

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

Agenda

Thursday, July 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, July 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
 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: July 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. 7-25-24 Agenda Summary
2. 7-25-24 Agenda Backup



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • July 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	24050024	1985 WINDWARD DR	BRYZGALOVA,SVETLANA	52
2	24050037	4117 BOUGAINVILLA DR 110	PETRILLO,ANTHONY PETRILLO,SALLY	7
3	24050032	1780 E TERRA MAR DR	MAIER,ORIOSILDA H	6
4	24060009	258 AVALON AVE	GRIECO,AMANDA & PRESTON W	32
5	24040014	3271 CYPRESS CREEK DR	CARNEY 2006 FAM TR CARNEY,ROBERT D TRSTEE ETAL	45
6	24050043	4117 BOUGAINVILLA DR 105	BATOR,ADAM	8
7	24060017	4025 THOMAS WAY	HILL,CHARLES F JR	10
8	24060013	OCEAN BAY CLUB DR	OCEAN BAY CLUB ASSOC % BENCHMARK PROPERTY MGMT	36
9	24060015	1670 E TERRA MAR DR	BRICKER 1670 LLC	9
10	24070006	228 E COMMERCIAL BLVD	WIRTH,CATHERNE E LE WESTERMAN,JOYCE ANN	17
11	24050004	3261 OLEANDER WAY	A PLUS MANAGEMENT INC	46
12	24030004	4629 POINCIANA ST 215	REMMEY,ALBERT E M JR REMMEY,CAROLYN	5
13	24020004	4317 N OCEAN DR	FEMS VENTURE	3
14	24060006	230 PINE AVE	THE OG GROUP LLC	29

Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
15	24060003	1500 S OCEAN BLVD	LEISURE TOWERS ASSOCIATION INC	24
16	24060002	4117 BOUGAINVILLA DR 312	GOLDRING,STEVE & LOUANN GOLDRING,ROBERT	23
17	24050035	4117 BOUGAINVILLA DR 403	MCLAUGHLIN,EUGENE F	40
18	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	54
19	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	58
20	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	56
21	21120018	3900 N OCEAN DR	FOUNTAINHEAD ASSOCIATION, INC.	60
22	24060014	1961 WINDWARD DR	WALLIN,ANDERS G	37
23	24030002	233 NEPTUNE AVE	VENTO,PHILLIP M	4
24	24050008	1597 BLUE WATER TER	JONNA,NANCY S NANCY S JONNA TR	48



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

*Town Commission Meeting Room (Jarvis Hall)
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Old Business

Item #	Case #	Property Address	Property Owner	Page #
25	23010015	234 HIBISCUS AVE	MG Property Management	53
26	24050034	4117 BOUGAINVILLA DR	East Leisure Association, Inc	38
27	24050051	2121 S OCEAN BLVD 604	VECCHITTO,MICHAEL	18
28	24050006	1973 SAILFISH PL	1973 SAILFISH PL LLC	47
29	24050011	226 CORSAIR AVE	SERPIN,NIDA SERPIN,ADNAN & KILIC,KORAY	49
30	22070008	4553 BOUGAINVILLA DR	STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D	41
31	24040005	1480 S OCEAN BLVD	Property Keepers Management, LLC	43
32	24060004	275 HIBISCUS AVE	CREASON,JAMES B CREASON,JEREMY T	26
33	24060008	100 E COMMERCIAL BLVD	COMMERCIAL EAST LLC	30
34	24050073	4461 W TRADEWINDS AVE	AGUIRRE MARIN,JORGE A MARTIN	21

New Business

Item #	Case #	Property Address	Property Owner	Page #
35	24070003	4218 SEAGRAPE DR	LECLAIR,MATHIEU	14
36	24060005	259 IMPERIAL LN	GADSBY,DAVID T	27
37	24060011	262 BASIN DR	TOGNINI,FRANCESCO H/E INTERESTING INVESTMENTS LLC	34
39	24060012	4325 N OCEAN DR	WHITE CAP OF FL INC	35
40	24070001	1760 BEL-AIR AVE	BERMUDEZ,HERNAN & JESSICA	12
41	24070002	290 TROPIC DR	CARDELFE,MARTHA LEVEL CARDELFE,PHILIP	13
42	24070004	5450 N OCEAN BLVD 52-M	RUIZ,NOEL	15
43	24070005	4405 N OCEAN DR	4403 TRADEWINDS INC	16

VI.ADJOURNMENT

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/10/2023	STATUS	Closed
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	7/2/2024 12:00:00 AM

1. CASE 23050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$100.00
DAYS TO COMPLY	37	COMMENTS FINAL ORDER	At the October 26, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by November 15, 2023 or a fine of \$250 per violation, per day will begin to accrue on November 16. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by submitting the 40 yrs engineer reports on the proper forms/reporting formats, also getting permit for all work that was done without a permit from the Town of Lauderdale by the sea. The case is scheduled for follow-up at the November 16, 2023 hearing.
INSPECTION DATE	5/24/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE	5/24/2024		
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE	10/26/2023		
FINAL ORDER COMPLY BY DATE	11/15/2023		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/24/2024	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	Closed	5/24/2024

structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year 2007 C) 40 ...

