

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

Agenda

Thursday, April 25, 2024

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, April 25, 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. 2024-CE-02
 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



Agenda Item No: 4.a.

Code Compliance Hearing Agenda Item Report

Meeting Date: April 25, 2024

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: CODE CASES

Subject Title: CODE CASES

Explanation:

Recommendation:

Exhibits:

1. 4-25-2024 Agenda Summary
2. 4-25-2024 Agenda Backup



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • April 25, 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	22050002	229 E COMMERCIAL BLVD	SABATINI INVESTMENTS LLC	46
2	24020003	106 E COMMERCIAL BLVD 110	KAVON ENTERPRISES INC % JENNIFER NOVAK- LECKOWICZ	25
3	24030003	222 E COMMERCIAL BLVD	ACS 218 LLC	28

Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
4	24040006	219 CODRINGTON DR	PATRICIA L COOPER TR	18
5	24040003	4533 POINCIANA ST	POINCIANA 4533 LLC	14

Old Business

Item #	Case #	Property Address	Property Owner	Page #
6	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	38
7	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	40
8	21120018	3900 N OCEAN DR	FOUNTAINHEAD ASSOCIATION, INC.	44
9	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	37
10	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	42
11	22070008	4553 BOUGAINVILLE DR	STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D	34
12	24010004	260 CODRINGTON DR	ROGERS,RUTH A RUTH A ROGERS REV TR	21
13	18020015	2 E COMMERCIAL BLVD	FISHERMANS PIER INC	32
14	23010015	234 HIBISCUS AVE	MG Property Management	36
15	23050002	4520 EL MAR DR	COMMON AREA	19
16	24010006	2000 S OCEAN BLVD 2G	MANCUSO ROYAL COAST 2G TR MANCUSO,MICHAEL & JOSIE TRSTEEES	22
17	24020001	5400 N OCEAN BLVD	SEA RANCH VILLAS INC	23
18	24030006	275 CODRINGTON DR	MILAN,PETER G MILAN,CAROLYN R	31



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

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

New Business

Item #	Case #	Property Address	Property Owner	Page #
19	24030013	1740 E TERRA MAR DR	CORWIN,HEATHER L & DAVID HEATHER L CORWIN TR	9
20	24030002	233 NEPTUNE AVE	VENTO,PHILLIP M	27
21	24030004	4629 POINCIANA ST 215	REMMY,ALBERT E M JR REMMEY,CAROLYN	29
22	24030005	2073 COCO PALM PL	GOLDSTEIN,MARNEY LARNED,JOSHUA M	30
23	24040002	241 OCEANIC AVE	SLUTSKAYA,BINA	13
24	24040005	1480 S OCEAN BLVD	Property Keepers Management, LLC	17
25	24020004	4317 N OCEAN DR	FEMS VENTURE	26
26	24030008	4433 POINCIANA ST	BONNAN FLORIDA LLC	7
27	24030009	1480 S OCEAN BLVD 215	JOHN L MARTIN JR TR	8
28	24030014	4652 POINCIANA ST	COMMON AREA	10
29	24040001	1912 OCEAN MIST DR	CROVETTO,GILDA SALAZAR,GEORGE	12
30	24040004	1924 OCEAN MIST DR	NEUBERT,G W JR & VICKI J	16

Special Set

Item #	Case #	Property Address	Property Owner	Page #
31	23040006	231 LAKE CT 1-4	MARRONE-SPEER,MARIA EST	3
32	21110011	1800 S OCEAN BLVD 910	JOYCE,KEVIN	1
33	2204-CE-02	228 IMPERIAL LANE	PHILLIPS. ROSA & SCOTT	

VI.ADJOURNMENT

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	11/16/2021	STATUS	Closed
ADDRESS	1800 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 910	INSPECTOR	Greg Wienbarg	STATUS DATE	4/1/2024 12:00:00 AM

1. CASE 21110011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	6/23/2022
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$250.00
	DAYS TO COMPLY	30	COMMENTS FINAL ORDER At the (1-27-22) Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by (2-23-22) or a fine of \$100 per violation per day will accrue beginning (2-24-22) 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 (2-24-22) Hearing for Certification of Lien.
	INSPECTION DATE	7/26/2022	COMMENTS - IMPOSITION OF FINE At the June 23, 2022 Special Magistrate Hearing, the Magistrate found that the violation of FBC 105.1- Work without permits, was not corrected as required and certified the lien. The Magistrate also certified a Hearing Cost of \$200 for this hearing. The original Hearing Cost was not paid and has been certified.
	COMPLIED DATE	7/26/2022	
	SCHEDULED HEARING DATE	4/25/2024	
	FINAL ORDER MEETING DATE	1/27/2022	
	FINAL ORDER COMPLY BY DATE	2/23/2022	

NOTICE NAMES: JOYCE,KEVIN Owner
44 BROOKSIDE DR KINGSTON KINGSTON, NH 03848

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/26/2022	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	7/26/2022

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	2/23/2022

NARRATIVE:

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

As per Building Official: Interior remodel work without permit. Stop Work Order posted (11/16/2021).

Corrective Action required: Please obtain an after-the-fact permit for the interior work done without a permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.

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

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

CASE TYPE	Permits Required Violations	DATE ESTBL	3/28/2023	STATUS	Closed
ADDRESS	231 LAKE CT, LAUDERDALE BY THE SEA, FL 33308 1-4	INSPECTOR	Bethany Banyas	STATUS DATE	4/1/2024 12:00:00 AM

2. CASE 23040006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	8/24/2023
	TYPE OF SERVICE	Verified	PROSECUTION COSTS	\$200.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER	The Special Magistrate ordered compliance within two weeks from today, by June 8, 2023, by having the correct signed documentation for the a/c units stating they were installed up to code or remove them from the property or the power would be pulled and \$50/day fine to accrue thereafter and for the pilings, an engineer's letter (marine or structural) stating the pilings were safe to remain in place and could withstand 170 mph wind or a fine of \$150/day plus \$50 cost for today's hearing due immediately or payable within thirty days.
	INSPECTION DATE	3/15/2024	COMMENTS - IMPOSITION OF FINE	Certification of Lien where the previous Hearing Costs have not been paid but the property is not complied: At the August 24, 2023 Special Magistrate Hearing, the Magistrate certified the lien. He also certified a Hearing Cost of \$150
	COMPLIED DATE	3/15/2024		
	SCHEDULED HEARING DATE	4/25/2024		
	FINAL ORDER MEETING DATE	5/25/2023		
	FINAL ORDER COMPLY BY DATE	6/8/2023		

NOTICE NAMES: MARRONE-SPEER,MARIA EST Owner
231 LAKE CT LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/15/2024	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	3/15/2024

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$200.00	6/8/2023

NARRATIVE:

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

As per Building Official Simo Mansor, the following work was done at 231 Lake Court without permits:

- 1) Dock removed without permit
- 2) New pilings installed in waterway without a permit
- 3) Several A/C units, all with varying manufacture dates, installed without a permit

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.

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

Respectfully,

Bethany Banyas

Senior Inspector, Code Compliance

954-640-4220

bethanyb@lbts-fl.gov

CASE TYPE	Building Permit Violation	DATE ESTBL	3/23/2024	STATUS	Closed
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 3	INSPECTOR	Hector Barrett	STATUS DATE	3/29/2024 12:00:00 AM

3. CASE 24030007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	7022 3330 0002 0163 9948	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	6	COMMENTS FINAL ORDER
	INSPECTION DATE	3/29/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	3/29/2024	
	SCHEDULED HEARING DATE	4/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: WACHTER, WILHELM & EDITH Owner
 4652 POINCIANA ST UNIT 3 LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/29/2024	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	3/29/2024
	2	3/29/2024	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	Closed	3/29/2024

FINES:

NARRATIVE: WWOP
 FBC 105.1 - Work done without a Permit from the Town.
 As per Building Official Simo Manso
 Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work being 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.

