

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

**Agenda**

Thursday, August 22, 2024

5:00 PM



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

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

# Code Compliance Hearing

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

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1. **CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO**
  2. **SWEARING OF WITNESSES**
  3. **OPENING STATEMENT**
  4. **CODE CASES**
    - 4.a. Code Cases
  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:** August 22, 2024

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

**Submitting Department:** Development Services

**Item Type:** Presentation

**Agenda Section:** CODE CASES

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**Subject Title:** Code Cases

**Explanation:**

**Recommendation:**

**Exhibits:**

1. 8-22-2024 Agenda Summary
2. 8-22-2024 Agenda Backup



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

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

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

### Complied Cases

Item #	Case #	Property Address	Property Owner	Page #
1	24070009	238 HIBISCUS AVE 220	HAMSHER,PATRICIA GILMORE BENTON,PAULA ETAL	6
2	24050051	2121 S OCEAN BLVD 604	VECCHITTO,MICHAEL	4
3	24060002	4117 BOUGAINVILLE DR 312	GOLDRING,STEVE & LOUANN GOLDRING,ROBERT	5

### Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
4	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	38
5	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	39
6	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	43
7	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	41
8	21120018	3900 N OCEAN DR	FOUNTAINHEAD ASSOCIATION, INC.	45
9	24060003	1500 S OCEAN BLVD	LEISURE TOWERS ASSOCIATION INC	13
10	24050035	4117 BOUGAINVILLE DR 403	MCLAUGHLIN,EUGENE F	34
11	24050066	264 HIBISCUS AVE	KARAS,JAMES E & LESLIE L	22

### Old Business

Item #	Case #	Property Address	Property Owner	Page #
12	24050005	4013 N OCEAN DR	TOP OF THE MILE, INC	28
13	24050072	3270 SPANISH RIVER DR	GOLDKATZ LLC	24
14	24070001	1760 BEL-AIR AVE	BERMUDEZ,HERNAN & JESSICA	17
15	24060004	275 HIBISCUS AVE	CREASON,JAMES B CREASON,JEREMY T	15
16	24050073	4461 W TRADEWINDS AVE	AGUIRRE MARIN,JORGE A MARTIN	26
17	22070008	4553 BOUGAINVILLE DR	STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D	11
18	24050008	1597 BLUE WATER TER	JONNA,NANCY S NANCY S JONNA TR	30
19	18020015	2 E COMMERCIAL BLVD	FISHERMANS PIER INC	35
20	23010015	234 HIBISCUS AVE	MG Property Management	37
21	23050002	4520 EL MAR DR	COMMON AREA	1
22	24050024	1985 WINDWARD DR	BRYZGALOVA,SVETLANA	33



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

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

## **New Business**

<b>Item #</b>	<b>Case #</b>	<b>Property Address</b>	<b>Property Owner</b>	<b>Page #</b>
23	24060014	1961 WINDWARD DR	WALLIN,ANDERS G	16
24	24080002	4521 N OCEAN DR 1-4	BELL,ROBERT K	7
25	24080005	4400 n ocean dr	sealoud management llc	9
26	24080004	2 SUNSET LN	SHARIFI, JENNIFER SHARIFI, KOBI	8
27	24070007	222 NEPTUNE AVE	GEORGE,MICHAEL ALEXANDER PETRONE,SHANA	18
28	24070008	2051 CORAL REEF DR	BACHMANN,CAROL & MARK BACHMANN,KATHERYN & P ETAL	20

## **Certification of Lien**

<b>Item #</b>	<b>Case #</b>	<b>Property Address</b>	<b>Property Owner</b>	<b>Page #</b>
29	24050011	226 CORSAIR AVE	SERPIN,NIDA SERPIN,ADNAN & KILIC,KORAY	31
30	24030002	233 NEPTUNE AVE	VENTO,PHILLIP M	3