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	Sign Violations	DATE ESTBL	1/10/2024	STATUS	Closed
ADDRESS	4317 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	7/3/2024 12:00:00 AM

2. CASE 24020004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$0.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER	At the April 25, 202, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by May 22, 2024 or a fine of \$100 per violation, per day will begin to accrue on May 23rd. No Hearing Cost was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit from zoning for window signs or remove window decals. The case is scheduled for follow-up at the May 23rd hearing.
	INSPECTION DATE	6/25/2024	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	6/25/2024		
	SCHEDULED HEARING DATE	7/25/2024		
	FINAL ORDER MEETING DATE	4/25/2024		
	FINAL ORDER COMPLY BY DATE	5/22/2024		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/25/2024	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;	Closed	6/25/2024

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	6/26/2024

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	Closed
ADDRESS	233 NEPTUNE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	7/2/2024 12:00:00 AM

3. CASE 24030002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	16	COMMENTS FINAL ORDER At the April 25, 2024, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by May 22, 2024 or a fine of \$250 per violation, per day will begin to accrue on May 23rd. A \$50.00 Hearing Cost was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit. The case is scheduled for follow-up at the May 23, 2024 hearing.
	INSPECTION DATE	7/2/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	7/2/2024	
	SCHEDULED HEARING DATE	7/25/2024	
	FINAL ORDER MEETING DATE	4/25/2024	
	FINAL ORDER COMPLY BY DATE	5/22/2024	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/2/2024	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	7/2/2024

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	5/22/2024

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

4. 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 6/26/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 6/28/2024	
	SCHEDULED HEARING DATE 7/25/2024	
	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	6/26/2024	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	6/28/2024

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	Landscape Violations	DATE ESTBL	4/9/2024	STATUS	Closed
ADDRESS	1780 E TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	7/5/2024 12:00:00 AM

5. CASE 24050032

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS
	DAYS TO COMPLY	10	COMMENTS FINAL ORDER
	INSPECTION DATE	7/5/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	7/5/2024	
	SCHEDULED HEARING DATE	7/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: MAIER,ORIOSILDA H Owner
1780 E TERRA MAR DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/5/2024	Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.	Closed	7/5/2024

FINES:

NARRATIVE: (Landscape Maintenance) Sec. 30-477(a) - The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.
Corrective Action:
Please cut and maintain lawn/landscape on a regular basis, to continue a healthy growing condition and always present a neat and well-kept appearance.

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	Building Permit Violation	DATE ESTBL	5/17/2024	STATUS	Closed
ADDRESS	4117 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308 110	INSPECTOR	Hector Barrett	STATUS DATE	7/10/2024 12:00:00 AM

6. CASE 24050037

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Regular Mail	PROSECUTION COSTS
	DAYS TO COMPLY 10	COMMENTS FINAL ORDER
	INSPECTION DATE 7/10/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 7/10/2024	
	SCHEDULED HEARING DATE 7/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: PETRILLO,ANTHONY PETRILLO,SALLY Owner
 4117 BOUGAINVILLA DR #110 LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/10/2024	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	7/10/2024

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/17/2024	STATUS	Closed
ADDRESS	4117 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308 105	INSPECTOR	Hector Barrett	STATUS DATE	7/6/2024 12:00:00 AM

7. CASE 24050043

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Regular Mail	PROSECUTION COSTS
	DAYS TO COMPLY 10	COMMENTS FINAL ORDER
	INSPECTION DATE 7/5/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 7/6/2024	
	SCHEDULED HEARING DATE 7/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: BATOR, ADAM Owner
 4117 BOUGAINVILLA DR #105 LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/5/2024	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	7/6/2024

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) Plumbing

 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	6/24/2024	STATUS	Closed
ADDRESS	1670 E TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	7/11/2024 12:00:00 AM

8. CASE 24060015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER
	INSPECTION DATE	7/9/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	7/11/2024	
	SCHEDULED HEARING DATE	7/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: BRICKER 1670 LLC Owner
 1615 S FEDERAL HWY #206 BOCA RATON, FL 33432

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/9/2024	Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.	Closed	7/11/2024

FINES:

NARRATIVE: Please make sure that construction site is clean and free of debris. Additionally landscape needs to be maintained so that it is in compliance with town code.

If you have any questions please contact code@lbts-fl.gov 9546404216

Thank You

CASE TYPE	Noise Violations	DATE ESTBL	6/24/2024	STATUS	Closed
ADDRESS	4025 THOMAS WAY, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	7/6/2024 12:00:00 AM

9. CASE 24060017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 9	COMMENTS FINAL ORDER
	INSPECTION DATE 7/9/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 7/6/2024	
	SCHEDULED HEARING DATE 7/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: HILL, CHARLES F JR Owner
4025 THOMAS WAY LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/9/2024	Chapter 13 - Noise Section 13-6(a). - Noise limitations. Prohibition of sound disturbance. No person shall make, continue or cause to be made or continued any sound disturbances which violate the noise limitations, as defined in this section.	Closed	7/6/2024
	2	7/9/2024	Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(4) Parking or storage of motor vehicles and vessels. Restrictions and prohibitions. In the east and west zones as defined in this section, vessels, commercial vehicles and recreational vehicles are prohibited and restricted as hereinafter set forth. West zone. It shall be unlawful for any person to park, store or maintain any commercial vehicle, recreational vehicle, vessel, personal watercraft or trailer on the streets, rights-of-way, or public or private property in any district of the Town located in the west zone between the hours of 9:00 p.m. and 6:00 a.m. except as provided below. Uses not prohibited. Nothing herein shall prohibit the parking of commercial vehicles in the west zone while in the process of making deliveries or service calls. Commercial vehicles, recreational vehicles, vessels, personal watercrafts or trailers must be wholly enclosed within a garage or enclosed within a carport surrounding the vehicle on three sides and the vessel or vehicle does not protrude from the carport. A for-hire vehicle utilized for the t...	Closed	7/6/2024
	3	7/9/2024	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.	Closed	7/6/2024

FINES:

NARRATIVE: Sec. 13-6. - Noise limitations, No person shall make, continue or cause to be made or continued any sound disturbances which violate the noise limitations, as defined in this section.