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

regarding this issue.
Respectfully,
Hector Barrett
954-640-4220

CASE TYPE	Landscape Violations	DATE ESTBL	2/10/2024	STATUS	Open
ADDRESS	4433 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	3/25/2024 12:00:00 AM

4. CASE 24030008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	7	COMMENTS FINAL ORDER
	INSPECTION DATE	4/1/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: BONNAN FLORIDA LLC Owner
 10360 CAMEILLA ST PARKLAND, FL 33076
 Cannizzaro, Miguel Angel Capriles
 10340 Carneilla Street Parkland, FL33076
 Ramirez, Jose Arturo
 10340 Carneilla Street Parkland, FL33076
 Serle P.A, Steven
 5820 N Federal Hwy Boca Raton, FL33487

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	4/1/2024	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.	Not in Compliance	

FINES:

NARRATIVE:

CASE TYPE	Building Permit Violation	DATE ESTBL	3/25/2024	STATUS	Open
ADDRESS	1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 215	INSPECTOR	Hector Barrett	STATUS DATE	3/25/2024 12:00:00 AM

5. CASE 24030009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS
	DAYS TO COMPLY	-17	COMMENTS FINAL ORDER
	INSPECTION DATE	3/8/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: JOHN L MARTIN JR TR Owner
 1480 S OCEAN DR BLVD 215 LAUDERDALE BY THE SEA, FL 33062
 Andrew, Martin
 540 40 ST Bellingham, WA98229-3029

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/8/2024	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	Building Permit Violation	DATE ESTBL	3/29/2024	STATUS	Open
ADDRESS	1740 E TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	3/29/2024 12:00:00 AM

6. CASE 24030013

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	9589071052701060441892	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	14	COMMENTS FINAL ORDER	
INSPECTION DATE	4/12/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	4/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: CORWIN,HEATHER L & DAVID HEATHER L Owner
 CORWIN TR
 1740 E TERRA MAR DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/12/2024	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: Please contact the building department and get the required permits for the work being done or completed in the back yard. Pool deck, pavers being replaced.

building@lbts-fl.gov 954-640-4215

Thank You

CASE TYPE	Building Permit Violation	DATE ESTBL	3/29/2024	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	3/29/2024 12:00:00 AM

7. CASE 24030014

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589 0710 5270 1060 4419 08 / 9589 0710 5270 1060	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	13	COMMENTS FINAL ORDER
	INSPECTION DATE	4/11/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: COMMON AREA Owner
 2331 N. State Road 7 #213 Lauderdale Lakes, FL 33313 Lauderdale by the sea, FL 33308
 MANAGEMENT, LLC, SEMART PROPERTY
 2331 N. STATE ROAD 7 213 LAUDERDALE LAKES, FL33313
 Senouci, Carl
 2331 N. STATE ROAD 7 213 FT Lauderdale, FL33313
 Yultyev, Aleksandr
 2331 N. STATE ROAD 7 213 FT Lauderdale, FL33313

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/11/2024	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: WWOP
 FBC 105.1 - Work done without a Permit from the Town.
 As per Building Official Simo Manso
 Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all

work being 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.

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

Respectfully,
Hector Barrett
954-640-4220

CASE TYPE	Property Maintenance (General)	DATE ESTBL	3/25/2024	STATUS	Open
ADDRESS	1912 OCEAN MIST DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	4/8/2024 12:00:00 AM

8. CASE 24040001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 4	COMMENTS FINAL ORDER
	INSPECTION DATE 4/12/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 4/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: CROVETTO,GILDA SALAZAR,GEORGE Owner
 1912 OCEAN MIST DR LAUDERDALE BY THE SEA, FL 33062
 Incorporators LTD, Americhoice
 1201 N Orange ST, STE 762 One Commerce Center Wilmington, DE19801
 LLC, Salcro
 7951 Riviera Blvd Suite 101 Miramar, FL33023

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/12/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-311.(c)(7) - Maintenance of structures in waterways. Boats, boat lifts, boathouses, mooring and docking. Structures in waterways. Any structure erected in any waterway shall be kept in good repair by the owner thereof and shall be subject to removal by the Town in the event that they are unsafe or create a hazard to navigation as determined by the Town, the cost thereof to be assessed against the owner. Opportunity for notice and a hearing shall be afforded to the owner prior to such removal by the Town.	Not in Compliance	

FINES:

NARRATIVE: Dock in disrepair Sec. 30-311(c)(7) - Boats, boat lifts, boathouses, mooring and docking. Any structure erected in any waterway shall be kept in good repair by the owner thereof and shall be subject to removal by the Town in the event that they are unsafe or create a hazard to navigation as determined by the Town, the cost thereof to be assessed against the owner.
 Corrective Action: Please repair the dock to its original structurally sound and safe condition so that there are no loose, damaged or missing boards.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	4/8/2024	STATUS	Open
ADDRESS	241 OCEANIC AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	4/8/2024 12:00:00 AM

9. CASE 24040002

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	4	COMMENTS FINAL ORDER	
INSPECTION DATE	4/12/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	4/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: SLUTSKAYA,BINA Owner
 241 OCEANIC AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/12/2024	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	
	2	4/12/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d) - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.	Not in Compliance	

FINES:

NARRATIVE: Please obtain a BTR prior to rental property being rented. In addition Town code only allows for home to be rented for a minimum of 7 consecutive days. Please update all your listings to reflect 7 days minimum to avoid further code enforcement action.

BTR@LBTS-FL.GOV
 954-640-4216

CASE TYPE	Web Citizen Complaint	DATE ESTBL	3/11/2024	STATUS	Open
ADDRESS	4533 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	4/12/2024 12:00:00 AM

10. CASE 24040003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand	PROSECUTION COSTS
	DAYS TO COMPLY	11	COMMENTS FINAL ORDER
	INSPECTION DATE	4/19/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: POINCIANA 4533 LLC Owner
209 E HALLANDALE BEACH BLVD HALLANDALE BEACH, FL 33009
Buhadana, Shimon
5790 Powerline Rd Fort Lauderdale, FL33309
NEVILLE M, ESQ , LESLIE
7401 WILES RD CORAL SPRINGS, FL33067

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/19/2024	Chapter 30 - Unified Land Development Regulations Section 30-241(k)(1) - RM-25 district—Apartments and lodging. Density and lot area. Required lot area shall be at least 1,742 feet per multiple-family kitchen dwelling unit and at least 871 square feet per hotel room (1,742 square feet for condominium).	Not in Compliance	
	2	4/19/2024	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	4/19/2024	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	

4 4/19/2024

Florida Building Code STOP WORK ORDER, Florida Building Code; SECTION [A] 115.1 Thru 115.3 , STOP WORK ORDER, Florida Building Code; SECTION [A] 115.1 Thru 115.3 , [A]115.1 Authority. Where the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order. [A]115.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. [A]115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

Not in Compliance

FINES:

NARRATIVE:

Please remove lock from door and revert apartment back to a two-bedroom apartment, or you can contact the zoning department and do site plan modification to apply to get more units allowed. If you would like to do that please contact zoning@lbts-fl.gov or come into the office for more information.