## **VI.ADJOURNMENT**

<b>CASE TYPE</b>	Building Code (FBC) Violation	<b>DATE ESTBL</b>	5/10/2023	<b>STATUS</b>	Closed
<b>ADDRESS</b>	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Sonya Lowe	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

1. CASE 23050002

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>	
	<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b>	37	<b>COMMENTS FINAL ORDER</b>
			At the October 26, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by November 15, 2023 or a fine of \$250 per violation, per day will begin to accrue on November 16. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by submitting the 40 yrs engineer reports on the proper forms/reporting formats, also getting permit for all work that was done without a permit from the Town of Lauderdale by the sea. The case is scheduled for follow-up at the November 16, 2023 hearing.
	<b>INSPECTION DATE</b>	5/24/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	5/24/2024	
	<b>SCHEDULED HEARING DATE</b>	8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	10/26/2023	
	<b>FINAL ORDER COMPLY BY DATE</b>	11/15/2023	

**NOTICE NAMES:** COMMON AREA 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

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

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

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

For questions on the Building Safety Program requirements, please contact [BuildingOfficial@lbts-fl.gov](mailto:BuildingOfficial@lbts-fl.gov).

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

<b>CASE TYPE</b>	Building Code (FBC) Violation	<b>DATE ESTBL</b>	2/13/2024	<b>STATUS</b>	Closed
<b>ADDRESS</b>	233 NEPTUNE AVE, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

2. CASE 24030002

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
	<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>	\$50.00
	<b>DAYS TO COMPLY</b>	16	<b>COMMENTS FINAL ORDER</b>	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.
	<b>INSPECTION DATE</b>	7/2/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
	<b>COMPLIED DATE</b>	7/2/2024		
	<b>SCHEDULED HEARING DATE</b>	8/22/2024		
	<b>FINAL ORDER MEETING DATE</b>	4/25/2024		
	<b>FINAL ORDER COMPLY BY DATE</b>	5/22/2024		

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

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

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

<b>CASE TYPE</b>	Building Code (FBC) Violation	<b>DATE ESTBL</b>	5/17/2024	<b>STATUS</b>	Closed
<b>ADDRESS</b>	2121 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 604	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	8/6/2024 12:00:00 AM

3. CASE 24050051

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Regular Mail	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 10	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 7/31/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b> 8/6/2024	
	<b>SCHEDULED HEARING DATE</b> 8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

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

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	7/31/2024	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	8/6/2024

**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) 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.

<b>CASE TYPE</b>	<b>Building Code (FBC) Violation</b>	<b>DATE ESTBL</b>	<b>5/17/2024</b>	<b>STATUS</b>	<b>Closed</b>
<b>ADDRESS</b>	<b>4117 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308 312</b>	<b>INSPECTOR</b>	<b>Hector Barrett</b>	<b>STATUS DATE</b>	<b>8/6/2024 12:00:00 AM</b>

4. CASE 24060002

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Regular Mail	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 10	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 8/6/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b> 8/6/2024	
	<b>SCHEDULED HEARING DATE</b> 8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

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

<b>VIOLATIONS:</b>	<b>#</b>	<b><u>DATE</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>STATUS</u></b>	<b><u>DATE RESOLVED</u></b>
	1	8/6/2024	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...	Closed	8/6/2024

**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) 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.

<b>CASE TYPE</b>	<b>Building Code (FBC) Violation</b>	<b>DATE ESTBL</b>	<b>7/8/2024</b>	<b>STATUS</b>	<b>Closed</b>
<b>ADDRESS</b>	<b>238 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 220</b>	<b>INSPECTOR</b>	<b>Hector Barrett</b>	<b>STATUS DATE</b>	<b>8/6/2024 12:00:00 AM</b>

5. CASE 24070009

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Hand	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 10	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 7/15/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b> 8/6/2024	
	<b>SCHEDULED HEARING DATE</b> 8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

**NOTICE NAMES:** HAMSHER,PATRICIA GILMORE  
 BENTON,PAULA ETAL  
 1820 OSAGE DR N LITTLE ROCK, AR 72116  
 Owner

<b>VIOLATIONS:</b>	<b>#</b>	<b><u>DATE</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>STATUS</u></b>	<b><u>DATE RESOLVED</u></b>
	1	7/15/2024	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	8/6/2024

**FINES:**

**NARRATIVE:** WWOP  
 FBC 105.1 - Work done without a Permit from the Town.  
 As per Building Official Simo Mansor 954-640-4215 or building@lbs-fl.gov.

