

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

**Agenda**

Thursday, October 24, 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, October 24, 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:** October 24, 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. 10-24-24 Agenda Summary
2. 10-24-24 Agenda Backup



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

*Town Commission Meeting Room (Jarvis Hall)  
Thursday • October 24, 2024 • 5:00 PM*

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

### Cases to be Continued

Item #	Case #	Property Address	Property Owner	Page #
1	24090005	2025 WINDWARD DR	2717800 ONTARIO INC	19
2	24090010	223 CODRINGTON DR	BLACKMAN,BOZENA T BOZENA T BLACKMAN TR	5
3	24100007	3270 S TERRA MAR DR	LUU,HOA K LUU-NGUYEN,THU K	11
4	24050066	264 HIBISCUS AVE	KARAS,JAMES E & LESLIE L	1
5	24040003	4533 POINCIANA ST	POINCIANA 4533 LLC	12
6	24060003	1500 S OCEAN BLVD	LEISURE TOWERS ASSOCIATION INC	15
7	24050024	1985 WINDWARD DR	BRYZGALOVA,SVETLANA	14
8	23010015	234 HIBISCUS AVE	COMMON AREA	22

### Old Business

Item #	Case #	Property Address	Property Owner	Page #
9	24060011	262 BASIN DR	TOGNINI,FRANCESCO H/E INTERESTING INVESTMENTS LLC	17
10	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	31
11	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	23
12	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	27
13	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	25
14	21120018	3900 N OCEAN DR	FOUNTAINHEAD ASSOCIATION, INC.	29

### New Business

Item #	Case #	Property Address	Property Owner	Page #
15	24090003	2025 WINDWARD DR	2717800 ONTARIO INC	18
16	24090006	2030 COCO PALM PL	COCO PALM INVESTMENTS LLC	20
17	24090012	1985 WINDWARD DR	BRYZGALOVA,SVETLANA	7
18	24100003	4144 EL MAR DR	3RM INVESTMENTS LLC	9
19	24090011	1 SUNSET LN	ORLANDO DELUCA TR CAPALBO, RICHARD M TRSTEE	6

### Certification of Lien

Item #	Case #	Property Address	Property Owner	Page #
20	24050072	3270 SPANISH RIVER DR	GOLDKATZ LLC	3

### VI.ADJOURNMENT

<b>CASE TYPE</b>	Building Permit Violation	<b>DATE ESTBL</b>	5/28/2024	<b>STATUS</b>	Closed
<b>ADDRESS</b>	264 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	10/15/2024 12:00:00 AM

1. 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> 10/15/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b> 10/15/2024	
	<b>SCHEDULED HEARING DATE</b> 10/24/2024	
	<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	10/15/2024	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	10/15/2024
	2	10/15/2024	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	10/15/2024

**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>	Closed
<b>ADDRESS</b>	3270 SPANISH RIVER DR, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	10/2/2024 12:00:00 AM

2. 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>	8/13/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
	<b>COMPLIED DATE</b>	8/13/2024		
	<b>SCHEDULED HEARING DATE</b>	10/24/2024		
	<b>FINAL ORDER MEETING DATE</b>	6/27/2024		
	<b>FINAL ORDER COMPLY BY DATE</b>	7/27/2024		

**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	8/13/2024	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	8/13/2024

<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>	Landscape Violations	<b>DATE ESTBL</b>	9/12/2024	<b>STATUS</b>	Closed
<b>ADDRESS</b>	223 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	10/3/2024 12:00:00 AM

3. CASE 24090010

<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>	0	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	10/3/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	10/3/2024	
	<b>SCHEDULED HEARING DATE</b>	10/24/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

**NOTICE NAMES:** BLACKMAN,BOZENA T BOZENA T BLACKMAN Owner TR  
 223 CODRINGTON DR 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	10/3/2024	Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.	Closed	10/3/2024

**FINES:**

**NARRATIVE:**

<b>CASE TYPE</b>	Building Code (FBC) Violation	<b>DATE ESTBL</b>	9/6/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	1 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	9/26/2024 12:00:00 AM

4. CASE 24090011

<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> 22	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b> 10/18/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 10/24/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

**NOTICE NAMES:** ORLANDO DELUCA TR CAPALBO, RICHARD M TRSTEE Owner  
 1 SUNSET LN 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	10/18/2024	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

**FINES:**

**NARRATIVE:** Please contact the building department to obtain after the fact permit for all the work done to the exterior of the home. Additionally the building official will be requesting an inspection of the entire property to confirm if any additional work has been done inside of the home.  
 3 NEW AC UNITS, POOL RESURFACEING, POOL DECK PAVERS. NEW 4FT WALL ON EAST SIDE, NEW FENCE, NEW POOL PUMP.