Additionally, general property maintenance issues were observed to include, holes in drywall inside unit 4, exposed electrical wires all around buildings, exposed mechanical wires and pipes inside unit #4. paint chipping all over grass. walkway in disrepair presents a trip hazard.

Stop work order posted for unit #4 illegal mini split installed, in addition unit #2 and unit #3 stop work order posted for going beyond scope of work.

Please confirm when this is in compliance and a follow-up inspection will be done.

code@lbts-fl.gov 954-640-4216

Thank You

CASE TYPE	Nuisance	DATE ESTBL	4/8/2024	STATUS	Open
ADDRESS	1924 OCEAN MIST DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	4/8/2024 12:00:00 AM

11. CASE 24040004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	10	COMMENTS FINAL ORDER	
INSPECTION DATE	4/18/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	4/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: NEUBERT,G W JR & VICKI J Owner
 1924 OCEAN MIST DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/18/2024	Florida Building Code FBC/BCA Section 116.2.1.2.7. Swimming Pools. 116.2.1.2.7 Swimming pools that contain stagnant water are deemed unsanitary and dangerous to human life and public welfare and shall be presumed and deemed unsafe.	Not in Compliance	

FINES:

NARRATIVE: Stagnant water in pool.
 Corrective Action: Please clean and maintain pool on a regular basis.

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

CASE TYPE	Permits Required Violations	DATE ESTBL	4/8/2024	STATUS	Open
ADDRESS	1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	4/8/2024 12:00:00 AM

12. CASE 24040005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 13	COMMENTS FINAL ORDER
	INSPECTION DATE 4/21/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 4/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: Property Keepers Management, LLC Owner
 6555 Powerline RD #105 Fort Lauderdale, FL 33309
 Conway, Edith
 6535 Nova Drive 109 FORT LAUDERDALE , FL33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/21/2024	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: Please contact building department to get an after the fact permit for the railings added to the roof of the building.

building@lbts-fl.gov 954-640-4215

CASE TYPE	Zoning Violations	DATE ESTBL	4/8/2024	STATUS	Open
ADDRESS	219 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	4/8/2024 12:00:00 AM

13. CASE 24040006

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	13	COMMENTS FINAL ORDER	
INSPECTION DATE	4/21/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	4/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: PATRICIA L COOPER TR Owner
 219 CODRINGTON DR LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/21/2024	Chapter 30 - Unified Land Development Regulations Section 30-481(a)(4) - Landscape requirements by zoning districts. Single family and two-family residential districts: On a corner lot no fences, walls or hedges shall be erected or maintained at a street-bordering corner to a height exceeding 30 inches above the crown of the most adjacent roadway in the area forming an imaginary triangle bounded on two sides by the two lot lines intersecting to form such corner, with the third side of such triangle being formed by the imaginary line between the imaginary points located along each of such intersecting lot lines a distance of 25 feet from the point of intersection. If a parcel has a circular shape at the corner where two paved thoroughfares intersect, then the two lot lines of the sides of the property which border the bordering streets shall be imaginarily extended to form the point of intersection of said two lot lines for the purposes of measurement.	Not in Compliance	

FINES:

NARRATIVE: Please see attached document. Any landscaping inside the triangle needs to be cut so it does not exceed 2.5 feet in height. Once this is completed please contact code compliance to come out and re-inspect.

code@lbts-fl.gov 954-640-4216

Any questions regarding to this please contact zoning@lbts-fl.gov.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/10/2023	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	3/29/2024 12:00:00 AM

14. 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	4/25/2024	
	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	3/29/2024 12:00:00 AM

15. 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	4/25/2024		
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	3/29/2024 12:00:00 AM

16. 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	4/25/2024	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

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

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	3/29/2024 12:00:00 AM

17. 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	4/25/2024	
	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@lbs-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	3/29/2024 12:00:00 AM

18. 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	4/25/2024		
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

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	Sign Violations	DATE ESTBL	1/10/2024	STATUS	Open
ADDRESS	4317 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	4/8/2024 12:00:00 AM

19. CASE 24020004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	21	COMMENTS FINAL ORDER	
INSPECTION DATE	2/29/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	4/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: FEMS VENTURE Owner
 4388 OBAR DR CHATTANOOGA, TN 37419

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/29/2024	Chapter 30 - Unified Land Development Regulations Section 30-502 (e) Window sign. Decals such as payment acceptance, brand and service decals, limited to eight per business, not to exceed eight square inches each. Decals will count toward the 25% window coverage maximum;	Not in Compliance	

FINES:

NARRATIVE: Need to obtain and after the fact sign permit for the window decals installed.
 Please contact Zoning@lbs-fl.org for help with permit submittal.
 Thanks

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	3/29/2024 12:00:00 AM

20. 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	4/25/2024		
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. in addition 3/18/2024 it has been observed that the windows and doors were also replaced with no 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	3/29/2024 12:00:00 AM

21. 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 4/25/2024	
	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	3/29/2024 12:00:00 AM

22. 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	4/25/2024		
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	3/29/2024 12:00:00 AM

23. 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	4/25/2024		
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	3/29/2024 12:00:00 AM

24. 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	4/25/2024		
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	Property Maintenance (General)	DATE ESTBL	2/22/2018	STATUS	Open
ADDRESS	2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	1/26/2024 12:00:00 AM

25. CASE 18020015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$53,425.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER	FINAL ORDER: PER SPECIAL MAGISTRATE, ALL PIER REPAIR IS TO BE COMPLETED BY MARCH 26, 2019 OR A FINE OF \$250 PER DAY WILL BEGIN TO COMMENCE THEREAFTER. THIS CASE WILL RETURN TO THE JANUARY 24, 2019 CODE COMPLIANCE HEARING FOR A STATUS UPDATE. A HEARING COST OF \$50 WAS ALSO ASSESSED AT THE SEPTEMBER 27, 2018 CODE COMPLIANCE HEARING.
	INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	4/25/2024		
	FINAL ORDER MEETING DATE	9/27/2018		
	FINAL ORDER COMPLY BY DATE	3/26/2019		

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

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

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

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

Thank you for your attention to this matter.

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

CASE TYPE	Permits Required Violations	DATE ESTBL	7/7/2022	STATUS	Open
ADDRESS	4553 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienborg	STATUS DATE	3/29/2024 12:00:00 AM

26. 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 4/25/2024	
	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 Wienburg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	1/25/2023	STATUS	Open
ADDRESS	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	2/23/2024 12:00:00 AM

27. CASE 23010015

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

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

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	9/29/2022	STATUS	Open
ADDRESS	1530 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	2/23/2024 12:00:00 AM

28. CASE 23010007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201638514	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER
	INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

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

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

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

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/15/2021	STATUS	Open
ADDRESS	1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	1/26/2024 12:00:00 AM

29. CASE 21100022

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 21	COMMENTS FINAL ORDER
	INSPECTION DATE 9/27/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 4/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: OCEAN COLONY CONDOMINIUM ASSOCIATION Owner
1620 S OCEAN BLVD (OFFICE) LAUDERDALE BY THE SEA, FL 33062
Rembaum, Kaye Bender
1200 PARK CENTRAL BLVD SOUTH POMPANO BEACH , FL33064

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/27/2023	Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...	Not in Compliance	

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

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

FBC BCA Section 110.15 - Building Safety Inspection Program.
The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.
Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet.
In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:
1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007

3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

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

According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program.

