, VINCENT & TERI B	11
11	24030006	275 CODRINGTON DR,	MILAN, PETER G MILAN, CAROLYN R	16
12	24030002	233 NEPTUNE AVE,	VENTO, PHILLIP M	12
13	24030003	222 E COMMERCIAL BLVD,	ACS 218 LLC	13
14	24030004	4629 POINCIANA ST, 215	REMMY, ALBERT E M JR REMMEY, CAROLYN	14
15	24030005	2073 COCO PALM PL,	GOLDSTEIN, MARNEY LARNED, JOSHUA M	15

Special Set

Item #	Case #	Property Address	Property Owner
16	22030014	4209 EL MAR DRIVE	SEA ECHO ASSOCIATES LLC

- VI. ADJOURNMENT

CASE TYPE	Permits Required Violations	DATE ESTBL	7/7/2022	STATUS	Open
ADDRESS	4553 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	2/23/2024 12:00:00 AM

1. CASE 22070008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 64	COMMENTS FINAL ORDER
	INSPECTION DATE 1/3/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 3/28/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

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

FINES:

NARRATIVE:

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

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

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

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

Unit 103- bathroom and kitchen remodel permit

Unit 104- bathroom and kitchen remodel permit

Unit 105- bathroom permit

Unit 106- bathroom permit

Unit 109- bathroom permit

Unit 110- bathroom permit

Unit 111- bathroom permit

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

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

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

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

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/10/2023	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	2/23/2024 12:00:00 AM

2. CASE 23050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS
	DAYS TO COMPLY	37	COMMENTS FINAL ORDER
			\$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.
	INSPECTION DATE	2/21/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	3/28/2024	
	FINAL ORDER MEETING DATE	10/26/2023	
	FINAL ORDER COMPLY BY DATE	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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	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 ...

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

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

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

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

CASE TYPE	Building Permit Violation	DATE ESTBL	12/13/2023	STATUS	Open
ADDRESS	260 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	2/23/2024 12:00:00 AM

3. CASE 24010004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	24	COMMENTS FINAL ORDER
	INSPECTION DATE	2/16/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	3/28/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	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

CASE TYPE	Building Permit Violation	DATE ESTBL	1/11/2024	STATUS	Open
ADDRESS	2000 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 2G	INSPECTOR	Hector Barrett	STATUS DATE	2/23/2024 12:00:00 AM

4. CASE 24010006

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	9589 0710 5270 1060 4417 00	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	-9	COMMENTS FINAL ORDER
INSPECTION DATE	1/21/2024	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	3/28/2024	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	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.

CASE TYPE	Citizen Complaint	DATE ESTBL	12/23/2023	STATUS	Open
ADDRESS	5400 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	2/20/2024 12:00:00 AM

5. CASE 24020001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS
	DAYS TO COMPLY	11	COMMENTS FINAL ORDER
	INSPECTION DATE	2/12/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	3/28/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: SEA RANCH VILLAS INC Owner
 P O BOX 39752 FT LAUDERDALE, FL 33339
 Callahan, Thomas
 5400 N Ocean Boulevard 49 Lauderdale by the sea, FL33308
 MARKETING INC, CABOT MANAGEMENT &
 2727 E OAKLAND PARK BLVD FT Lauderdale, FL33306

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/12/2024	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for 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: drain leads out to beach and flood their property 5450 N Ocean.

WWOP. 105.1 Drain built without a Permit from the Town.

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

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@lbtz-fl.gov

CASE TYPE	Sign Violations	DATE ESTBL	6/7/2023	STATUS	Open
ADDRESS	106 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 #110	INSPECTOR	Eric Villanueva	STATUS DATE	2/23/2024 12:00:00 AM

6. 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	3/28/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

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

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	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

CASE TYPE	Building Permit Violation	DATE ESTBL	1/29/2024	STATUS	Open
ADDRESS	1967 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 213-C	INSPECTOR	Hector Barrett	STATUS DATE	2/9/2024 12:00:00 AM

7. CASE 24020005

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	9589 0710 5270 1060 4417 24	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	0	COMMENTS FINAL ORDER
INSPECTION DATE	2/9/2024	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	3/28/2024	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: SIMON, ISABELLE M Owner
 1967 S OCEAN BLVD #213-C LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/9/2024	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.