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

<b>CASE TYPE</b>	Recreational Vehicle & Boat Violation	<b>DATE ESTBL</b>	8/8/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	4521 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-4	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/8/2024 12:00:00 AM

6. CASE 24080002

**CASE DATA:**

<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
<b>TYPE OF SERVICE</b>	Verified	<b>PROSECUTION COSTS</b>	
<b>DAYS TO COMPLY</b>	8	<b>COMMENTS FINAL ORDER</b>	
<b>INSPECTION DATE</b>	8/16/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
<b>COMPLIED DATE</b>			
<b>SCHEDULED HEARING DATE</b>	8/22/2024		
<b>FINAL ORDER MEETING DATE</b>			
<b>FINAL ORDER COMPLY BY DATE</b>			

**NOTICE NAMES:** BELL,ROBERT K Owner  
 1416 SW 15 TER FORT LAUDERDALE, FL 33312

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	8/16/2024	Chapter 19 - Traffic And Motor Vehicles 19-21 (b) (3) a. 1 Parking or storage of motor vehicles and vessels Restrictions and prohibitions. In the east and west zones as defined in this section, vessels, commercial vehicles and recreational vehicles are prohibited and restricted as hereinafter set forth. East zone. Registered commercial vehicles or recreational vehicles must comply with the following: At all times, the vehicle must fit within the single parking space within which it is parked unless it is parked in a private parking lot obscured from view from the street and neighboring properties.	Not in Compliance	

**FINES:**

**NARRATIVE:** Please removed boat and trailer from property.

<b>CASE TYPE</b>	Building Permit Violation	<b>DATE ESTBL</b>	8/12/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	2 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/12/2024 12:00:00 AM

7. CASE 24080004

**CASE DATA:**

<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>	
<b>DAYS TO COMPLY</b>	0	<b>COMMENTS FINAL ORDER</b>	
<b>INSPECTION DATE</b>	8/12/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
<b>COMPLIED DATE</b>			
<b>SCHEDULED HEARING DATE</b>	8/22/2024		
<b>FINAL ORDER MEETING DATE</b>			
<b>FINAL ORDER COMPLY BY DATE</b>			

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

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	8/12/2024	Chapter 6 - Building and Building Regulations Sec. 6-8 (a)(1) & (2). - Construction site operation, maintenance, appearance, and secondary impacts. SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTIONCOMPARE VERSIONS (a)General appearance. (1)All building and construction sites within the Town shall at all times be kept by the owner of the premises and the general contractor free of loose debris, airborne or otherwise, litter, paper, construction material waste, scrap construction material and other trash produced from the site. (2)All materials and equipment used, placed or stored upon any building or construction site shall be maintained by the owner of the premises and the general contractor within the perimeter of the building site.	Not in Compliance	

**FINES:**

**NARRATIVE:** THIS IS A REPEAT VIOLATION FOR A PREVIOUS FINAL ORDER ON 2/22/2024. A COMPLAINT WAS RECEIVED REGARDING CONSTRUCTION SITE OPERATION AFFECTING THE ACCESS TO THE ROAD BY NEIGHBORS.