Please comply with the requirements of the Building Safety Inspection Program. A copy of the inspection form is located at:

<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/9/2021	STATUS	Open
ADDRESS	1850 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	1/26/2024 12:00:00 AM

30. CASE 21100051

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	70190700000027912669	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	15	COMMENTS FINAL ORDER	
INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	4/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/23/2023	Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...	Not in Compliance	

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

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

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

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

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

Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

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

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/3/2021	STATUS	Open
ADDRESS	2000 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	3/29/2024 12:00:00 AM

31. 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 4/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

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

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

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

square feet.

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

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

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/3/2021	STATUS	Open
ADDRESS	3900 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	1/26/2024 12:00:00 AM

32. CASE 21120018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	29	COMMENTS FINAL ORDER
	INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

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

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

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

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	4/30/2022	STATUS	Open
ADDRESS	229 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	3/29/2024 12:00:00 AM

33. 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 4/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

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

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

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

Respectfully,

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



Agenda Item No: 4.b.

Code Compliance Hearing Agenda Item Report

Meeting Date: April 25, 2024

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: CODE CASES

Subject Title: 2024-CE-02

Explanation:

Recommendation:

Exhibits:

1. 2024-CE-02
2. EXHIBIT 1
3. EXHIBIT 2
4. EXHIBIT 3
5. EXHIBIT 4
6. EXHIBIT 5
7. EXHIBIT 6



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

To: Special Magistrate Judith Secher
From: Jhanelle Campbell, Development Services Director
Date: April 9, 2024
Meeting Date: April 25, 2024
New Business: Construction Extension- 228 Imperial Lane

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.

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)**.

James M. Barron, owner of Barron Development Corp., submitted an application **(Exhibit 2)** requesting additional 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 applicant is requesting a 4-month extension as they have interior items to be done. Exterior work still to be done includes the following: Interior tile/marblework, cabinetry, paint, counters, stairs, railings, balcony decks, millwork, appliances, plumbing and electrical trim out, wine room, interior doors, hardware, hvac, driveway, landscape, and irrigation. Exterior work completed so far includes pool shell, structure, stucco, roof system, drainage, framing, MEPS and all interior drywalls. 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 February 15, 2022. The permit is set to expire June 5, 2024

228 IMPERIAL LANE HISTORY:

Date	Event
February 15, 2022	Building permit application received
June 5, 2024	Construction Time Expires
October 31, 2024	Extension Request Date

The applicant states, “elements and materials selected by the client have an abnormal long lead time where most of the materials are not expected to be delivered until May/June timeframe. Once all the material are onsite, we will be looking at a few months to complete installation which is expected to be late August 2024 or early September 2024. There is no reduction in cost on the project.” A copy of the narrative and email is attached as **Exhibit 4**.

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 70% with all interior work left to be completed and inspected. After conferring with the Building Official, staff recommends approval of a four-month time extension to October 31, 2024 (**Exhibit 5**).

Exhibits: 1. Code Section 6-12

Special Magistrate Hearing
April 25, 2024
228 Imperial Lane

2. Construction Time Extension Application
3. Photographs of 228 Imperial Lane
4. Narrative and Email
5. Permit Inspection History
6. Construction Time Extension Approval

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

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

Building Department

4501 Ocean Drive

Lauderdale-By-The-Sea, FL 33308

Phone: (954)640-4215

Fax: (954)640-4211

Construction Time Extension Request

Applicant Name: James M. Barron of Barron Development Corp. Date: 3/7/24

Applicants Address: 2890 Marina Mile Blvd Ste. 115, Ft Lauderdale, Fl Zip Code: 33312

Applicants Phone Number: 954-749-7295

Email Address: jim@barrondevelopment.com/cindy@barrondevelopment.com

Project Information

Site Address(s): 228 Imperial Lane

Legal Description: Lauderdale Surf & Yacht Estates Lot 37 Block 1 Folio #: 4943 18 04 0390

Zoning District of Site: _____

Description of Project: New Single Family Residence

Project Name: Phillips Residence

Date of Development Order (if applicable): _____

Permit Information

Permit Number(s): LBS22-012317

Date Original Permit was issued: _____

Type of project:

New construction

Repairs or renovations of existing structure

Date of projected completion: SEPTEMBER 2024

1. Attach a letter detailing the reasons for the construction time extension request.
2. Submit application fee of \$500

Applicant Signature: [Signature] Date: 3/8/24

For Office Use Only:

Town Commission Date: _____

Action Taken: _____



EXHIBIT 3 - PHOTOGRAPHS OF 228 IMPERIAL LANE



Mar 14, 2024 2:02:34 PM

Florida A1A



Google

Hibiscus

Imperial Ln

Codrington Dr

NE 42nd Ct

NE 34th Ave

N Ocean Blvd

Hwy A1A

N Ocean Dr

El Mar Dr

RAMON DEVELOPMENT CORPORATION
 STATE OF FLORIDA
 COOPERATIVE GENERAL CONTRACTORS
 1401 N. OCEAN BLVD., SUITE 100
 OCEAN BEACH, FL 33151
 (305) 992-1111

South Florida's Premier Commercial Development Firm

South Florida's Premier Commercial Development Firm

201622

PRECISION
 888-920-5060

Mar 14, 2024 2:02:43 PM

Florida A1A



Mar 14, 2024 2:02:47 PM
Florida A1A



PRECISION
PORTABLES
888-920-5060
www.precisionportables.com

LBTS
LAUDERDALE
BY-THE-SEA

PUBLIC NOTICE

CASE: 2024-CE-02
APPLICANT: James H. Stevens (Owner/Developer/Contractor)
ADDRESS: 279 Jarvis Hall, Suite 100
REQUEST: Request for Town Code Section 4-100 (Land Use) and
Contractor Registration & Permitting, and Approval for
Request for Approval for Construction

PUBLIC HEARING

MEETING DATE: 4/12/2024 TIME: 3:00 PM

TOWN COMMISSION DATE: _____ TIME: _____

MEETING LOCATION JARVIS HALL 4501 N. OCEAN DRIVE

FOR MORE INFORMATION CALL DEVELOPMENT SERVICES DEPARTMENT (954) 640-4210

4/12/2024



**BARRON DEVELOPMENT CORPORATION
STATE CERTIFIED GENERAL CONTRACTORS
SOUTH FLORIDAS EXCLUSIVE RESIDENTIAL DEVELOPER
CGC 057200 / CGC 1518125**

2890 Marina Mile Blvd., Unit # 115, Ft. Lauderdale Florida 33312
Office: 954.749.7295 Fax: 954.749.0674

Jim@barrondevelopment.com www.barrondevelopment.com

March 8, 2024

Lauderdale-By-The-Sea
4501 N Ocean Dr,
Lauderdale-By-The-Sea, FL 33308

Re: 228 Imperial Lane
Case: 49341

To Whom it May Concern:

The elements and materials selected by the client have an abnormal long lead time where most of the materials are not expected to be delivered until May/June timeframe. Once all the material are onsite we will be looking at a few months to complete installation which is expected to be late August 2024 or early September 2024. There is no reduction in cost on the project.

Thank you,

A handwritten signature in black ink, appearing to read 'James M. Barron', is written over a blue horizontal line.