Please visit the building department to set this up or call 954-640-4215.

Please obtain the necessary permits prior to the OCTOBER 24TH HEARING to comply this case.

Thanks

<b>CASE TYPE</b>	Vacation Rental Other	<b>DATE ESTBL</b>	9/26/2024	<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>	9/26/2024 12:00:00 AM

5. CASE 24090012

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>	9589 0710 5270 0722 4042 37	<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b>	Certified Mail	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b>	10	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	10/6/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	10/24/2024	
	<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	10/6/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(i)1. - Vacation rentals and short term rentals. Rental agent. The property owner shall designate a rental agent on its rental certificate application or renewal, and provide the agent's name, address and phone number. The property owner may serve as the rental agent. Alternatively, the owner may designate as his or her agent any natural person 18 years of age or older, who is: (i) customarily present at a business location within the Town for the purposes of transacting business, or (ii) actually resides within the Town. In order to be designated a rental agent, a person must first present the Town with written certification that he or she agrees to perform the duties specified in subsection 2. below.	Not in Compliance	

**FINES:**

**NARRATIVE:** No rental agent on file. agent ask to be removed from contact list for property - Sec. 30-327.(i)(1)(2) - Vacation rentals and short term rentals.- 1.The property owner shall designate a rental agent on its rental certificate application or renewal, and provide the agent's name, address and phone number. The property owner may serve as the rental agent. Alternatively, the owner may designate as his or her agent any natural person 18 years of age or older, who is: (i) customarily present at a business location within the Town for the purposes of transacting business, or (ii) actually resides within the Town. In order to be designated a rental agent, a person must first present the Town with written certification that he or she agrees to perform the duties specified in subsection 2.  
 .2.The duties of the rental agent are to:a.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; andb.Be able and willing to come to the vacation rental or short term rental dwelling within three hours following notification from the Town of issues related to the vacation rental or short term rental; andc.Receive service of any notice of violation of this section; andd.Monitor the vacation rental or short term rental dwelling at least weekly to assure continued compliance with the requirements of this section.

Corrective Action:- Please assign an agent to the town who is willing and able to fulfill the responsibilities outlined in the ordinance 30-327.(i)(1)(2)

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 Code (FBC) Violation	<b>DATE ESTBL</b>	9/16/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	4144 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	10/4/2024 12:00:00 AM

6. CASE 24100003

<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> 10/14/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 10/24/2024	
	<b>FINAL ORDER MEETING DATE</b>	
	<b>FINAL ORDER COMPLY BY DATE</b>	

**NOTICE NAMES:** 3RM INVESTMENTS LLC Owner  
 770 PONCE DE LEON BLVD FL 2 CORAL GABLES, FL 33134  
 Dragoslavac, Yamile  
 770 ponce De Leon Blvd 302B Coral Gable, FL33134

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	10/14/2024	Chapter 6 - Building and Building Regulations Section 6-41(b) - 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: The exterior of every building or structure shall be maintained in a good state of repair and all surfaces thereof shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance. Garbage storage receptacles or garbage disposal facilities shall be provided and maintained for the disposal of garba...	Not in Compliance	
	2	10/14/2024	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:** Concrete work/repairs being done. (WWOP) FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official Simo Mansor.  
Exterior building maintenance Sec. 6-41(b) - The exterior of every building or structure shall be maintained in a good state of repair and all surfaces thereof shall be kept painted or whitewashed where necessary for purposes of preservation and appearance

Corrective Action required: Submit concrete restoration application/s and obtain after-the-fact permit/s for all work done without a permit. All surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or [building@lbs-fl.gov](mailto:building@lbs-fl.gov).