(Vacation rental duration) Sec. 30-327(d) - Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days.

Sec. 19-21. - Parking or storage of motor vehicles and vessels: It shall be unlawful for any

person to park, store or maintain any commercial vehicle, recreational vehicle, vessel, personal watercraft or trailer on the streets, rights-of-way, or public or private property in any district of the Town located in the west zone between the hours of 9:00 p.m. and 6:00 a.m.

Corrective Action: To comply with Town Code, please cease allowing possession of the property for stays of less than 7 nights duration. Please change all advertisements to indicate minimum rental stays of 7 nights. Between the hours of 7:00 a.m. and 10:00 p.m., no person shall make, cause, allow, or permit the operation of any continuous source of sound in such a manner as to create, when measured at or beyond the real property line from which the sound emanates, a sound level that exceeds 85 dBA or 85 dBC. Please remove trailer from premises.

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	Building Code (FBC) Violation	DATE ESTBL	7/1/2024	STATUS	Open
ADDRESS	1760 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	7/1/2024 12:00:00 AM

10. CASE 24070001

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	9589071052700722403735	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	20	COMMENTS FINAL ORDER	
INSPECTION DATE	7/21/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: BERMUDEZ,HERNAN & JESSICA Owner
1760 BEL AIR AVE POMPANO BEACH, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/21/2024	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 the building department and obtain after-the-fact permit for all work done inside and outside of home without permit.
- FBC 105.1 WWOP INTERIOR REMODEL PATIO CONVERTED TO BEDROOM,
- 4 MINI SPLIT A/C UNITS WITHOUT PERMIT,
- NEW WALKWAY TO DOOR,
- CLOSED 2 WINDOWS/AND DOOR IN FRONT OF HOME.

Building@lbts-fl.gov or call 954-640-4215

Thank You

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	7/1/2024	STATUS	Open
ADDRESS	290 TROPIC DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	7/1/2024 12:00:00 AM

11. CASE 24070002

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	9589071052700722403742	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	20	COMMENTS FINAL ORDER	
INSPECTION DATE	7/21/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: CARDELFE, MARTHA LEVEL CARDELFE, PHILIP Owner
 290 TROPIC DR LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/21/2024	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	
	2	7/21/2024	Chapter 30 - Unified Land Development Regulations Section 30-327(f)10: VACATION RENTAL AGREEMENT Section 30-327(f)10 VACATION RENTAL AGREEMENT (f)Application for a rental certificate. Each property owner seeking a rental certificate, or renewal of a rental certificate, shall submit an application in a form specified by the Town Manager or designee, along with an application fee in an amount to be determined by resolution of the Town Commission. At a minimum, the application shall include all of the following: 10. The owner's agreement to use his or her best efforts to assure that the vacation rental or short-term rental use of the dwelling will not disrupt the residential character of the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their residences; and	Not in Compliance	

FINES:

NARRATIVE: Please correct listings online to show property is being listed for 7-day minimum per town code. Please provide proof this has been corrected. Additionally being cited for disturbance call per BSO report.

Case will be brought to the special magistrate for a finding of facts to be established. This will document that this violation did happen and that if were to repeat within the next 5 years it will be subject to immediate fines.

Please contact code@lbts-fl.gov for any questions or concerns.

Thank You

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	7/1/2024	STATUS	Open
ADDRESS	4218 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	7/1/2024 12:00:00 AM

12. CASE 24070003

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	9	COMMENTS FINAL ORDER	
INSPECTION DATE	7/10/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: LECLAIR, MATHIEU Owner
 123 DICAIRE *MONT TREMBLANT QC, CA J8E 1J2

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/10/2024	Chapter 30 - Unified Land Development Regulations Section 30-327(f)10: VACATION RENTAL AGREEMENT Section 30-327(f)10 VACATION RENTAL AGREEMENT (f)Application for a rental certificate. Each property owner seeking a rental certificate, or renewal of a rental certificate, shall submit an application in a form specified by the Town Manager or designee, along with an application fee in an amount to be determined by resolution of the Town Commission. At a minimum, the application shall include all of the following: 10. The owner's agreement to use his or her best efforts to assure that the vacation rental or short-term rental use of the dwelling will not disrupt the residential character of the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their residences; and	Not in Compliance	

FINES:

NARRATIVE: CLR ADV ALTERCATIONS.. PERSONS ARE FIGHTING IN THE DRIVEWAY
 Sec. 30-327.(f)(10) - Vacation rentals and short term rentals.
 10.The owner's agreement to use his or her best efforts to assure that the vacation rental or short term rental use of the dwelling will not disrupt the residential character of the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their residences

correction Action: the vacation rental or short term rental use of the dwelling should not disrupt the residential character of the neighborhood.

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	Building Code (FBC) Violation	DATE ESTBL	7/2/2024	STATUS	Open
ADDRESS	5450 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 52-M	INSPECTOR	Eric Villanueva	STATUS DATE	7/2/2024 12:00:00 AM

13. CASE 24070004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	9589071052700722403766	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	19	COMMENTS FINAL ORDER	
INSPECTION DATE	7/21/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: RUIZ,NOEL Owner
 11361 NW 22ND ST PLANTATION, FL 33323

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/21/2024	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: Per the building official Simo Mansor home was renovated with no permits. You will need to contact the building department and get an after-the-fact permit for the interior remodel.

If you have any question please contact the building department at building@lbts-fl.gov or call 9546404215.

If a permit is obtained prior to the July 25th code hearing this case can be closed out.