James M. Barron



RE: 18 month CE Request: 228 Imperial Lane

Cindy Correa <Cindy@barrondevelopment.com>

Wed 3/27/2024 11:58 AM

To: Muriel Ramirez <MurielR@lbtz-fl.gov>; Jim Barron <jim@barrondevelopment.com>

Cc: Code <code@lauderdalebythesea-fl.gov>; Eric Villanueva <ericv@lauderdalebythesea-fl.gov>; David Lee <davidl@lauderdalebythesea-fl.gov>

[CAUTION] This external e-mail originated outside the Town. Do not open links or attachments unless you are certain they are safe.

Good morning Muriel, I just wanted to follow up on this. Is there anything else we need to do?

thank you,

Cindy Correa



CELL: 954-254-5278
TEL: 954-749-7295
FAX: 954-749-0674
EMAIL: Cindy@barrondevelopment.com
WWW: BarronDevelopment.com
2800 Marina Mile Blvd • Unit #115 • Ft Lauderdale, FL 33312

From: Cindy Correa <Cindy@barrondevelopment.com>

Sent: Monday, March 18, 2024 3:20 PM

To: Muriel Ramirez <MurielR@lbtz-fl.gov>; Jim Barron <jim@barrondevelopment.com>

Cc: Code <code@lauderdalebythesea-fl.gov>; Eric Villanueva <ericv@lauderdalebythesea-fl.gov>; David Lee <davidl@lauderdalebythesea-fl.gov>

Subject: RE: 18 month CE Request: 228 Imperial Lane

- narrative explaining work done so far exterior site work, pool shell, structure, stucco, roof system, drainage, framing, MEPS and all interior drywall – working on finishes
- explain what work still needs to be completed interior tile/marblework, cabinetry, paint, counters, stairs, railings, balcony decks, millwork, appliances, plumbing and electrical trim out, wine room, interior doors, hardware, hvac, driveway, landscape, irrigation,

Cindy Correa



CELL: 954-254-5278
TEL: 954-749-7295
FAX: 954-749-0674
EMAIL: Cindy@barrondevelopment.com
WWW: BarronDevelopment.com
2800 Marina Mile Blvd • Unit #115 • Ft Lauderdale, FL 33312

From: Muriel Ramirez <MurielR@lbtz-fl.gov>

Sent: Monday, March 18, 2024 3:12 PM

To: Cindy Correa <Cindy@barrondevelopment.com>; Jim Barron <jim@barrondevelopment.com>

Cc: Code <code@lauderdalebythesea-fl.gov>; Eric Villanueva <ericv@lauderdalebythesea-fl.gov>; David Lee <davidl@lauderdalebythesea-fl.gov>

Subject: Re: 18 month CE Request: 228 Imperial Lane

You don't often get email from murielr@lbtz-fl.gov [Learn why this is important](#)

Good afternoon,

Understood. Please provide us with the missing information.

- narrative explaining work done so far
- explain what work still needs to be completed (include the Oct. 31st date for completion)

Once I have received this, I can begin to work on our report for review internally.

Best Regards,

Muriel Bryan Ramirez

Assistant Director of Development Services



Town Hall: (954) 640-4200
Office: (954) 640-4213
murielr@lbtz-fl.gov

4601 N. Ocean Drive, Lauderdale-By-The-Sea, FL 33308
www.lbtz-fl.gov • www.discoverlbtz.com

LAUDERDALE BY-THE-SEA



Please Note: Florida has a very broad public records law that is common to the town, including the right to be able to receive it. Please note that this is a public record. Your email communication is therefore subject to public release.

From: Cindy Correa <Cindy@barrondevelopment.com>

Sent: Monday, March 18, 2024 2:44 PM

To: Muriel Ramirez <MurielR@lbtz-fl.gov>; Jim Barron <jim@barrondevelopment.com>

Cc: Code <code@lauderdalebythesea-fl.gov>; Eric Villanueva <ericv@lauderdalebythesea-fl.gov>; David Lee <davidl@lauderdalebythesea-fl.gov>

Subject: RE: 18 month CE Request: 228 Imperial Lane

[CAUTION] This external e-mail originated outside the Town. Do not open links or attachments unless you are certain they are safe.

Hi Muriel,

The GC said lets say October 31st to be on the safe side – we can finish earlier but we run the risk of items delayed from Europe

Thank you,
Cindy Correa

PROJECT SUPERINTENDENT/SMART COORDINATOR



CELL: 954-254-5278
TEL: 954-749-7295
FAX: 954-749-0674
EMAIL: Cindy@barrondevelopment.com
WWW: BarronDevelopment.com
2890 Marina Mae Blvd • Unit #115 • Ft Lauderdale, FL 33317

From: Muriel Ramirez <MurielR@lbtz-fl.gov>
Sent: Wednesday, March 13, 2024 1:55 PM
To: Cindy Correa <Cindy@barrondevelopment.com>
Cc: Code <code@lauderdalebythesea-fl.gov>; Eric Villanueva <ericv@lauderdalebythesea-fl.gov>; David Lee <davidl@lauderdalebythesea-fl.gov>
Subject: Re: 18 month CE Request: 228 Imperial Lane

You don't often get email from murielr@lbtz-fl.gov. [Learn why this is important](#)

Good afternoon Cindy,

We are in receipt of your application and payment.

Please note the following is still pending for review:

- narrative explaining work done so far
- explain what work still needs to be completed

Please confirm, the expected timeline of completion is September 2024? (3 month extension)
Please note the following:

- (4) The Special Magistrate may extend the deadline for up to one year and may in the extension as are warranted. Subsequent extensions shall not be accepted 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

Feel free to reach out should you have any questions.

Muriel Bryan Ramirez
Assistant Director of Development Services



Town Hall: (954) 640-4200
Office: (954) 640-4213
murielr@lbtz-fl.gov
4501 N. Ocean Drive, Lauderdale-By-The-Sea, FL 33308
www.lbtz-fl.gov • www.discoverlbtz.com

LAUDERDALE BY-THE-SEA



Please Note: Florida has a very broad public records law. While we can restrict access to City Town Hall, using email services, Public Records available to the public upon request. Your email communication or is therefore subject to public disclosure.

From: Muriel Ramirez <MurielR@lbtz-fl.gov>
Sent: Wednesday, March 6, 2024 4:34 PM
To: cindy@barrondevelopment.com <cindy@barrondevelopment.com>
Cc: Code <code@lauderdalebythesea-fl.gov>; Eric Villanueva <ericv@lauderdalebythesea-fl.gov>
Subject: Re: 18 month CE Request: 228 Imperial Lane

My apologies, see correct application attached.

Muriel Bryan Ramirez
Assistant Director of Development Services



Town Hall: (954) 640-4200
Office: (954) 640-4213
murielr@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 strict public records law. While communication to the Town, including e-mails, are Public Records available to the public upon request. Your e-mail communication is therefore subject to public disclosure.

From: Muriel Ramirez <MurielR@lbts-fl.gov>
Sent: Wednesday, March 6, 2024 3:00 PM
To: cindy@barrondevelopment.com <cindy@barrondevelopment.com>
Cc: Code <code@lauderdalebythesea-fl.gov>; Eric Villanueva <ericv@lauderdalebythesea-fl.gov>
Subject: 18 month CE Request: 228 Imperial Lane

Good afternoon Cindy,

As it regards to the Construction Time Extension for 228 Imperial Lane, see attached application.
Please note the following requirements:

1. Attach a narrative detailing the reasons for the construction time extension request, projected timeline, and proposed reduced fee.
2. Submit complete application and fee of \$500

Best Regards,

Muriel Bryan Ramirez
Assistant Director of Development Services



Town Hall: (954) 640-4200
Office: (954) 640-4213
murielr@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 strict public records law. While communication to the Town, including e-mails, are Public Records available to the public upon request. Your e-mail communication is therefore subject to public disclosure.