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

CASE TYPE	Recreational Vehicle & Boat Violation	DATE ESTBL	2/16/2024	STATUS	Open
ADDRESS	1972 SAILFISH PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	3/1/2024 12:00:00 AM

8. CASE 24030001

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	9589 0710 5270 1060 4417 48	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	4	COMMENTS FINAL ORDER
INSPECTION DATE	3/5/2024	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	3/28/2024	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: MAGEE, VINCENT & TERI B Owner
 1972 SAILFISH PL LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/5/2024	Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(3) Parking or storage of motor vehicles and vessels. Restrictions and prohibitions. In the east and west zones as defined in this section, vessels, commercial vehicles and recreational vehicles are prohibited and restricted as hereinafter set forth. East zone. Registered commercial vehicles or recreational vehicles must comply with the following: At all times, the vehicle must fit within the single parking space within which it is parked unless it is parked in a private parking lot obscured from view from the street and neighboring properties. The vehicle cannot protrude into a side or rear setback, sidewalk or right-of-way. The vehicle must be parked on concrete, asphalt, or some other type of impervious ground cover as approved by the Town and may not be parked, stored, or maintained on the grass. Registered vessels, personal watercraft and their trailers may be parked, stored or maintained in the Town on private property with the consent of the owner, subject to the following conditions: Vessels, personal watercraft and their trail...	Not in Compliance	

FINES:

NARRATIVE: Jet Ski on Driveway -Permanent placement of recreational vehicles and park trailers is prohibited.

Corrective Action:- Please remove Jet Ski from premises.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	2/13/2024	STATUS	Open
ADDRESS	233 NEPTUNE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	3/6/2024 12:00:00 AM

9. CASE 24030002

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	16	COMMENTS FINAL ORDER	
INSPECTION DATE	3/22/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	3/28/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/22/2024	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	Not in Compliance	

FINES:

NARRATIVE: Please contact the building department and obtain an after the fact permit for driveway done without permit.

CASE TYPE	Sign Violations	DATE ESTBL	2/16/2024	STATUS	Open
ADDRESS	222 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	3/7/2024 12:00:00 AM

10. CASE 24030003

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	15	COMMENTS FINAL ORDER	
INSPECTION DATE	3/22/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	3/28/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: ACS 218 LLC Owner
 2425 E COMMERCIAL BLVD #300 FORT LAUDERDALE, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/22/2024	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	
	2	3/22/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-504(a)(3)a. - Temporary signs. The following signs may be permitted within the Town as temporary signs, only in conformance with these regulations and after issuance of a temporary sign permit by the Development Services Department. One sign, for properties with an active building permit or site plan, provided such sign may be displayed for a period not to exceed 12 months, subject to the following: Such sign may be placed anytime from the date of approval of a site plan by the Town Commission or the issuance of a building permit when no site plan approval is required, and must be removed upon the expiration of the 12 months, the issuance of the certificate of occupancy or the permit expiration, whichever is sooner.	Not in Compliance	

FINES:

NARRATIVE: PLEASE REMOVE TEMPORARY SIGN OR APPLY FOR TEMPORARY SIGN PERMIT.
 PLEASE APPLY FOR PERMIT TO INSTALL PERMANENT SIGN.
 CONTACT ZONING@LBTS-FL.GOV TO GET THESE PERMITS.

CASE TYPE	Building Permit Violation	DATE ESTBL	2/5/2024	STATUS	Open
ADDRESS	4629 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 215	INSPECTOR	Eric Villanueva	STATUS DATE	3/7/2024 12:00:00 AM

11. CASE 24030004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	15	COMMENTS FINAL ORDER	
INSPECTION DATE	3/22/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	3/28/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: REMMEY,ALBERT E M JR REMMEY,CAROLYN Owner
 322 NORTHWEST DR DAVIDSON, NC 28036

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/22/2024	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 CONTACT THE BUILDING DEPARTMENT AND APPLY FOR AN AFTER THE FACT PERMIT FOR THE AC UNIT INSTALLED PER BUILDING OFFICIAL SIMO MANSOR.

BUILDING@LBTS-FL.GOV ----954 640 4215

THANK YOU

CASE TYPE	Building Permit Violation	DATE ESTBL	3/7/2024	STATUS	Open
ADDRESS	2073 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	3/8/2024 12:00:00 AM

12. CASE 24030005

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	14	COMMENTS FINAL ORDER	
INSPECTION DATE	3/22/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	3/28/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: GOLDSTEIN,MARNEY LARNED,JOSHUA M Owner
 2073 COCO PALM PL LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/22/2024	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 contact the building department to obtain and after the fact permit for fence that was installed at property.

building@lbts-fl gov 954-640-4215

Thank You

CASE TYPE	Nuisance	DATE ESTBL	2/20/2024	STATUS	Open
ADDRESS	275 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	3/12/2024 12:00:00 AM

13. CASE 24030006

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Verified	PROSECUTION COSTS	
DAYS TO COMPLY	15	COMMENTS FINAL ORDER	
INSPECTION DATE	3/27/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	3/28/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: MILAN,PETER G MILAN,CAROLYN R Owner
 28 REVO RD PITTSBURGH, PA 15236

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/27/2024	Chapter 30 - Unified Land Development Regulations Section 30-313(p)(2). Swimming pool enclosures. All swimming pools shall be enclosed by an open mesh screen enclosure or a fence or wall a minimum of five feet in height of such design and material as will prevent unauthorized access to the pool area. All screen doors and fence gates shall be equipped with a self-locking mechanism.	Not in Compliance	

FINES:

NARRATIVE:

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/3/2021	STATUS	Open
ADDRESS	2000 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	1/26/2024 12:00:00 AM

14. CASE 21120003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 30	COMMENTS FINAL ORDER
	INSPECTION DATE 9/27/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 3/28/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

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

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

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

square feet.