<b>CASE TYPE</b>	Sign Violations	<b>DATE ESTBL</b>	8/12/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	4400 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/12/2024 12:00:00 AM

8. CASE 24080005

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b>	0	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	8/12/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

**NOTICE NAMES:** SEALAUD MANAGEMENT LLC Owner  
1660 NW 19 AVE POMPANO BEACH, FL 33069

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	8/12/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-502.(d)(5)2. - Exempt signs. The following signs may be installed without a sign permit, provided they meet the requirements listed below and are otherwise in conformance with this article. Noncommercial signs: Not to exceed a cumulative total area of: Sixteen square feet per non-residential property or business establishment.	Not in Compliance	
	2	8/12/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-508.(7)(c). B-1 and B-1-A districts. Number of sandwich signs. B-1 and B-1-A districts. Sandwich signs. Number. One sandwich sign shall be permitted per business. Buildings with multiple businesses shall be limited to one sandwich sign per customer service entrance.	Not in Compliance	
	3	8/12/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-508.(c)(7)a.1.-4. - Location requirements for sandwich signs in B-1 and B-1-A. Sign regulations by zoning district. B-1 and B-1-A districts. Only the following types of signs are permitted within the B-1 and B-1-A districts, subject to the limitations and requirements contained in the definitions and restrictions and standards by sign type and the general design standards sections of these regulations, and subject to the additional limitations stated below: Sandwich signs. Location requirements. The location of a sandwich sign shall be permitted consistent with the following: Permitted within the B-1 and B1-A zoning districts if: Placed adjacent to the structure in which the business is located; Located in front of and within two feet of the customer service entrance to the business it advertises and in a manner that provides for a minimum five-foot clear pedestrian path; Located outside the required landscaping; and Removed and placed indoors during the hours the business is closed.	Not in Compliance	

**FINES:**

**NARRATIVE:** COAST: A FRAME SIGN NOT 2FT FROM FRONT DOOR.  
TACOCRAFT: 2 A FRAME SIGNS OUTSIDE.  
DIAMONDS AND DOGGIES: BANNER OUT AGAIN WITH NO PERMIT.

EACH VIOLATION WILL CARRY A \$100 FINES SINCE THIS IS A REPEAT VIOLATION.  
THE VIOLATION HAS BEEN CURED AT THIS TIME.

<b>CASE TYPE</b>	Permits Required Violations	<b>DATE ESTBL</b>	7/7/2022	<b>STATUS</b>	Open
<b>ADDRESS</b>	4553 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Greg Wienborg	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

9. CASE 22070008

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Certified Mail	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 64	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 1/3/2023	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

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

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

**FINES:**

**NARRATIVE:**

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

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

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

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

Unit 103- bathroom and kitchen remodel permit

Unit 104- bathroom and kitchen remodel permit

Unit 105- bathroom permit

Unit 106- bathroom permit

Unit 109- bathroom permit

Unit 110- bathroom permit

Unit 111- bathroom permit

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

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

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

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

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

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

If you have any questions or concerns, please contact code inspector Greg Wienburg at 954-640-4216, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

<b>CASE TYPE</b>	Building Permit Violation	<b>DATE ESTBL</b>	11/16/2023	<b>STATUS</b>	Open
<b>ADDRESS</b>	1500 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

10. CASE 24060003

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b>	10	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	6/14/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

**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

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

<b>CASE TYPE</b>	Zoning Violations	<b>DATE ESTBL</b>	5/13/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	275 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/1/2024 6:39:00 PM

11. CASE 24060004

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
	<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>	\$0.00
	<b>DAYS TO COMPLY</b>	11	<b>COMMENTS FINAL ORDER</b>	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.
	<b>INSPECTION DATE</b>	8/21/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
	<b>COMPLIED DATE</b>			
	<b>SCHEDULED HEARING DATE</b>	8/22/2024		
	<b>FINAL ORDER MEETING DATE</b>	6/27/2024		
	<b>FINAL ORDER COMPLY BY DATE</b>	7/24/2024		

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

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	8/21/2024	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	

<b>FINES:</b>	<b>DESCRIPTION</b>	<b>CHARGE</b>	<b>DATE BOARD ORDER COMPLY</b>
	DAILY FINE	\$250.00	8/21/2024

**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

<b>CASE TYPE</b>	Property Maintenance (General)	<b>DATE ESTBL</b>	6/24/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	1961 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

