

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

**Agenda**

Thursday, September 26, 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, September 26, 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:** September 26, 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. 9-26-2024 Agenda Summary
2. 9-26-2024 Agenda Backup



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

*Town Commission Meeting Room (Jarvis Hall)  
Thursday • September 26, 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

Item #	Case #	Property Address	Property Owner	Page #
1	24080006	272 IMPERIAL LN	O'GRADY,JOHN J	22
2	24090001	3241 SPANISH RIVER DR	VENTURA FAMILY TR VENTURA,CYNTHIA J TRSTEE	2

### Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
3	24060003	1500 S OCEAN BLVD	LEISURE TOWERS ASSOCIATION INC	15
4	24050066	264 HIBISCUS AVE	KARAS,JAMES E & LESLIE L	11
5	24050024	1985 WINDWARD DR	BRYZGALOVA,SVETLANA	10

### Old Business

Item #	Case #	Property Address	Property Owner	Page #
6	24040006	219 CODRINGTON DR	PATRICIA L COOPER TR	9
7	24040003	4533 POINCIANA ST	POINCIANA 4533 LLC	7
8	24060004	275 HIBISCUS AVE	CREASON,JAMES B CREASON,JEREMY T	17
9	22070008	4553 BOUGAINVILLE DR	STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY	5
10	24060014	1961 WINDWARD DR	WALLIN,ANDERS G	18
11	24070001	1760 BEL-AIR AVE	BERMUDEZ,HERNAN & JESSICA	19
12	24050073	4461 W TRADEWINDS AVE	AGUIRRE MARIN,JORGE A MARTIN	13
13	23010015	234 HIBISCUS AVE	COMMON AREA	25

### New Business

Item #	Case #	Property Address	Property Owner	Page #
14	24080001	2036 SAILFISH PL	OLKA LLC	21
15	24080008	268 IMPERIAL LN	268 IMPERIAL LANE INC MERCIER,JEAN-FRANCOIS	24
16	24090002	230 PINE AVE	OG GROUP LLC	4

### Special Set

Item #	Case #	Property Address	Property Owner	Page #
17	24050072	3270 SPANISH RIVER DR	GOLDKATZ LLC	N/A

### Withdrawn

Item #	Case #	Property Address	Property Owner	Page #
18	24080010	1500 S OCEAN BLVD 1604	FALLAH-MOGHADDAM,NASSER	1

### VI.ADJOURNMENT

<b>CASE TYPE</b>	<b>Building Code (FBC) Violation</b>	<b>DATE ESTBL</b>	8/27/2024	<b>STATUS</b>	Closed
<b>ADDRESS</b>	1500 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 1604	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/27/2024 12:00:00 AM

1. CASE 24080010

<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> 27	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 8/27/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b> 8/27/2024	
	<b>SCHEDULED HEARING DATE</b> 9/26/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

**NOTICE NAMES:** FALLAH-MOGHADDAM,NASSER Owner  
 1500 S OCEAN BLVD #1604 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	8/27/2024	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...	Closed	8/27/2024

**FINES:**

**NARRATIVE:** Please contact the building department to get an after the fact permit for work done inside the condo.

\*New flooring without permit

contact Simo Mansor at building@lbs-fl.gov

Thanks

<b>CASE TYPE</b>	Landscape Violations	<b>DATE ESTBL</b>	8/24/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	3241 SPANISH RIVER DR, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	9/7/2024 12:00:00 AM

2. CASE 24090001

<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> 9/13/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 9/26/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

**NOTICE NAMES:** VENTURA FAMILY TR VENTURA,CYNTHIA J Owner  
 TRSTEE  
 3241 SPANISH RIVER DR LAUDERDALE BY THE SEA, FL 33062  
 Ventura Trustee, Cynthia  
 3241 Spanish River Dr 136 Lauderdale by the sea, FL33062

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	9/13/2024	Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.	Not in Compliance	

**FINES:**

**NARRATIVE:**

Landscape Maintenance Sec. 30-477(a) - The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal replacement of dead or diseased plants and removal of refuse and debris on a regular basis.

Corrective Action: Please cut and maintain lawn on a regular basis, to continue a healthy growing condition and always present a neat and well-kept appearance.

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

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



<b>CASE TYPE</b>	Property Maintenance (General)	<b>DATE ESTBL</b>	9/5/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	9/9/2024 12:00:00 AM

3. CASE 24090002

<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>	16	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	9/25/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	9/26/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

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

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	9/25/2024	Chapter 6 - Building and Building Regulations Section 6-41(a)(1) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Junk, trash, debris or construction materials not being actively utilized for construction;	Not in Compliance	

**FINES:**

**NARRATIVE:** In order to satisfy this violation the Town is requesting that a complete permit to either renovate or demo the property is submitted to the Town and ISSUED for the work to begin. Once permit is Issued work should begin on property no later then 30 days from issuance date.

if this is not done by a time determined by the Town it will be considered not in compliance and will be subject to fines of up to \$250 per day.