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

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

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	4/30/2022	STATUS	Open
ADDRESS	229 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	2/23/2024 12:00:00 AM

15. CASE 22050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 21	COMMENTS FINAL ORDER
	INSPECTION DATE 8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 3/28/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

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

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

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

Respectfully,

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



Agenda Item No: 4.b.

Code Compliance Hearing Agenda Item Report

Meeting Date: March 28, 2024

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: CODE CASES

Subject Title: Special Set A

Explanation:

Recommendation:

Exhibits:

1. 3-28-2024 Special Set A

Special Set "A"

March 2024 Magistrate Hearing

Re: Request to Vacate Final Order

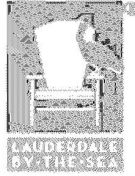
Site Address: 4209 El Mar Drive

Property Description: 494318011640

Legal Description: LAUDERDALE BY THE SEA 6-2 B LOT 22,23 N1/2 BLK 16

Case Number: 22030014

Upon review of the case, it was found that service was not completed in accordance with Florida Statutes. As a result, staff is requesting to vacate the Final Order which result in a release of the lien against the property.



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

OFFICE OF THE SPECIAL MAGISTRATE
4501 OCEAN DRIVE
TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA 33308

TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA

Petitioner,

vs.

PALM LAKES III ASSOCIATES INC

Respondent(s)

Case #:

22030014

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: DALEN, JESSE Registered Agent

491 NW 42ND AVE SUITE #21 PLANTATION, FL33317

The Town of Lauderdale-By-The-Sea Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Lauderdale-By-The-Sea Special Magistrate did issue on 4/28/2022, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$50.00.

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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, e...	5/25/2022		\$100.00

Notes:

At the May 26, 2022 Special Magistrate Hearing, the Magistrate found the property had not complied with the previously-issued Final Order. He certified the lien, including the previous Hearing Cost of \$50 and an additional Hearing Cost of \$200. He scheduled a final status hearing for June 23, 2022 prior to recording of the lien.

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 494318011640
LEGAL DESCRIPTION: LAUDERDALE BY THE SEA 6-2 B LOT
22,23 N1/2 BLK 16
STREET ADDRESS: 4209 EL MAR DR, LAUDERDALE BY THE
SEA, FL 33308 1-9

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

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

4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Inspector. **Additionally, a fine of \$200.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 6.5 of the Town of Lauderdale-By-The-Sea Code of Ordinances, as currently enacted or as may be amended from time to time, and **such lien shall be co-equal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles and claims regardless of when created or recorded.** The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a final administrative order of the Special Magistrate for the Town of Lauderdale-By-The-Sea to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this June 6, 2022

ATTEST:

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

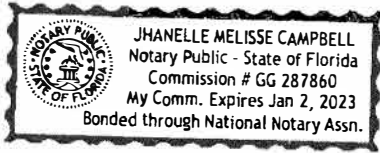
[Signature]
SPECIAL MAGISTRATE CLERK

[Signature]
Tom Anbro
SPECIAL MAGISTRATE

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 6 day of June, 2022 by Megan Small and
Tom Anbro, 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:



[Signature]
NOTARY PUBLIC, State of Florida at Large

Jhanelle Campbell
Print, type or stamp name of Notary

GG 287860
Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Lauderdale-By-The-Sea.



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 #: 22030014

Petitioner,

vs.

PALM LAKES III ASSOCIATES INC

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

IN RE:

STREET ADDRESS: 4209 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 1-9

FOLIO: 494318011640

LEGAL DESCRIPTION: LAUDERDALE BY THE SEA 6-2 B LOT 22,23 N1/2 BLK 16

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, April 28, 2022, 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
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, e...	5/25/2022		\$100.00

Notes:

At the (4-28-22) Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by (5-25-22) or a fine of \$100 per violation per day will accrue beginning (5-26-22) until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the (5-26-22) Hearing for Certification of Lien.

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 Wienberg, G**, 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 \$50.00 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 954-640-4216 or email at gregw@lbts-fl.gov.

DONE AND ORDERED this May 10, 2022

ATTEST:

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

[Signature]

SPECIAL MAGISTRATE CLERK

[Signature]
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 10 day of May, 2022 by Megan Small and
Tom Ansbro, 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:

[Signature]
NOTARY PUBLIC, State of Florida at Large



Jhanelle Campbell

Print, type or stamp name of Notary

GG 287860

Commission Number, if any

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