Thank You

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	7/2/2024	STATUS	Open
ADDRESS	4405 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	7/2/2024 12:00:00 AM

14. CASE 24070005

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	9589071052700722403803	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	19	COMMENTS FINAL ORDER	
INSPECTION DATE	7/21/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: 4403 TRADEWINDS INC Owner
 4403 W TRADEWINDS AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/21/2024	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: Per building official Simo Mansor, an a/c was installed with no permit. Please submit a after the fact permit for the A/C.

Please contact the building department building@lbts-fl.gov 954-640-4215.

If a permit is obtained prior to the hearing on July 25th this case can be closed.

Thank You

CASE TYPE	Sidewalk Cafe Violations	DATE ESTBL	7/2/2024	STATUS	Open
ADDRESS	228 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	7/2/2024 12:00:00 AM

15. CASE 24070006

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	9589071052700722403827	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	19	COMMENTS FINAL ORDER	
INSPECTION DATE	7/21/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: WIRTH,CATHERNE E LE WESTERMAN,JOYCE ANN Owner
 267 ALGIERS AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/21/2024	Chapter 17 - Streets, Sidewalks and Other Public Places Sec. 17-89.(e)(1) Sidewalk cafe. Physical barriers. Sidewalk café permit standards and requirements. Physical barriers. No objects shall be permitted around the perimeter of a sidewalk café area which would have the effect of forming a physical or visual barrier.	Not in Compliance	
	2	7/21/2024	Chapter 17 - Streets, Sidewalks and Other Public Places Sec. 17-89.(j)(12)c. - Limitations on use of furniture and fixtures. Sidewalk café permit standards and requirements. Use limitations. Sidewalk café furniture and fixtures. No furniture, fixtures, decorations, lights or other objects shall be placed outside of a sidewalk café area including, but not limited to areas on the sidewalk, landscaping, light poles or Town furniture.	Not in Compliance	

FINES:

NARRATIVE: Please correct these violations by removing the planters and the lights over the dinning area as its not allowed.

Once this is complete please notify for code@lbts-fl.gov 954-640-4216

Thanks

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/17/2024	STATUS	Open
ADDRESS	2121 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 604	INSPECTOR	Hector Barrett	STATUS DATE	7/2/2024 12:00:00 AM

16. CASE 24050051

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS	
DAYS TO COMPLY	10	COMMENTS FINAL ORDER	
INSPECTION DATE	5/27/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: VECCHITTO, MICHAEL Owner
 2121 S OCEAN BLVD #604 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/27/2024	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) Bath tub.

 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	5/28/2024	STATUS	Open
ADDRESS	264 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	7/2/2024 12:00:00 AM

17. CASE 24050066

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	9	COMMENTS FINAL ORDER
	INSPECTION DATE	6/6/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	7/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: KARAS,JAMES E & LESLIE L Owner
264 HIBISCUS AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/6/2024	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	
	2	6/6/2024	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: WWOP -Fence and Bathroom to rear of property.
FBC 105.1 - Work done without a Permit from the Town.

Stop Work Order posted (05/28 /2024).
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.

[A]112.3 Authority to disconnect service utilities.

The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure, or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

[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

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	Building Permit Violation	DATE ESTBL	5/30/2024	STATUS	Open
ADDRESS	4461 W TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	7/3/2024 10:26:00 AM

18. CASE 24050073

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	22	COMMENTS FINAL ORDER	At the JUNE 27, 2024, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by JULY 24, 2024 or a fine of \$250 per violation, per day will begin to accrue on JULY 25. Compliance is to be achieved by obtaining an approved after-the-fact permit. The case is scheduled for follow-up at the JULY 25, 2024 hearing. A HEARING COST OF \$50 WAS ASSESSED.
	INSPECTION DATE	7/24/2024	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	7/25/2024		
	FINAL ORDER MEETING DATE	6/27/2024		
	FINAL ORDER COMPLY BY DATE	7/24/2024		

NOTICE NAMES: AGUIRRE MARIN,JORGE A MARTIN Owner
 4461 W TRADEWINDS AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/24/2024	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	7/24/2024

NARRATIVE: PLEASE CONTACT THE BUILDING DEPARTMENT TO OBTAIN AN AFTER THE FACT PERMIT FOR DOCK WORK BEING DONE AT HOME.
 BUILDING@LBTS-FL.GOV---954-640-4216
 THANK YOU

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/17/2024	STATUS	Open
ADDRESS	4117 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308 312	INSPECTOR	Hector Barrett	STATUS DATE	7/2/2024 12:00:00 AM

19. CASE 24060002

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS	
DAYS TO COMPLY	10	COMMENTS FINAL ORDER	
INSPECTION DATE	6/13/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: GOLDRING,STEVE & LOUANN
 GOLDRING,ROBERT
 Owner
 4117 BOUGAINVILLE DR #312 LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/13/2024	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) Sliding door
 2) New windows and doors
 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	11/16/2023	STATUS	Open
ADDRESS	1500 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	6/15/2024 12:00:00 AM

20. CASE 24060003

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	6/14/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	7/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: LEISURE TOWERS ASSOCIATION INC Owner
 1500 S Ocean Blvd Lauderdale by the sea, FL 33062
 Goldszlager, Herman
 1500 S Ocean Pompano Beach, FL33062
 POLIAKOFF, BECKER &
 1 East Broward Boulevard Suite 1800 FT Lauderdale, FL33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/14/2024	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. per Building Official wood deck and ramp built on property with no permit.
 WWOP
 FBC 105.1 - Work done without a Permit from the Town of lauderdale by the sea.
 As per Building Official Simo Manso 954-640-4215 or building@lbts-fl.gov the following work was done without permits.
 .1) wood deck and ramp built on property with no 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. You may contact me if you have any questions regarding this issue.
Respectfully,
Hector Barrett
954-640-4220
hectorb@lbts-fl.gov