EXHIBIT 5 - PERMIT INSPECTION HISTORY

 **PERMIT PROJECT**
FILE #: 19-000523

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

228 IMPERIAL LANE LAUDERDALE BY THE SEA FL 33308
LAUDERDALE SURF & YACHT ESTATES 22-46 B LOT 37 BLK 1



INSPECTION TYPE	ASSIGNED 1	PERM	DUE	COMPLETED	STATUS	
Structural	Town of LBTS 2	LBS22- 012317	03/05/2024	03/05/2024	Approved	
	DRYWALL / SCREWS INSPECTION					
	• DRYWALL / SCREWS INSPECTION					
Structural	Town of LBTS 1	LBS22- 012317	03/01/2024	03/01/2024	Fail	
	DRYWALL / SCREW - failed not ready					
	• DRYWALL / SCREW - failed not ready					
Plumbing	Town of LBTS 2	LBS22- 012317	02/26/2024	02/26/2024	Approved	
	GAS ROUGH INSPECTION outside and inside					
	• GAS ROUGH INSPECTION outside and inside					
Structural	Town of LBTS 2	LBS23- 014208	02/13/2024	02/13/2024	Approved	
	WINDOWS IN PROGRESS INSPECTION - APPROVED					
	• WINDOWS IN PROGRESS INSPECTION - APPROVED					
Structural	Town of LBTS 1	LBS23- 014208	02/08/2024	02/08/2024	Cancelled	
	FINAL					
	• FINAL					
Structural	Town of LBTS 1	LBS22- 012317	02/08/2024	02/08/2024	Approved	
	INSULATION					
	• INSULATON					
Mechanical	Town of LBTS 2	LBS22- 012317	02/06/2024	02/07/2024	Approved	
	Condensate lines and rough ductwork					
	• Condensate lines and rough ductwork					

			DUE	COMPLETED		
Mechanical	Simo Mansor	LBS22-012317	02/01/2024	02/01/2024	Fail	
	Rough ducts and condensate lines 954-254-5278 - NO PLANS					
	• Rough ducts and condensate lines 954-254-5278 - NO PLANS					
Structural	Town of LBTS 1	LBS22-012317	01/31/2024	01/31/2024	Approved	
	interior frame					
	• Interior Framework					
Mechanical	Town of LBTS 1	LBS22-012317	01/31/2024	01/31/2024	Fail	
	Condensate Drains & Rough Ductwork. No permit and no contractor onsite					
	• Condensate Drains & Rough Ductwork. No permit and no contractor onsite					
Electrical	Town of LBTS 1	LBS22-012317	01/30/2024	01/30/2024	Approved	
	LOW VOLTAGE					
	• LOW VOLTAGE. -Rough approved 1/30/24					
Structural	Town of LBTS 2	LBS22-012317	01/25/2024	01/25/2024	Approved	
	WIRE LATH INSPECTION					
	• WIRE LATH INSPECTION					
Electrical	Town of LBTS 2	LBS22-012317	01/24/2024	01/24/2024	Approved	
	ROUGH					
	• ROUGH					
Structural	Town of LBTS 2	LBS22-012317	01/17/2024	01/17/2024	Approved	
	GENERATOR PAD INSPECTION					
	• GENERATOR PAD INSPECTION					
Structural	Town of LBTS 2	LBS22-012317	01/17/2024	01/17/2024	Approved	
	POOL DECK STAIRS, AND RAMP					
	• POOL DECK STAIRS, AND RAMP					

			DUE	COMPLETED		
Plumbing	Town of LBTS 2	LBS22- 012317	01/16/2024	01/16/2024	Approved	
	TOP OUT INSPECTION FOR SHOWER PANS					
	• TOP OUT INSPECTION FOR SHOWER PANS					
Structural	Town of LBTS 2	LBS22- 012317	01/12/2024	01/12/2024	Approved	
	WINDOW/DOOR IN PROGRESS					
Electrical	Town of LBTS 2	LBS22- 012317	01/11/2024	01/11/2024	Partial	
	ELECTRICAL PARTIAL ROUGH					
	• PARTIAL ROUGH					
Plumbing	Town of LBTS 2	LBS22- 012317	01/11/2024	01/11/2024	Partial	
	WATER AND SEWER, TOP OUT install dual check valve on water service. partial top out. pass sewer connection install shower pans.					
	• install dual check valve on water service. partial top out. pass sewer connection install shower pans.					
Engineering	Town of LBTS 2	LBS22- 012317	12/27/2023	12/27/2023	Approved	
	DRAINAGE INSPECTION					
	• DRAINAGE INSPECTION					
Engineering	Town of LBTS 2	LBS22- 012317	12/20/2023	12/20/2023	Approved	
	Drainage inspection					
	• Drainage inspection					
Electrical	Town of LBTS 2	LBS23- 014307	12/19/2023	12/19/2023	Approved	
	Pool deck bonding inspection					
	• Pool deck bonding inspection					
Structural	Town of LBTS 2	LBS22- 012317	12/19/2023	12/19/2023	Approved	
	Pool deck and stair inspection re-schedule -					
	• Pool deck and stair inspection					

			DUE	COMPLETED		
Structural	Town of LBTS 2	LBS22- 012317	12/18/2023	12/18/2023	Cancelled	
	Pool deck and stair inspection					
	• Pool deck and stair inspection					
Structural	Town of LBTS 2	LBS22- 012317	11/21/2023	11/21/2023	Approved	
	ROOF FINAL INSPECTION					
	• ROOF FINAL INSPECTION					
Structural	Town of LBTS 1	LBS22- 012317	11/16/2023	11/16/2023	Cancelled	
	FINAL ROOF INSPECTION					
	• FINAL ROOF INSPECTION					
Engineering	Town of LBTS 2	LBS22- 012317	11/09/2023	11/09/2023	Approved	
	PARTIAL DRAINAGE INSPECTION					
	• PARTIAL DRAINAGE INSPECTION					
Structural	Town of LBTS 2	LBS22- 012317	10/27/2023	10/27/2023	Fail	
	FINAL ROOF INSPECTION					
	• FINAL ROOF INSPECTION failed because corrective comments on inspection from 09/06/23 haven't been addressed on the flat roof. Slope roof ok.					
Structural	Town of LBTS 2	LBS22- 012317	10/13/2023	10/13/2023	Approved	
	METAL ROOF IN PROGRESS INSPECTION					
	• METAL ROOF IN PROGRESS INSPECTION					
Structural	Town of LBTS 2	LBS22- 012317	10/09/2023	10/09/2023	Cancelled	
	ROOF IN PROGRESS - DUPLICATE					
	• ROOF IN PROGRESS - DUPLICATE					
Structural	Town of LBTS 2	LBS22- 012317	10/09/2023	10/09/2023	Fail	
	ROOF COVER IN PROGRESS INSPECTION					
	• ROOF COVER IN PROGRESS INSPECTION: metal roof panels in progress failed because clips are covered, no access to check the clips distance on center. NOA shows clips should be 24" OC on field and 8" OC at perimeter. Please provide pictures or open work up. Fire Barrier installed OK.					