12. CASE 24060014

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Verified	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 20	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 7/14/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

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

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

<b>CASE TYPE</b>	Building Code (FBC) Violation	<b>DATE ESTBL</b>	7/1/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	1760 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

13. CASE 24070001

**CASE DATA:**

<b>ORIG. CASE CERT. MAIL NUMBER</b>	9589071052700722403735	<b>I. OF F. MEETING DATE</b>	
<b>TYPE OF SERVICE</b>	Certified Mail	<b>PROSECUTION COSTS</b>	
<b>DAYS TO COMPLY</b>	20	<b>COMMENTS FINAL ORDER</b>	
<b>INSPECTION DATE</b>	7/21/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
<b>COMPLIED DATE</b>			
<b>SCHEDULED HEARING DATE</b>	8/22/2024		
<b>FINAL ORDER MEETING DATE</b>			
<b>FINAL ORDER COMPLY BY DATE</b>			

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

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

<b>CASE TYPE</b>	Vacation Rental Other	<b>DATE ESTBL</b>	7/8/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	222 NEPTUNE AVE, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	8/10/2024 12:00:00 AM

14. CASE 24070007

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b>	4	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	7/17/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

**NOTICE NAMES:** GEORGE,MICHAEL ALEXANDER                      Owner  
 PETRONE,SHANA  
 450 N EVERGREEN AVE ELMHURST, IL 60126

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	7/17/2024	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	
	2	7/17/2024	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:** Disturbance - There was music and a loud pool party taking place in the backyard.  
 Sec. 30-327.(f)(10) (h)2(i) - Vacation rentals and short term rentals  
 (f).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;  
 (h).2(i) Be available at the listed phone number 24 hours a day, seven days a week to handle any problems arising from the vacation rental or short term rental use

Corrective Action: 1. Be available at the listed phone number 24 hours a day, seven days a week to handle any problems arising from the vacation rental or short term rental use  
 2. 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.

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

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

<b>CASE TYPE</b>	Vacation Rental Other	<b>DATE ESTBL</b>	7/8/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	2051 CORAL REEF DR, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	8/10/2024 12:00:00 AM

15. CASE 24070008

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Hand	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 9	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 7/17/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

**NOTICE NAMES:** BACHMANN,CAROL & MARK  
 BACHMANN,KATHERYN & P ETAL  
 2265 ROLLINGWOOD DR MEDINA, OH 44256  
 Owner

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	7/17/2024	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	
	2	7/17/2024	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:** Disturbance - call was initiated for the Airbnb located at 2051 Coral Reef Dr. There was no music or loud noises herd. It was a group of people talking in the backyard.

Sec. 30-327.(f)(10)(h).2(i) - Vacation rentals and short term rentals  
 (f).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;  
 (h).2(i) Be available at the listed phone number 24 hours a day, seven days a week to handle any problems arising from the vacation rental or short term rental use.

Corrective Action: 1. Be available at the listed phone number 24 hours a day, seven days a week to handle any problems arising from the vacation rental or short term rental use  
 2. 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.

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

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

<b>CASE TYPE</b>	Building Permit Violation	<b>DATE ESTBL</b>	5/28/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	264 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

16. CASE 24050066

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Certified Mail	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 9	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 6/6/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

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

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

<b>CASE TYPE</b>	Building Permit Violation	<b>DATE ESTBL</b>	5/30/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	3270 SPANISH RIVER DR, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	7/3/2024 10:08:00 AM

17. CASE 24050072

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
	<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>	\$50.00
	<b>DAYS TO COMPLY</b>	22	<b>COMMENTS FINAL ORDER</b>	At the JUNE 27, 2024, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by JULY 26 2024, or a fine of \$250 per violation, per day will begin to accrue on JULY 27. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit. The case is scheduled for follow-up at the AUGUST 22, 2024 hearing.