CASE TYPE	Zoning Violations	DATE ESTBL	5/13/2024	STATUS	Open
ADDRESS	275 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	7/3/2024 10:03:00 AM

21. CASE 24060004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$0.00
	DAYS TO COMPLY	11	COMMENTS FINAL ORDER	At the June 27, 2024, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by 7/24/2024 or a fine of \$250 per violation, per day will begin to accrue on July 25. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact landscape permit. The case is scheduled for follow-up at the July 25, 2024 hearing.
	INSPECTION DATE	7/24/2024	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	7/25/2024		
	FINAL ORDER MEETING DATE	6/27/2024		
	FINAL ORDER COMPLY BY DATE	7/24/2024		

NOTICE NAMES: CREASON,JAMES B CREASON,JEREMY T Owner
1231 5 AVE N NASHVILLE, TN 37208

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/24/2024	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	7/24/2024

NARRATIVE: Please contact the building department for an after the fact permit for filling the swale with no permit.
building@lbts-fl.gov 954-640-4215
Thank You

CASE TYPE	Recreational Vehicle & Boat Violation	DATE ESTBL	6/10/2024	STATUS	Open
ADDRESS	259 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	6/10/2024 12:00:00 AM

22. CASE 24060005

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS	
DAYS TO COMPLY	10	COMMENTS FINAL ORDER	
INSPECTION DATE	6/20/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: GADSBY,DAVID T Owner
 259 IMPERIAL LN LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/20/2024	Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(4) Parking or storage of motor vehicles and vessels. Restrictions and prohibitions. In the east and west zones as defined in this section, vessels, commercial vehicles and recreational vehicles are prohibited and restricted as hereinafter set forth. West zone. It shall be unlawful for any person to park, store or maintain any commercial vehicle, recreational vehicle, vessel, personal watercraft or trailer on the streets, rights-of-way, or public or private property in any district of the Town located in the west zone between the hours of 9:00 p.m. and 6:00 a.m. except as provided below. Uses not prohibited. Nothing herein shall prohibit the parking of commercial vehicles in the west zone while in the process of making deliveries or service calls. Commercial vehicles, recreational vehicles, vessels, personal watercrafts or trailers must be wholly enclosed within a garage or enclosed within a carport surrounding the vehicle on three sides and the vessel or vehicle does not protrude from the carport. A for-hire vehicle utilized for the t...	Not in Compliance	

FINES:

NARRATIVE: (Boat storage) Sec. 19-21(b)(4) It shall be unlawful for any person to park, store or maintain any commercial vehicle, recreational vehicle, vessel, personal watercraft or trailer on the streets, rights-of-way, or public or private property in any district of the Town located in the west zone

Corrective Action:- Please remove boat from driveway.
 Vessels and personal watercraft under 21 feet in length and under ten feet in height may be stored in the rear of the private property only if it is covered and cannot be seen from the street or the neighboring properties.

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	Landscape Violations	DATE ESTBL	6/10/2024	STATUS	Open
ADDRESS	230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	7/3/2024 10:05:00 AM

23. CASE 24060006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$0.00
	DAYS TO COMPLY	17	COMMENTS FINAL ORDER	At the JUNE 25, 2024, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by JULY 5, 2024 or a fine of \$150 per violation, per day will begin to accrue on JULY 6. A Hearing Cost of \$50 was assessed. Compliance is TO CUT GRASS OF ENTIRE PROPERTY permit. The case is scheduled for follow-up at the JULY 25, 2024 hearing.
	INSPECTION DATE	7/5/2024	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	7/25/2024		
	FINAL ORDER MEETING DATE	6/27/2024		
	FINAL ORDER COMPLY BY DATE	7/5/2024		

NOTICE NAMES: THE OG GROUP LLC Owner
 7405 MIAMI LAKES DR MIAMI LAKES, FL 33014

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/5/2024	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/5/2024

NARRATIVE: OVERGROWN GRASS AT PROPERTY NEEDS TO BE CUT.
 please contact code when done 954-640-4216.

CASE TYPE	Sidewalk Cafe Violations	DATE ESTBL	6/11/2024	STATUS	Open
ADDRESS	100 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	7/3/2024 10:09:00 AM

24. CASE 24060008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	3	COMMENTS FINAL ORDER	At the JUNE 27 , 2024, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by JULY 8, 2024 or THE TOWN MANAGER PURSUANT TO SEC 17-91(C)(1) WILL BE USED TO REMOVE THE SIDEWALK CAFE FURNITURE AT HARATS. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an APPROVED SIDEWALK CAFE AGREEMENT FROM THE TOWN/ OR ALL PAPER WORK NEEDED BE RECEIVED. The case is scheduled for follow-up at the JULY 25, 2024 hearing.

INSPECTION DATE	7/8/2024	COMMENTS - IMPOSITION OF FINE
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COMPLIED DATE

SCHEDULED HEARING DATE	7/25/2024
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FINAL ORDER MEETING DATE	6/27/2024
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FINAL ORDER COMPLY BY DATE	7/8/2024
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NOTICE NAMES: COMMERCIAL EAST LLC Owner
122 GOLDEN BEACH DR GOLDEN BEACH, FL 33160
SANANES, YANIV
122 GOLDEN BEACH DRIVE GOLDEN BEACH , FL33160