Please contact the building department and have permits issued to correct these violations prior to the Sept 26th code hearing.

Thanks

<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 Wienbarg	<b>STATUS DATE</b>	9/6/2024 12:00:00 AM

4. 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> 12/1/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 9/26/2024	
	<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	12/1/2024	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	12/1/2024	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
	3	12/1/2024	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	1/4/2023

**FINES:**

**NARRATIVE:**

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

As per Building Official: Work done without permits including kitchen and bathroom renovations inside of the units, door jam in office needs to be repaired, new A/C unit installed, new pool water heater installed, and 2 patio decks installed on the roof. Stairs, banisters and hand railings need to be repaired and secured so that they are in a safe condition. This will be determined by the building official and the Fire Marshal.

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

Unit 103- bathroom and kitchen remodel permit

Unit 104- bathroom and kitchen remodel permit

Unit 105- bathroom permit

Unit 106- bathroom permit

Unit 109- bathroom permit

Unit 110- bathroom permit

Unit 111- bathroom permit

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

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

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

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

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

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

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

<b>CASE TYPE</b>	Web Citizen Complaint	<b>DATE ESTBL</b>	3/11/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	4533 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	7/2/2024 12:00:00 AM

5. CASE 24040003

<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>	11	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	9/25/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	9/26/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

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

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	9/25/2024	Chapter 30 - Unified Land Development Regulations Section 30-241(k)(1) - RM-25 district—Apartments and lodging. Density and lot area. Required lot area shall be at least 1,742 feet per multiple-family kitchen dwelling unit and at least 871 square feet per hotel room (1,742 square feet for condominium).	Not in Compliance	
	2	9/25/2024	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
	3	9/25/2024	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	Not in Compliance	

deemed...

4 9/25/2024

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

Not in Compliance

**FINES:**

<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE</u>	<u>BOARD ORDER</u>
			<u>COMPLY</u>
FLAT PENALTY			1/1/0001
FLAT PENALTY			1/1/0001
FLAT PENALTY			1/1/0001
FLAT PENALTY			1/1/0001

**NARRATIVE:**

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

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

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

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

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

Thank You

<b>CASE TYPE</b>	Zoning Violations	<b>DATE ESTBL</b>	4/8/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	219 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	5/2/2024 12:00:00 AM

6. CASE 24040006

<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>	13	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	4/21/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	9/26/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

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

**FINES:**

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

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

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

<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>	8/28/2024 10:49:00 AM

7. CASE 24050024

<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>	\$50.00
	<b>DAYS TO COMPLY</b>	20	<b>COMMENTS FINAL ORDER</b>	At the August 22,2024 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by September 25, 2023 or a fine of \$10 per violation, per day will begin to accrue on September 26. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by paying and receiving a BTR from the town.
	<b>INSPECTION DATE</b>	9/25/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
	<b>COMPLIED DATE</b>			
	<b>SCHEDULED HEARING DATE</b>	9/26/2024		
	<b>FINAL ORDER MEETING DATE</b>	8/22/2024		
	<b>FINAL ORDER COMPLY BY DATE</b>	9/25/2024		

**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	9/25/2024	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	

<b>FINES:</b>	<b>DESCRIPTION</b>	<b>CHARGE</b>	<b>DATE BOARD ORDER COMPLY</b>
	DAILY FINE	\$10.00	9/25/2024

**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>	5/28/2024	<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>	8/27/2024 12:00:00 AM

8. 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> 9/26/2024	
	<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>	4461 W TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/28/2024 10:31:00 AM

9. 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>	9/25/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	9/26/2024	
	<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	9/25/2024	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	9/25/2024

**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 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>	8/27/2024 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>	9/26/2024	
	<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>	8/27/2024 12:00:00 AM

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>	9/26/2024		
	<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>	8/29/2024 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> 9/25/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 9/26/2024	
	<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	9/25/2024	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	9/25/2024	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>	8/28/2024 10:26:00 AM

13. CASE 24070001

<b>CASE DATA:</b>	<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>	\$0.00
	<b>DAYS TO COMPLY</b>	20	<b>COMMENTS FINAL ORDER</b>	At the AUGUST 22, 2024, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by September 25, 2024, or a fine of \$250 per violation, per day will begin to accrue on September 26. No hearing cost was assessed. Compliance is to be achieved by submitting a full permit package after-the-fact. The case is scheduled for follow-up at the September 26, 2024, hearing.
	<b>INSPECTION DATE</b>	9/25/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
	<b>COMPLIED DATE</b>			
	<b>SCHEDULED HEARING DATE</b>	9/26/2024		
	<b>FINAL ORDER MEETING DATE</b>	8/22/2024		
	<b>FINAL ORDER COMPLY BY DATE</b>	9/25/2024		

**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	9/25/2024	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	9/25/2024

**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>	Nuisance	<b>DATE ESTBL</b>	8/2/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	2036 SAILFISH PL, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/26/2024 12:00:00 AM

14. CASE 24080001

<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> 14	<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> 9/26/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

**NOTICE NAMES:** OLKA LLC Owner  
 2036 SAILFISH PL LAUDERDALE BY THE SEA, FL 33062

<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	8/16/2024	Chapter 30 - Unified Land Development Regulations Section 30-313(4)(k). - General provisions. Height, design, and location of fences, walls, hedges. Prohibited fence types. Barbed wire, electrified or razor wire fences, and fences or walls topped with barbed, electric or razor wire are prohibited, and shall not be erected or maintained on any property.	Not in Compliance	

**FINES:**

**NARRATIVE:** Please remove all spikes, and wires from home as the town code does not allow the use of these mechanisms.