<b>INSPECTION DATE</b>	7/27/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
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**COMPLIED DATE**

<b>SCHEDULED HEARING DATE</b>	8/22/2024
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<b>FINAL ORDER MEETING DATE</b>	6/27/2024
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<b>FINAL ORDER COMPLY BY DATE</b>	7/27/2024
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**NOTICE NAMES:** GOLDKATZ LLC Owner  
 7896 NW 110 DR PARKLAND , FL 33076  
 KATSNELSON, GENNADY  
 2483 CONEY ISLAND AVE CO ODIS BROOKLYN, NY11223  
 KATSNELSON, GENNADY  
 510 VONDERBURG DR STE 305 BRANDON, FL33511

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	7/27/2024	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	

<b>FINES:</b>	<b>DESCRIPTION</b>	<b>CHARGE</b>	<b>DATE BOARD ORDER COMPLY</b>
	DAILY FINE	\$250.00	7/27/2024

**NARRATIVE:** PLEASE CONTACT THE BUILDING DEPARTMENT TO OBTAIN AND AFTER THE FAT PERMIT FOR WORK DONE INSIDE HOME.

BUILDING@LBTS-FL.GOV -----9545530260

THANK YOU

<b>CASE TYPE</b>	Building Permit Violation	<b>DATE ESTBL</b>	5/30/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	4461 W TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/1/2024 6:47:00 PM

18. CASE 24050073

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
	<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>	\$50.00
	<b>DAYS TO COMPLY</b>	22	<b>COMMENTS FINAL ORDER</b>	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.
	<b>INSPECTION DATE</b>	8/21/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
	<b>COMPLIED DATE</b>			
	<b>SCHEDULED HEARING DATE</b>	8/22/2024		
	<b>FINAL ORDER MEETING DATE</b>	6/27/2024		
	<b>FINAL ORDER COMPLY BY DATE</b>	7/24/2024		

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

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	8/21/2024	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	

<b>FINES:</b>	<b>DESCRIPTION</b>	<b>CHARGE</b>	<b>DATE BOARD ORDER COMPLY</b>
	DAILY FINE	\$250.00	8/21/2024

**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



<b>CASE TYPE</b>	Building Code (FBC) Violation	<b>DATE ESTBL</b>	5/1/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	4013 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	7/3/2024 9:45:00 AM

19. CASE 24050005

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
	<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>	\$0.00
	<b>DAYS TO COMPLY</b>	22	<b>COMMENTS FINAL ORDER</b>	At the May 23, 2024 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 26, 2024 or a fine of \$100 per violation, per day will begin to accrue on June 26. No Hearing Cost was assessed. Compliance is to be achieved by submitting the 40/50 year report. The case is scheduled for follow-up at the June 27, 2024 hearing.
	<b>INSPECTION DATE</b>	8/21/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
	<b>COMPLIED DATE</b>			
	<b>SCHEDULED HEARING DATE</b>	8/22/2024		
	<b>FINAL ORDER MEETING DATE</b>	5/23/2024		
	<b>FINAL ORDER COMPLY BY DATE</b>	6/26/2024		

**NOTICE NAMES:** TOP OF THE MILE, INC Owner  
3049 North Federal Highway Fort Lauderdale, FL 33306  
Management, C/O MG Property  
3049 North Federal Highway Fort Lauderdale, FL33306

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	8/21/2024	FBC 40/50 Year Inspections 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 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 ...	Not in Compliance	

<b>FINES:</b>	<b>DESCRIPTION</b>	<b>CHARGE</b>	<b>DATE BOARD ORDER COMPLY</b>
	DAILY FINE	\$100.00	8/21/2024

**NARRATIVE:** 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.

REPORTS NEED TO BE SUBMITTED FOR 40/50 YEAR INSPECTION.

CONTACT BUILDING DEPARTMENT AT 954-640-4215.