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/8/2024	Chapter 17 - Streets, Sidewalks and Other Public Places Sec. 17-86.(a)(1-7) - - Sidewalk café permit required. It shall be unlawful for any person to operate a sidewalk café on any sidewalk or public ROW within the Town without first obtaining a permit from the Town. In such cases where the ROW is owned or controlled by another governmental entity other than the Town, the applicant shall also be required to obtain authorization and approval from that entity. The approved permit may be recorded by the Town at the permittee's sole expense and shall include: A revocable ROW license and encroachment agreement, in a form approved by the Town Attorney, with the Town for any portion of the Town's ROW which is used for a sidewalk café; The location and square footage of each of the approved sidewalk café area(s); Specifications and photograph(s) or illustration(s) of the approved furniture and fixtures; The total number of seats within each of the sidewalk café areas; Identification and location of additional fixtures and signage that are permitted within the sidewalk café area; Owner consent and relea...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
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NARRATIVE: Please contact the developmental services department and complete the sidewalk cafe process.

contact MurielR@lbts-fl.gov

Thank You

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	6/14/2024	STATUS	Open
ADDRESS	258 AVALON AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	6/14/2024 12:00:00 AM

25. CASE 24060009

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS	
DAYS TO COMPLY	10	COMMENTS FINAL ORDER	
INSPECTION DATE	6/24/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: GRIECO,AMANDA & PRESTON W Owner
 117 Faulkner Terrace Palm Beach Garden, FL 33418

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2024	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	
	2	6/24/2024	Chapter 30 - Unified Land Development Regulations Section 30-327(f)10: VACATION RENTAL AGREEMENT Section 30-327(f)10 VACATION RENTAL AGREEMENT (f)Application for a rental certificate. Each property owner seeking a rental certificate, or renewal of a rental certificate, shall submit an application in a form specified by the Town Manager or designee, along with an application fee in an amount to be determined by resolution of the Town Commission. At a minimum, the application shall include all of the following: 10. The owner's agreement to use his or her best efforts to assure that the vacation rental or short-term rental use of the dwelling will not disrupt the residential character of the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their residences; and	Not in Compliance	
	3	6/24/2024	Chapter 30 - Unified Land Development Regulations Section 30-327(h)2(i). Vacation rentals The duties of the vacation rental agent are to: Be available at the listed phone number 24 hours a day, seven days a week to handle any problems arising from the vacation rental use;	Not in Compliance	

FINES:

NARRATIVE: Noise complaint and rental for fewer than seven consecutive days,no call back from rental agent.

The duties of the rental agent are to:
 Be available at the listed phone number 24 hours a day, seven days a week to handle any problems arising from the vacation rental.

Corrective Action:- Between the hours of 7:00 a.m. and 10:00 p.m., no person shall make, cause, allow, or permit the operation of any continuous source of sound in such a manner as to create, when measured at or beyond the real property line from which the sound emanates, a sound level that exceeds 85 dBA or 85 dBC.

Rental agent should be available at the listed phone number 24 hours a day, seven days a week to handle any problems arising from the vacation rental and be able and willing to come to the vacation rental dwelling within three hours following notification from the Town of issues related to the vacation rental or short term rental.

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	Zoning Violations	DATE ESTBL	6/24/2024	STATUS	Open
ADDRESS	262 BASIN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	6/24/2024 12:00:00 AM

26. CASE 24060011

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Verified	PROSECUTION COSTS	
DAYS TO COMPLY	21	COMMENTS FINAL ORDER	
INSPECTION DATE	7/15/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: TOGNINI,FRANCESCO H/E INTERESTING INVESTMENTS LLC
 Owner
 264 BASIN DR LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	7/15/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-137.(d)(2)a. Duplex properties. Sec. 30-137.(d)(2)a. - Nonconforming uses and structures. Duplex properties. The previous provisions of section 30-137 notwithstanding, all nonconforming duplex properties shall be governed by this section in addition to any applicable provisions of the zoning district and section 7.1 of the Town Charter. Status. Subdivision of platted lot occupied by a duplex dwelling prohibited. The subdivision of a property containing any duplex dwelling after February 9, 2016 into a split lot duplex property is prohibited, and: 1. Such duplex unit and lot shall be illegal nonconforming; and 2. The structure may not be maintained, expanded, or reconstructed except in full conformance with all the requirements of this Code.	Not in Compliance	

FINES:

NARRATIVE: Please contact the developmental services department to get this issue resolved.
 JhanelleC@lauderdalebythesea-fl.gov

CASE TYPE	Zoning Violations	DATE ESTBL	6/6/2024	STATUS	Open
ADDRESS	4325 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	6/24/2024 12:00:00 AM

27. CASE 24060012

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Verified	PROSECUTION COSTS	
DAYS TO COMPLY	20	COMMENTS FINAL ORDER	
INSPECTION DATE	7/14/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: WHITE CAP OF FL INC Owner
 270 PINE AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/14/2024	Chapter 30 - Unified Land Development Regulations Section 30-504 (2) (a) Temporary signs The following types of 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. Unless otherwise addressed by this article temporary signs shall be removed within seven days after the event to which they relate. Banner signs: A banner sign shall not exceed 32 square feet in sign area.	Not in Compliance	

FINES:

NARRATIVE: Please submit an after the fact permit with developmental services to keep the banner up or remove it to avoid further code action.

murielr@lbts-fl.gov

Thanks

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	6/24/2024	STATUS	Open
ADDRESS	OCEAN BAY CLUB DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	6/24/2024 12:00:00 AM

28. CASE 24060013

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Verified	PROSECUTION COSTS	
DAYS TO COMPLY	20	COMMENTS FINAL ORDER	
INSPECTION DATE	7/14/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: OCEAN BAY CLUB ASSOC % BENCHMARK PROPERTY MGMT
 Owner
 7932 WILES RD CORAL SPRINGS, FL 33067

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/14/2024	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 the work done to the fence on the north side of the property.
 954-640-4215.
 If you have any question regarding this violation please contact the Building Official Simo Mansor @ building@lbts-fl.gov
 Once a permit has been issued please notify code@lbts-fl.gov
 Thank You