			DUE	COMPLETED		
Structural	Town of LBTS 2	LBS23- 014208	10/09/2023	10/09/2023	Approved	
	WINDOW MULL BARS					
	• WINDOW MULL BARS					
Structural	Town of LBTS 2	LBS22- 012317	10/03/2023	10/03/2023	Approved	
	INSULATION INSPECTION					
	• Ceiling insulation certificate, wall insulation not ready.					
Plumbing	Town of LBTS 2	LBS23- 014307	09/20/2023	09/21/2023	Approved	
	CALLING PERIMETER PLUMBING INSPECTION					
	• CALLING PERIMETER PLUMBING INSPECTION					
Electrical	Town of LBTS 2	LBS23- 014307	09/20/2023	09/20/2023	Approved	
	REQUESTING ELECTRICAL UNDERGROUND FOR POOL - APPROVED					
	• REQUESTING ELECTRICAL UNDERGROUND FOR POOL - APPROVED					
Structural	Town of LBTS 2	LBS22- 012317	09/15/2023	09/15/2023	Partial	
	METAL ROOF IN-PROGRESS INSPECTION - PARTIAL APPROVAL - 1. PER PL POLYGLASS / POLYSTICK IS A FIRE BARRIER. 2. REVISION NEEDED FOR FIRE BARRIER: POLIGLASS / POLYSTIC TU PLUS "SECTION D"					
	• METAL ROOF IN-PROGRESS INSPECTION - PARTIAL APPROVAL - 1. PER PL POLYGLASS / POLYSTICK IS A FIRE BARRIER. 2. REVISION NEEDED FOR FIRE BARRIER: POLIGLASS / POLYSTIC TU PLUS "SECTION D"					
Structural	Town of LBTS 2	LBS23- 014208	09/12/2023	09/12/2023	Approved	
	WINDOWS/DOORS FINAL INSPECTION - APPROVING 1 DOOR "BUCKS"					
	• WINDOWS/DOORS FINAL INSPECTION - APPROVING 1 DOOR "BUCKS"					
Structural	Town of LBTS 2	LBS23- 014208	09/08/2023	09/08/2023	Fail	
	BUCK INSPECTION - FAILED - SCREWS/NAILS ARE MISSING AT FRONT MIDDLE WINDOW OPENING ON 2ND FLOOR					
	• BUCK INSPECTION - FAILED - SCREWS/NAILS ARE MISSING AT FRONT MIDDLE WINDOW OPENING 2ND FLOOR					

			DUE	COMPLETED		
Structural	Town of LBTS 2	LBS22- 012317	09/06/2023	09/06/2023	Fail	
	flat roof in progress and the self-adhered in progress -- MISSING ROOF APPLICATION SECTION C & DRAWING DETAIL FOR FLAT ROOF					
	<ul style="list-style-type: none"> flat roof in progress and the self-adhered in progress -- MISSING ROOF APPLICATION SECTION C & DRAWING DETAIL FOR FLAT ROOF 					
Structural	Town of LBTS 2	LBS22- 012317	09/01/2023	09/01/2023	Fail	
	FLAT ROOF IN PROGRESS - no card or plans onsite					
	<ul style="list-style-type: none"> FLAT ROOF IN PROGRESS - no card or plans onsite 					
Structural	Town of LBTS 1	LBS23- 014208	08/29/2023	08/29/2023	Fail	
	BUCKS INSPECTION - FAIL - SOME AREAS ARE NOT DONE PROPERLY					
	<ul style="list-style-type: none"> - FAIL - SOME AREAS ARE NOT DONE PROPERLY 					
Structural	Town of LBTS 2	LBS22- 012317	08/24/2023	08/24/2023	Approved	
	ROOF PEEL AND STICK INSPECTION - APPROVED					
	<ul style="list-style-type: none"> ROOF PEEL AND STICK INSPECTION - APPROVED 					
Structural	Town of LBTS 2	LBS23- 014208	08/23/2023	08/24/2023	Partial	
	BUCKS INSPECTION/ not all bucks are done					
	<ul style="list-style-type: none"> BUCKS INSPECTION/ not all bucks are done 					
Structural	Town of LBTS 2	LBS22- 012317	08/18/2023	08/18/2023	Approved	
	TIN CAP & SECONDARY WATER BARRIER - APPROVED					
	<ul style="list-style-type: none"> TIN CAP & SECONDARY WATER BARRIER - APPROVED 					
Structural	Town of LBTS 2	LBS22- 012317	08/09/2023	08/09/2023	Approved	
	TRUSS INSPECTION - APPROVED - ENGINEERING INSPECTION LETTER WAS RECEIVED					
	<ul style="list-style-type: none"> TRUSS INSPECTION - APPROVED - ENGINEERING INSPECTION LETTER WAS RECEIVED 					
Structural	Town of LBTS 2	LBS23- 014307	08/03/2023	08/03/2023	Approved	
	POOL STEEL INSPECTION - APPROVED					
	<ul style="list-style-type: none"> POOL STEEL INSPECTION - APPROVED 					

			DUE	COMPLETED		
Structural	Town of LBTS 2	LBS23- 014307	08/02/2023	08/02/2023	Fail	
	POOL STEEL INSPECTION - FAIL - STEEL TOO HIGH					
	• POOL STEEL INSPECTION - FAIL - STEEL TOO HIGH					
Electrical	Town of LBTS 2	LBS23- 014307	08/02/2023	08/02/2023	Approved	
	POOL GROUNDING INSPECTION					
	• POOL GROUNDING INSPECTION					
Plumbing	Town of LBTS 2	LBS23- 014307	08/02/2023	08/02/2023	Approved	
	MAIN DRAIN INSPECTION PLUS SPA					
	• MAIN DRAIN INSPECTION PLUS SPA					
Structural	Town of LBTS 2	LBS22- 012317	07/21/2023	07/21/2023	Approved	
	ROOF SHEATHING - APPROVED					
	• ROOF SHEATHING - APPROVED					
Structural	Town of LBTS 2	LBS22- 012317	07/20/2023	07/20/2023	Fail	
	ROOF SHEATHING INSPECTION - FAIL - NO LATTER					
	• ROOF SHEATHING INSPECTION - FAIL - NO LATTER					
Structural	Town of LBTS 2	LBS22- 012317	07/18/2023	07/18/2023	Fail	
	Roof sheathing inspection p- FAIL					
	• Roof sheathing inspection - FAIL					
Structural	Town of LBTS 2	LBS22- 012317	06/21/2023	06/21/2023	Approved	
	TIE BEAM AND COLUMN INSPECTION ON 2ND FLOOR - APPROVED					
	• TIE BEAM AND COLUMN INSPECTION ON 2ND FLOOR - APPROVED					
Structural	Town of LBTS 2	LBS22- 012317	05/15/2023	05/15/2023	Approved	
	2ND FLOOR SLAB INSPECTION - APPROVED					
	• 2ND FLOOR SLAB INSPECTION - APPROVED					

			DUE	COMPLETED		
Plumbing	Town of LBTS 2	LBS22- 012317	03/23/2023	03/23/2023	Approved	
	2ND PLUMBING - ROUGH					
	• 2ND PLUMBING - ROUGH RAIN WATER LEADERS					
Structural	Town of LBTS 2	LBS22- 012317	03/21/2023	03/21/2023	Approved	
	TIE BEAM AND SLAB INSPECTION - APPROVED					
	• TIE BEAM AND SLAB INSPECTION - APPROVED					
Structural	Town of LBTS 2	LBS22- 012317	12/22/2022	12/22/2022	Partial	
	poured column and retaining wall inspection picked-up letter from inspecting Engineer of record.					
	• poured column and retaining wall inspection picked-up letter from inspecting Engineer of record.					
Structural	Town of LBTS 2	LBS22- 012317	10/28/2022	10/28/2022	Approved	
	slab picked up engineer's letter					
	• slab picked up engineer's letter					
Plumbing	Town of LBTS 2	LBS22- 012317	10/27/2022	10/27/2022	Approved	
	2nd plumbing hanger					
	• 2nd plumbing hanger					
Electrical	Town of LBTS 2	LBS21- 011911	10/26/2022	10/26/2022	Approved	
	final					
	• final					
Mechanical	Town of LBTS 2	LBS21- 011911	10/26/2022	10/26/2022	Approved	
	mech final approved					
	• mech final approved					
Zoning	Town of LBTS 2	LBS21- 011911	10/26/2022	10/26/2022	Approved	
	zoning final					
	• zoning final					