<b>CASE TYPE</b>	Zoning Violations	<b>DATE ESTBL</b>	5/2/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	1597 BLUE WATER TER, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

20. CASE 24050008

**CASE DATA:**

<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>	
<b>DAYS TO COMPLY</b>	15	<b>COMMENTS FINAL ORDER</b>	
<b>INSPECTION DATE</b>	5/17/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
<b>COMPLIED DATE</b>			
<b>SCHEDULED HEARING DATE</b>	8/22/2024		
<b>FINAL ORDER MEETING DATE</b>			
<b>FINAL ORDER COMPLY BY DATE</b>			

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

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

<b>CASE TYPE</b>	Business Tax Receipt Req (BTR)	<b>DATE ESTBL</b>	5/2/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	226 CORSAIR AVE, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

21. CASE 24050011

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
	<b>TYPE OF SERVICE</b>	Hand	<b>PROSECUTION COSTS</b>	\$50.00
	<b>DAYS TO COMPLY</b>	15	<b>COMMENTS FINAL ORDER</b>	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.
	<b>INSPECTION DATE</b>	5/31/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
	<b>COMPLIED DATE</b>			
	<b>SCHEDULED HEARING DATE</b>	8/22/2024		
	<b>FINAL ORDER MEETING DATE</b>	5/23/2024		
	<b>FINAL ORDER COMPLY BY DATE</b>	5/31/2024		

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

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

<b>FINES:</b>	<b>DESCRIPTION</b>	<b>CHARGE</b>	<b>DATE BOARD ORDER COMPLY</b>
	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 than 7 days.

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

Thank You

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

22. CASE 24050024

**CASE DATA:**

<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
<b>TYPE OF SERVICE</b>	Regular Mail	<b>PROSECUTION COSTS</b>	
<b>DAYS TO COMPLY</b>	20	<b>COMMENTS FINAL ORDER</b>	
<b>INSPECTION DATE</b>	5/28/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
<b>COMPLIED DATE</b>			
<b>SCHEDULED HEARING DATE</b>	8/22/2024		
<b>FINAL ORDER MEETING DATE</b>			
<b>FINAL ORDER COMPLY BY DATE</b>			

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

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

<b>CASE TYPE</b>	Building Permit Violation	<b>DATE ESTBL</b>	5/17/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	4117 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308 403	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

23. CASE 24050035

**CASE DATA:**

<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
<b>TYPE OF SERVICE</b>	Regular Mail	<b>PROSECUTION COSTS</b>	
<b>DAYS TO COMPLY</b>	10	<b>COMMENTS FINAL ORDER</b>	
<b>INSPECTION DATE</b>	5/27/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
<b>COMPLIED DATE</b>			
<b>SCHEDULED HEARING DATE</b>	8/22/2024		
<b>FINAL ORDER MEETING DATE</b>			
<b>FINAL ORDER COMPLY BY DATE</b>			

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

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

<b>CASE TYPE</b>	Property Maintenance (General)	<b>DATE ESTBL</b>	2/22/2018	<b>STATUS</b>	Open
<b>ADDRESS</b>	2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Bethany Banyas	<b>STATUS DATE</b>	5/24/2024 12:00:00 AM

24. CASE 18020015

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>	
	<b>TYPE OF SERVICE</b>	Certified Mail	<b>PROSECUTION COSTS</b>	\$53,425.00
	<b>DAYS TO COMPLY</b>	21	<b>COMMENTS FINAL ORDER</b>	FINAL ORDER: PER SPECIAL MAGISTRATE, ALL PIER REPAIR IS TO BE COMPLETED BY MARCH 26, 2019 OR A FINE OF \$250 PER DAY WILL BEGIN TO COMMENCE THEREAFTER. THIS CASE WILL RETURN TO THE JANUARY 24, 2019 CODE COMPLIANCE HEARING FOR A STATUS UPDATE. A HEARING COST OF \$50 WAS ALSO ASSESSED AT THE SEPTEMBER 27, 2018 CODE COMPLIANCE HEARING.
	<b>INSPECTION DATE</b>	8/23/2023	<b>COMMENTS - IMPOSITION OF FINE</b>	
	<b>COMPLIED DATE</b>			
	<b>SCHEDULED HEARING DATE</b>	8/22/2024		
	<b>FINAL ORDER MEETING DATE</b>	9/27/2018		
	<b>FINAL ORDER COMPLY BY DATE</b>	3/26/2019		

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

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

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

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

Thank you for your attention to this matter.