CASE TYPE	Property Maintenance (General)	DATE ESTBL	6/24/2024	STATUS	Open
ADDRESS	1961 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	6/24/2024 12:00:00 AM

29. CASE 24060014

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER
	INSPECTION DATE	7/14/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	7/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: WALLIN,ANDERS G Owner
 2205 US ROUTE 4 BRIDGEWTR COR, VT 05035

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/14/2024	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	
	2	7/14/2024	Chapter 6 - Building and Building Regulations Section 6-37(a)(2). Maintenance appearance All surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected. Painted surfaces shall be maintained free of graffiti and with uniform colors void of any evidence of deterioration.	Not in Compliance	

FINES:

NARRATIVE: Please make sure property is being maintained as to where it does not appear to be abandoned. Fence needs to be fixed as it is falling over. Please review pictures of property issues and have them corrected.

Please contact code for any questions 954-640-4216. Code@lbts-fl.gov

Thank You

CASE TYPE	Building Permit Violation	DATE ESTBL	5/17/2024	STATUS	Open
ADDRESS	4117 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	7/2/2024 12:00:00 AM

30. CASE 24050034

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589 0710 5270 1060 4423 18 - 9589 0710 527001060	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	10	COMMENTS FINAL ORDER
	INSPECTION DATE	5/27/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	7/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: East Leisure Association, Inc Owner
 4117 BOUGAINVILLA DR Lauderdale by the sea, FL 33308
 Management,Inc, Benchment Property
 7932 Wiles Road Coral Spring, FL33067
 P.A., Valancy & Reed,
 310 SE 13 Street FT Lauderdale, FL33316

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/27/2024	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	
	2	5/27/2024	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:

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. Drains dug up
2. Porch on Apt # 212 rebar expose
3. Ceiling in Apt # 312
4. Security cameras on 1st floor (Meter room and Club Room)
5. Electrical work for heat pump
6. A/C unit in club room
7. Security Doors on north roof.

[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.

[A]112.3 Authority to disconnect service utilities.

The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure, or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

CASE TYPE	Building Permit Violation	DATE ESTBL	5/17/2024	STATUS	Open
ADDRESS	4117 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308 403	INSPECTOR	Hector Barrett	STATUS DATE	6/3/2024 12:00:00 AM

31. CASE 24050035

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS	
DAYS TO COMPLY	10	COMMENTS FINAL ORDER	
INSPECTION DATE	5/27/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: MCLAUGHLIN,EUGENE F Owner
 4117 BOUGAINVILLA DR #403 LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/27/2024	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: 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) Plumbing (inside condo walls)
 3) Flooring
 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	Permits Required Violations	DATE ESTBL	7/7/2022	STATUS	Open
ADDRESS	4553 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienburg	STATUS DATE	7/3/2024 12:00:00 AM

32. 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 7/25/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

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

FINES:

NARRATIVE:

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

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

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

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

Unit 103- bathroom and kitchen remodel permit

Unit 104- bathroom and kitchen remodel permit

Unit 105- bathroom permit

Unit 106- bathroom permit

Unit 109- bathroom permit

Unit 110- bathroom permit

Unit 111- bathroom permit

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

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

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

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

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

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

If you have any questions or concerns, please contact code inspector Greg Wienburg at 954-640-4216, or via email gregw@lauderdalebythesea-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	7/3/2024 9:39:00 AM

33. CASE 24040005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	13	COMMENTS FINAL ORDER	At the JUNE 27, 2024 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by JULY 24, 2024 or a fine of \$250 per violation, per day will begin to accrue on JULY 25. Compliance is to be achieved by obtaining an approved after-the-fact permit. The case is scheduled for follow-up at the JULY 25, 2024 hearing.
	INSPECTION DATE	7/24/2024	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	7/25/2024		
	FINAL ORDER MEETING DATE	6/27/2024		
	FINAL ORDER COMPLY BY DATE	7/24/2024		

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	7/24/2024	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	7/24/2024

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	Building Code (FBC) Violation	DATE ESTBL	4/30/2024	STATUS	Open
ADDRESS	3271 CYPRESS CREEK DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	7/2/2024 12:00:00 AM

34. CASE 24040014

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	5/10/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: CARNEY 2006 FAM TR CARNEY,ROBERT D Owner
 TRSTEE ETAL
 3271 CYPRESS CREEK DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/10/2024	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: NEW SHED LOCATED TO THE EASTSIDE OF PROPERTY - WWOP

Corrective Action required: Submit application/s and obtain after-the-fact permit/s for new shed in yard/ 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. You may contact me if you have any questions regarding this issue.
 Respectfully,
 Hector Barrett
 954-640-4220
 hectorb@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	4/9/2024	STATUS	Open
ADDRESS	3261 OLEANDER WAY, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	7/2/2024 12:00:00 AM

35. CASE 24050004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$0.00
	DAYS TO COMPLY	16	COMMENTS FINAL ORDER	At the May 23, 2024 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 26, 2024 or a fine of \$250 per violation, per day will begin to accrue on June 26. No Hearing Cost was assessed. Compliance is to be achieved by submitting an after-the-fact permit. The case is scheduled for follow-up at the June 27, 2024 hearing.
	INSPECTION DATE	6/26/2024	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	7/25/2024		
	FINAL ORDER MEETING DATE	5/23/2024		
	FINAL ORDER COMPLY BY DATE	6/26/2024		

NOTICE NAMES: A PLUS MANAGEMENT INC Owner
 7896 NW 110 DR PARKLAND, FL 33076

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/26/2024	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	6/26/2024

NARRATIVE: Please contact the building department and obtain an after-the-fact permit for the work done. To include windows being changed and a door being closed up.
 954-640-4215-----building @lbts-fl.gov
 Thank You