			DUE	COMPLETED		
Electrical	Town of LBTS 2	LBS22- 012317	10/25/2022	10/25/2022	Approved	
	underground					
	• underground					
Electrical	Town of LBTS 2	LBS22- 012317	10/25/2022	10/25/2022	Approved	
	footer bond					
	• footer bond.					
Structural	Town of LBTS 2	LBS22- 012317	10/19/2022	10/19/2022	Approved	
	gradebeam					
	• gradebeam					
Plumbing	Town of LBTS 2	LBS22- 012317	10/17/2022	10/17/2022	Approved	
	PLUMBING HANGER --- ground rough					
	• PLUMBING HANGER ---ground rough					
Structural	Town of LBTS 2	LBS22- 012317	10/14/2022	10/14/2022	Fail	
	GRADE BEAM Engineer's letter not on site					
	• GRADE BEAM Engineer's letter not on site					
Plumbing	Town of LBTS 2	LBS22- 012317	10/14/2022	10/14/2022	Approved w/Exceptions	
	PLUMBING ROUGH GROUND INSTALL SS HANGERS ON UNDERGROUND PLUMBING AS DISCUSSED AND CALL FOR HANGER INSPECTION.					
	• PLUMBING ROUGH GROUND INSTALL SS HANGERS ON UNDERGROUND PLUMBING AS DISCUSSED AND CALL FOR HANGER INSPECTION.					
Zoning	Town of LBTS 1	LBS21- 011912	08/01/2022	08/01/2022	Fail	
	TEMP FENCE / SITE VISIT - THE SILT AND GREEN SCREEN FENCING ARE REQUIRED TO BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE PROPERTY INCLUDING THE CANAL SIDE (REAR). PLEASE INSTALL ASAP AND RESCHEDULE					
Structural	Town of LBTS 2	LBS21- 011911	03/16/2022	03/16/2022	Approved	
	FINAL STRUCTURAL DEMO--Approved by Merv					
	• FINAL STRUCTURAL DEMO--Approved by Merv					

			DUE	COMPLETED		
Zoning	Town of LBTS 2	LBS21- 011912	01/28/2022	01/28/2022	Fail	
	SILT FENCE FOR DEMO FINAL-----FAILED NO CARD / PLANS					
	• SILT FENCE FOR DEMO FINAL-----FAILED NO CARD / PLANS					
Structural	Town of LBTS 2	LBS21- 011912	01/27/2022	01/27/2022	Approved	
	SILT FENCE FOR DEMO FINAL---TEMP, PER PL.					
	• SILT FENCE FOR DEMO FINAL-TEMP, PER PL.					
Zoning	Town of LBTS 2	LBS21- 011912	01/26/2022	01/26/2022	Fail	
	SILT FENCE FOR DEMO FINAL -- not ready					
	• SILT FENCE FOR DEMO FINAL -- not ready					
Structural	Town of LBTS 2	LBS21- 011911	01/26/2022	01/26/2022	Fail	
	DEMO SFR FINAL ---NOT COMPLETED, PER PL.					
	• DEMO SFR FINAL ---NOT COMPLETED, PER PL.					
Structural	Town of LBTS 2	LBS21- 011912	01/26/2022	01/26/2022	Fail	
	SILT FENCE FOR DEMO FINAL ---NOT READY, PER PL.					
	• SILT FENCE FOR DEMO FINAL---NOT READY, PER PL.					
Plumbing	Town of LBTS 2	LBS21- 011911	01/26/2022	01/26/2022	Approved	
	SEWER CAP FINAL ---					
	• SEWER CAP FINAL ---					
Plumbing	Town of LBTS 2	LBS21- 011911	01/25/2022	01/25/2022	Approved	
	SEWER CAP ---					
	• SEWER CAP ---					
Electrical	Town of LBTS 2	LBS21- 011897	01/07/2022	01/07/2022	Approved	
	TEMP POLE FINAL ---Temp pole approved Called FPL at 2:28 pm for tap. .					
	• TEMP POLE FINAL ---					

			DUE	COMPLETED		
Zoning	Town of LBTS 2	LBS19- 009266	01/07/2020	01/07/2020	Approved	
	6'x60' DOCK REPLACEMENT FINAL (STEVE / 954.876.8036) ---					
	• 6'x60' DOCK REPLACEMENT FINAL (STEVE / 954.876.8036) ---					
Structural	Town of LBTS 2	LBS19- 009266	01/07/2020	01/07/2020	Approved	
	6'x60' DOCK REPLACEMENT FINAL (STEVE / 954.876.8036) --- APPROVED					
	• 6'x60' DOCK REPLACEMENT FINAL (STEVE / 954.876.8036) --- APPROVED					
Structural	Town of LBTS 2	LBS19- 009266	12/24/2019	12/24/2019	Approved	
	6'x60' DOCK REPLACEMENT FRAMING (STEVE / 954.876.8036) --- APPROVED					
	• 6'x60' DOCK REPLACEMENT FRAMING (STEVE / 954.876.8036) --- APPROVED					

EXHIBIT 6 – CONSTRUCTION TIME EXTENSION APPROVAL



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

Sent To:

JAMES M. BARRON

Case #:

2024-CE-02

Date:

4/19/2024

2890 MARINA MILE BLVD
STE. 115
FORT LAUDERDALE, FL 33312

Property Owner:

PHILLIPS, ROSA & SCOTT

Property Description:

4943 18 04 0390

228 IMPERIAL LANE
LAUDERDALE BY THE SEA, FL 33308

Legal Description:

LAUDERDALE SURF &
YACHT ESTATES 22-46 B
LOT 37 BLK 1

AKA:

228 IMPERIAL LANE
LAUDERDALE BY THE SEA, FL
33308

Mailing Purposes Only

EXHIBIT 6 – CONSTRUCTION TIME EXTENSION APPROVAL



**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-02

Petitioner,

vs.

JAMES M. BARRON Respondent(s)

ORDER

THE APPLICANT(S) JAMES M. BARRON, representative for property owners, PHILLIPS, ROSA & SCOTT in 2024-CE-02 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 October 31, 2024.</p> <p>Subject To These Conditions Of Approval</p> <ol style="list-style-type: none"> 1. The property must be maintained in a safe and sanitary condition in compliance with all Town Codes; and 2. The applicant shall comply with all other conditions of the original permits; and 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. 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. 5. Pursuant to Code Section 6-12 (c), penalty for violation of this section of the Code shall be as follows: <ol style="list-style-type: none"> (a) Each day of violation, day 1—30 .-\$50.00 (b) Each day of violation, day 31—60 .-\$75.00 (c) Each day of violation, day 61 or greater \$100.00

EXHIBIT 6 – CONSTRUCTION TIME EXTENSION APPROVAL



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

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 _____