<b>CASE TYPE</b>	Vacation Rental Regulation	<b>DATE ESTBL</b>	8/20/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	272 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	8/20/2024 12:00:00 AM

15. CASE 24080006

<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>	8/30/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	9/26/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

**NOTICE NAMES:** O'GRADY,JOHN J Owner  
 272 IMPERIAL LANE 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	8/30/2024	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	8/30/2024	Chapter 30 - Unified Land Development Regulations Section 30-327(j)1.- Vacation rentals and short term rentals. Vacation rental and short term rental occupants. 1. Occupancy of a dwelling for vacation rental or short term rental use must not exceed two persons per bedroom, plus two persons for each additional 200 square feet of interior living area, with total occupancy not to exceed ten persons.	Not in Compliance	

**FINES:**

**NARRATIVE:** Disturbance - call was initiated for the Airbnb located at 272 Imperial Lane. There was no music or loud noises heard. 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;  
 Vacation rental and short term rental occupants. Sec.30-327.(j).1.  
 (j) . 1 Occupancy of a dwelling for vacation rental or short term rental use must not exceed two persons per bedroom, plus two persons for each additional 200 square feet of interior living area, with total occupancy not to exceed ten persons.

Corrective Actions:- Please change all advertisements to indicate maximum occupancy 10,two persons per bedroom, plus two persons for each additional 200 square feet of interior living area, with total occupancy not to exceed ten persons.

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.

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 Regulation	<b>DATE ESTBL</b>	8/26/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	268 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/26/2024 12:00:00 AM

16. CASE 24080008

**CASE DATA:**    **ORIG. CASE CERT. MAIL NUMBER**    9589071052700722403971    **I. OF F. MEETING DATE**

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

**DAYS TO COMPLY**    28    **COMMENTS FINAL ORDER**

**INSPECTION DATE**    9/23/2024    **COMMENTS - IMPOSITION OF FINE**

**COMPLIED DATE**

**SCHEDULED HEARING DATE**    9/26/2024

**FINAL ORDER MEETING DATE**

**FINAL ORDER COMPLY BY DATE**

**NOTICE NAMES:**    268 IMPERIAL LANE INC MERCIER,JEAN-FRANCOIS    Owner

                         220 IMPERIAL LN 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	9/23/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.	Not in Compliance	
	2	9/23/2024	Chapter 30 - Unified Land Development Regulations Section 30-327(j)1.- Vacation rentals and short term rentals. Vacation rental and short term rental occupants. 1. Occupancy of a dwelling for vacation rental or short term rental use must not exceed two persons per bedroom, plus two persons for each additional 200 square feet of interior living area, with total occupancy not to exceed ten persons.	Not in Compliance	

**FINES:**

**NARRATIVE:**    PLEASE CORRECT YOUR ADVERTISING TO SHOW 7 DAY MINIMUM STAY IN THE TOWN OF LAUDERDALE BY THE SEA. ALSO, THEY MAXIMUM AMOUNT OF GUEST IS 10 AS PER TOWN CODE.

ONCE THESE ITEMS HAVE BEEN CORRECTED, PLEASE CONTACT CODE@LBTS-FL.GOV TO PROVIDE PROVE AND CASE WILL BE COMPLIED.

HOWEVER, EVEN IF THIS CASE IS COMPLIED IT WILL BE BROUGHT TO THE MAGISTRATE FOR A "FINDING OF FACTS" IT WILL BE DOCUMENTED THAT THIS VIOLATION HAPPENED AND IF IT WERE TO HAPPEN AGAIN WITHIN 5 YEARS IT WILL BE SUBJECT TO IMMEDIATE FINES.

IF YOU HAVE ANY QUESTIONS OR CONCERNS, PLEASE CALL ERIC V @ 954-640-4216 OR EMAIL ME AT ERICV@LBTS-FL.GOV

<b>CASE TYPE</b>	Building Code (FBC) Violation	<b>DATE ESTBL</b>	1/25/2023	<b>STATUS</b>	Open
<b>ADDRESS</b>	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Bethany Banyas	<b>STATUS DATE</b>	8/27/2024 12:00:00 AM

17. 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> 9/26/2024	
	<b>FINAL ORDER MEETING DATE</b> 4/27/2023	
	<b>FINAL ORDER COMPLY BY DATE</b> 5/24/2023	

**NOTICE NAMES:** COMMON AREA Owner  
 .. 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\*\*\*