CASE TYPE	Building Permit Violation	DATE ESTBL	5/1/2024	STATUS	Open
ADDRESS	1973 SAILFISH PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	7/2/2024 12:00:00 AM

36. CASE 24050006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$0.00
	DAYS TO COMPLY	16	COMMENTS FINAL ORDER	At the May 23, 2024 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 26, 2024 or a fine of \$250 per violation, per day will begin to accrue on June 26. No Hearing Cost was assessed. Compliance is to be achieved by submitting an after-the-fact permit. The case is scheduled for follow-up at the June 27, 2024 hearing.
	INSPECTION DATE	6/26/2024	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	7/25/2024		
	FINAL ORDER MEETING DATE	5/23/2024		
	FINAL ORDER COMPLY BY DATE	6/26/2024		

NOTICE NAMES: 1973 SAILFISH PL LLC Owner
 704 N OCEAN BLVD #1003 POMPANO BEACH, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/26/2024	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	6/26/2024

NARRATIVE: Please contact the building department to get an after-the-fact permit for the work done inside home.
 954 640 4215 building@lbts-fl.gov
 Thank You

CASE TYPE	Zoning Violations	DATE ESTBL	5/2/2024	STATUS	Open
ADDRESS	1597 BLUE WATER TER, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	7/3/2024 12:00:00 AM

37. CASE 24050008

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	5/17/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: JONNA,NANCY S NANCY S JONNA TR Owner
 1597 BLUE WATER TER N LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/17/2024	Chapter 30 - Unified Land Development Regulations Section 30-313.(i)(5).b.4. - General provisions. These general provisions shall govern development within the corporate limits of the Town, as follows: (i) Standards for driveways and swales. (5) Landscaping standards for swales: b. Landscape criteria. 4. Landscaping, with a maximum height of 30 inches, may be planted no closer than six feet to the edge of pavement.	Not in Compliance	

FINES:

NARRATIVE: Please remove the pavers from Town swale and also from the neighboring property. This is in violation of the Town code, 30-313(h)(5) landscaping standards for swales.

Once this is done please let the code officer know. 954-640-4216 or ericv@lbts-fl.gov

Thank You

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	5/2/2024	STATUS	Open
ADDRESS	226 CORSAIR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	7/2/2024 12:00:00 AM

38. CASE 24050011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER	At the May 23, 2024 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by May 31, 2024 or a fine of \$100 for the violation of the AD with \$10.00 violation for operating with no BTR, per day will begin to accrue on June 1 2024. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by submitting an application to obtain a BTR, AND ALSO REMOVE AD FOR RENTAL. The case is scheduled for follow-up at the June 26, 2024 hearing.
	INSPECTION DATE	5/31/2024	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	7/25/2024		
	FINAL ORDER MEETING DATE	5/23/2024		
	FINAL ORDER COMPLY BY DATE	5/31/2024		

NOTICE NAMES: SERPIN,NIDA SERPIN,ADNAN & KILIC,KORAY Owner
226 CORSAIR AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/31/2024	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	5/31/2024	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$10.00	5/31/2024
	DAILY FINE	\$100.00	5/31/2024

NARRATIVE: Please contact the Town regarding the the operation of a business within Town without the proper license obtained from Town. In addition to operating without a license the property is being offered as a rental for less then the allowed 7 day minimum established by the Town code.

Please contact the town to obtain a license to operate as a vacation rental. In addition ad needs to be removed advertising the rental for less then 7 days.

Please contact Megan at BTR@LBTS-FL.GOV 954-640-4210

Thank You

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	5/8/2024	STATUS	Open
ADDRESS	260 ALLENWOOD DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	7/2/2024 12:00:00 AM

39. CASE 24050022

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER
	INSPECTION DATE	5/28/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	7/25/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: JJTA REAL PROPERTIES LLC Owner
 2647 W EVANS AVE #109 DENVER, CO 80219
 AGENTC INC, REGISTERED
 7901 4TH ST N SUITE 300 ST PETERSBURG, FL33702
 PROPERTIES LLC, JJTA REAL
 2501 JAMMES RD JACKSONVILLE, FL32210

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/28/2024	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	

FINES:

NARRATIVE: Operating without a BTR - Sec. 12-2. - Business tax receipt required. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt.

Corrective action required: Please obtain a Business Tax Receipt prior to the June Special Magistrate hearing.

Thank you for your attention to this matter. You may contact Megan Small at 954-640-4210 if you have any questions regarding this issue.

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

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	5/8/2024	STATUS	Open
ADDRESS	1985 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	7/2/2024 12:00:00 AM

40. CASE 24050024

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS	
DAYS TO COMPLY	20	COMMENTS FINAL ORDER	
INSPECTION DATE	5/28/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	7/25/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/28/2024	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	

FINES:

NARRATIVE: Operating without a BTR - Sec. 12-2. - Business tax receipt required. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt.

Corrective action required: Please obtain a Business Tax Receipt prior to the June Special Magistrate hearing.

Thank you for your attention to this matter. You may contact Megan Small at 954-640-4210 if you have any questions regarding this issue.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	1/25/2023	STATUS	Open
ADDRESS	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	7/2/2024 12:00:00 AM

41. 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 7/25/2024	
	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	10/15/2021	STATUS	Open
ADDRESS	1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	5/2/2024 12:00:00 AM

42. 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 7/25/2024	
	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	5/2/2024 12:00:00 AM

43. 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	7/25/2024		
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	5/2/2024 12:00:00 AM

44. 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 7/25/2024	
	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	5/2/2024 12:00:00 AM

45. 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 7/25/2024	
	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