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

Respectfully,  
Hector Barrett  
954-640-4220  
[hectorb@lbs-fl.gov](mailto:hectorb@lbs-fl.gov)

<b>CASE TYPE</b>	Inoperative vehicles	<b>DATE ESTBL</b>	9/17/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	3270 S TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	10/8/2024 12:00:00 AM

7. CASE 24100007

**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>	10	<b>COMMENTS FINAL ORDER</b>	
<b>INSPECTION DATE</b>	10/18/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
<b>COMPLIED DATE</b>			
<b>SCHEDULED HEARING DATE</b>	10/24/2024		
<b>FINAL ORDER MEETING DATE</b>			
<b>FINAL ORDER COMPLY BY DATE</b>			

**NOTICE NAMES:** LUU,HOA K LUU-NGUYEN,THU K Owner  
 3270 S TERRA MAR 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	10/18/2024	Chapter 6 - Building and Building Regulations Section 6-41(a)(12) - 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: Motor vehicles without a current license tag;	Not in Compliance	

**FINES:**

**NARRATIVE:** Motor vehicles without a current license tag park on road.- Sec. 6-41.(a)(12)- Maintenance of exterior of premises -(a)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:  
 (12 ) Motor vehicles without a current license tag;

Corrective Actions:- Please renew/remove vehicle with expired tag.

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>	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>	10/2/2024 12:00:00 AM

8. 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>	10/24/2024	
	<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 deemed...	Not in Compliance	

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 BOARD ORDER 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>	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>	10/2/2024 12:00:00 AM

9. 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>	10/24/2024		
	<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>	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>	10/2/2024 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>	10/24/2024	
	<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>	6/24/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	262 BASIN DR, LAUDERDALE BY THE SEA, FL 33308	<b>INSPECTOR</b>	Eric Villanueva	<b>STATUS DATE</b>	8/29/2024 12:00:00 AM

11. CASE 24060011

<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>	21	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	11/1/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	10/24/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

**NOTICE NAMES:** TOGNINI,FRANCESCO H/E INTERESTING INVESTMENTS LLC  
 Owner  
 264 BASIN DR 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	11/1/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-137.(d)(2)a. Duplex properties. Sec. 30-137.(d)(2)a. - Nonconforming uses and structures. Duplex properties. The previous provisions of section 30-137 notwithstanding, all nonconforming duplex properties shall be governed by this section in addition to any applicable provisions of the zoning district and section 7.1 of the Town Charter. Status. Subdivision of platted lot occupied by a duplex dwelling prohibited. The subdivision of a property containing any duplex dwelling after February 9, 2016 into a split lot duplex property is prohibited, and: 1. Such duplex unit and lot shall be illegal nonconforming; and 2. The structure may not be maintained, expanded, or reconstructed except in full conformance with all the requirements of this Code.	Not in Compliance	

**FINES:**

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

<b>CASE TYPE</b>	Vacation Rental Regulation	<b>DATE ESTBL</b>	9/10/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	2025 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	9/10/2024 12:00:00 AM

12. CASE 24090003

**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>	9/10/2024	<b>COMMENTS - IMPOSITION OF FINE</b>	
<b>COMPLIED DATE</b>			
<b>SCHEDULED HEARING DATE</b>	10/24/2024		
<b>FINAL ORDER MEETING DATE</b>			
<b>FINAL ORDER COMPLY BY DATE</b>			

**NOTICE NAMES:** 2717800 ONTARIO INC Owner  
 128 LINDVEST CRESCENT \*MAPLE ON, CA L6A 4N1

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	9/10/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.	Not in Compliance	

**FINES:**

**NARRATIVE:** Renting for less than 7 Days, Richard stated he was renting the property for 2 days.

This single-family property is a registered vacation rental; it was observed to be allowing stays of less than 7 days as per a BSO report dated 9/07/24

Corrective Action: Please cease allowing rental of the property for stays of less than 7 nights duration.

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>	Noise Violations	<b>DATE ESTBL</b>	9/10/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	2025 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	9/10/2024 12:00:00 AM

13. CASE 24090005

<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>	9/10/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	10/24/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

**NOTICE NAMES:** 2717800 ONTARIO INC Owner  
 128 LINDVEST CRESCENT \*MAPLE ON, CA L6A 4N1

<b>VIOLATIONS:</b>	<b>#</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE RESOLVED</b>
	1	9/10/2024	Chapter 30 - Unified Land Development Regulations Section 30-327(f)10: VACATION RENTAL AGREEMENT Section 30-327(f)10 VACATION RENTAL AGREEMENT (f)Application for a rental certificate. Each property owner seeking a rental certificate, or renewal of a rental certificate, shall submit an application in a form specified by the Town Manager or designee, along with an application fee in an amount to be determined by resolution of the Town Commission. At a minimum, the application shall include all of the following: 10. The owner's agreement to use his or her best efforts to assure that the vacation rental or short-term rental use of the dwelling will not disrupt the residential character of the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their residences; and	Not in Compliance	

**FINES:**

**NARRATIVE:** BSO respond to a disturbance call on 9/7/24 @ 2:51 am Sec. 30-327. (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.