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

<b>CASE TYPE</b>	Building Code (FBC) Violation	<b>DATE ESTBL</b>	1/25/2023	<b>STATUS</b>	Open
<b>ADDRESS</b>	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Bethany Banyas	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

25. CASE 23010015

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>	
	<b>TYPE OF SERVICE</b>	Certified Mail	<b>PROSECUTION COSTS</b> \$75.00
	<b>DAYS TO COMPLY</b>	0	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	8/23/2023	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	4/27/2023	
	<b>FINAL ORDER COMPLY BY DATE</b>	5/24/2023	

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

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

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

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

<b>CASE TYPE</b>	<b>Building Code (FBC) Violation</b>	<b>DATE ESTBL</b>	<b>9/29/2022</b>	<b>STATUS</b>	<b>Open</b>
<b>ADDRESS</b>	<b>1530 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062</b>	<b>INSPECTOR</b>	<b>Bethany Banyas</b>	<b>STATUS DATE</b>	<b>7/2/2024 12:00:00 AM</b>

26. CASE 23010007

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

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

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

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

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

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

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or [Building@lbts-fl.gov](mailto:Building@lbts-fl.gov).

Bethany Banyas  
 954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

<b>CASE TYPE</b>	<b>Building Code (FBC) Violation</b>	<b>DATE ESTBL</b>	<b>10/15/2021</b>	<b>STATUS</b>	<b>Open</b>
<b>ADDRESS</b>	<b>1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062</b>	<b>INSPECTOR</b>	<b>Bethany Banyas</b>	<b>STATUS DATE</b>	<b>8/1/2024 12:00:00 AM</b>

27. CASE 21100022

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Certified Mail	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 21	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 9/27/2023	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

**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

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

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

Thank you.  
Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

<b>CASE TYPE</b>	Building Code (FBC) Violation	<b>DATE ESTBL</b>	10/9/2021	<b>STATUS</b>	Open
<b>ADDRESS</b>	1850 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Bethany Banyas	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

28. CASE 21100051

**CASE DATA:**

<b>ORIG. CASE CERT. MAIL NUMBER</b>	70190700000027912669	<b>I. OF F. MEETING DATE</b>	
<b>TYPE OF SERVICE</b>	Certified Mail	<b>PROSECUTION COSTS</b>	
<b>DAYS TO COMPLY</b>	15	<b>COMMENTS FINAL ORDER</b>	
<b>INSPECTION DATE</b>	8/23/2023	<b>COMMENTS - IMPOSITION OF FINE</b>	
<b>COMPLIED DATE</b>			
<b>SCHEDULED HEARING DATE</b>	8/22/2024		
<b>FINAL ORDER MEETING DATE</b>			
<b>FINAL ORDER COMPLY BY DATE</b>			

**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

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	8/23/2023	Florida Building Code 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	

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

<b>CASE TYPE</b>	Building Code (FBC) Violation	<b>DATE ESTBL</b>	12/3/2021	<b>STATUS</b>	Open
<b>ADDRESS</b>	2000 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Bethany Banyas	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

29. CASE 21120003

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Certified Mail	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 30	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 9/27/2023	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

**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

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

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

<b>CASE TYPE</b>	Building Code (FBC) Violation	<b>DATE ESTBL</b>	12/3/2021	<b>STATUS</b>	Open
<b>ADDRESS</b>	3900 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Bethany Banyas	<b>STATUS DATE</b>	8/1/2024 12:00:00 AM

30. CASE 21120018

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b> Verified	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b> 29	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 8/23/2023	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 8/22/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

**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

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

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

**NARRATIVE:** Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. 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