Corrective Actions:- Please ensure 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.

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>	Landscape Violations	<b>DATE ESTBL</b>	9/18/2024	<b>STATUS</b>	Open
<b>ADDRESS</b>	2031 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	<b>INSPECTOR</b>	Hector Barrett	<b>STATUS DATE</b>	9/24/2024 12:00:00 AM

14. CASE 24090006

<b>CASE DATA:</b>	<b>ORIG. CASE CERT. MAIL NUMBER</b>		<b>I. OF F. MEETING DATE</b>
	<b>TYPE OF SERVICE</b>	Email	<b>PROSECUTION COSTS</b>
	<b>DAYS TO COMPLY</b>	4	<b>COMMENTS FINAL ORDER</b>
	<b>INSPECTION DATE</b>	9/22/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	10/24/2024	
	<b>FINAL ORDER MEETING DATE</b>		
	<b>FINAL ORDER COMPLY BY DATE</b>		

**NOTICE NAMES:** COCO PALM INVESTMENTS LLC Owner  
253 MAIN ST MATAWAN, NJ 07747  
BUYER LLC, 2031 HOUSE  
1360 CLIFTON AVE CLIFTON , NJ07012  
ELLINGTON FINANCIAL MANAGEMENT LLC,  
EF MORTGAGE LLC C/O  
53 FOREST AVENUE STE 301 OLD GREENWICH, CT06870  
KAHANE & ASSOCIATES P.A, EF MORTGAGE  
LLC C/O  
1619 NW 136TH AVENUE STE D220 SUNRISE, FL33323  
MANAGEMENT LLC, ELLINGTON FINANCIAL  
53 FOREST AVENUE 301 OLD GREENWICH, CT06870

<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	9/22/2024	Chapter 11 - Junked, Wrecked, Stolen or Abandoned Property Section 11-22(a)- Registration. Any mortgagee who holds a mortgage on real property located within the Town shall perform an inspection of the property that is the security for the mortgage, upon default by the mortgagor, prior to the issuance of a notice of default. If the property is found to be vacant or shows evidence of vacancy, it shall be deemed abandoned and the mortgagee shall, within ten days of the inspection, register the property with the Director of Development Services, or his or her designee, on forms provided by the Town. A registration is required for each vacant property.	Not in Compliance	
	2	9/22/2024	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. LAWN SEVERELY OVERGROWN 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 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.

Sec. 11-22.(a) - Registration. Any mortgagee who holds a mortgage on real property located within the Town shall perform an inspection of the property that is the security for the mortgage, upon default by the mortgagor, prior to the issuance of a notice of default. If the property is found to be vacant or shows evidence of vacancy, it shall be deemed abandoned and the mortgagee shall, within ten days of the inspection, register the property with the Director of Development Services, or his or her designee, on forms provided by the Town. A registration is required for each vacant property.

Corrective Action: 1). Please cut and maintain lawn and hedges (mowing, fertilizing, treating, mulching, trimming) to present a neat and well-kept appearance at all times.  
2). Please register the property with the Director of Development Services, or his or her designee, on forms provided by the Town. A registration is required for each vacant property.

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](mailto:hectorb@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>	10/2/2024 12:00:00 AM

15. 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>	10/24/2024		
	<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\*\*\*

<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>8/29/2024 12:00:00 AM</b>

16. 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> 11/20/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 10/24/2024	
	<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	11/20/2024	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>	<b>Building Code (FBC) Violation</b>	<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>	8/29/2024 12:00:00 AM

17. CASE 21100051

<b>CASE DATA:</b>	<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>	11/29/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	10/24/2024	
	<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	11/29/2024	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>	8/29/2024 12:00:00 AM

18. 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> 1/1/2025	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 10/24/2024	
	<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	1/1/2025	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

**FINES:**

<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>	8/29/2024 12:00:00 AM

19. 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> 11/1/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>	
	<b>SCHEDULED HEARING DATE</b> 10/24/2024	
	<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	11/1/2024	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

<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>10/11/2024 12:00:00 AM</b>

20. 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>	11/1/2024	<b>COMMENTS - IMPOSITION OF FINE</b>
	<b>COMPLIED DATE</b>		
	<b>SCHEDULED HEARING DATE</b>	10/24/2024	
	<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	11/1/2024	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)