

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

Agenda

Thursday, November 21, 2024

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, November 21, 2024, 5:00 PM
Jarvis Hall 4505 N. Ocean Drive

1. **CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO**
 2. **SWEARING OF WITNESSES**
 3. **OPENING STATEMENT**
 4. **CODE CASES**
 - 4.a. Code Cases
 - 4.b. Special Set
 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: November 21, 2024

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: CODE CASES

Subject Title: Code Cases

Explanation:

Recommendation:

Exhibits:

1. 11-21-2024 Agenda Summary
2. 11-21-2024 Agenda Backup



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • November 21, 2024 • 5:00 PM*

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

Complied Cases

Item #	Case #	Property Address	Property Owner	Page #
1	24100005	1950 S OCEAN BLVD	NATIVE SUN CONDOMINIUM ASSOC INC	13
2	24090003	2025 WINDWARD DR	2717800 ONTARIO INC	1

Cases to be Continued

Item #	Case #	Property Address	Property Owner	Page #
3	24060003	1500 S OCEAN BLVD	LEISURE TOWERS ASSOCIATION INC	4
4	24050024	1985 WINDWARD DR	BRYZGALOVA,SVETLANA	18
5	23010015	234 HIBISCUS AVE	COMMON AREA	19
6	24090012	1985 WINDWARD DR	BRYZGALOVA,SVETLANA	8

Old Business

Item #	Case #	Property Address	Property Owner	Page #
7	24060011	262 BASIN DR	TOGNINI,FRANCESCO H/E INTERESTING INVESTMENTS LLC	6
8	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	20
9	24090011	1 SUNSET LN	ORLANDO DELUCA TR CAPALBO, RICHARD M TRSTEE	7
10	24050072	3270 SPANISH RIVER DR	GOLDKATZ LLC	2
11	18020015	2 E COMMERCIAL BLVD	FISHERMANS PIER INC	16

New Business

Item #	Case #	Property Address	Property Owner	Page #
12	24110002	4301 N OCEAN DR	4301 OCEAN DR INC	15

Special Set

Item #	Case #	Property Address	Property Owner	Page #
13	24090002	230 PINE AVE	OG GROUP LLC	N/A
14	2024-CE-03	4112 EL MAR DR	SHERRI L STAUDACHER Q P R TR DAVID J STAUDACHER Q P R TR ETAL	N/A

Withdrawn

Item #	Case #	Property Address	Property Owner	Page #
15	24100001	1541 S OCEAN BLVD	GARDENS BY THE SEA S CONDO ASSN	10

VI.ADJOURNMENT

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	9/10/2024	STATUS	Closed
ADDRESS	2025 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	11/1/2024 12:00:00 AM

1. CASE 24090003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	0	COMMENTS FINAL ORDER	At the October 24, 2024 Special Magistrate Hearing, the Magistrate issued a Final Order for a repeat violation, fine of \$500 retroactive from September 7,2024 when the violation was first observed . A Hearing Cost of \$50 was assessed. Compliance is to be achieved by not allowing less than seven days rental and updating website to show minimum of seven days rental is required. The case is scheduled for follow-up at the November 21,2024 hearing.
	INSPECTION DATE	11/21/2024	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	10/28/2024		
	SCHEDULED HEARING DATE	11/21/2024		
	FINAL ORDER MEETING DATE	10/24/2024		
	FINAL ORDER COMPLY BY DATE	9/7/2024		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/21/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.	Closed	10/28/2024

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$500.00	9/7/2024

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

CASE TYPE	Building Permit Violation	DATE ESTBL	5/30/2024	STATUS	Closed
ADDRESS	3270 SPANISH RIVER DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	11/1/2024 12:00:00 AM

2. CASE 24050072

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	10/24/2024
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$200.00
	DAYS TO COMPLY	22	COMMENTS FINAL ORDER	At the JUNE 27, 2024, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by JULY 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.
	INSPECTION DATE	10/24/2024	COMMENTS - IMPOSITION OF FINE	At the October 24, 2024 Special Magistrate Hearing, the Magistrate certified a lien for the \$4,250 in fines accrued, She also certified the \$200 in unpaid Hearing coats. The case will be scheduled for the November 21, 2024 hearing, at which the respondent may attend to appeal for a reduction of fines.
	COMPLIED DATE	8/13/2024		
	SCHEDULED HEARING DATE	11/21/2024		
	FINAL ORDER MEETING DATE	6/27/2024		
	FINAL ORDER COMPLY BY DATE	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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/24/2024	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	8/13/2024

FINES:

<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER</u>	<u>COMPLY</u>
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

CASE TYPE	Building Permit Violation	DATE ESTBL	11/16/2023	STATUS	Open
ADDRESS	1500 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	10/29/2024 12:00:00 AM

3. CASE 24060003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 10	COMMENTS FINAL ORDER
	INSPECTION DATE 6/14/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 11/21/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/14/2024	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: wwop. per Building Official wood deck and ramp built on property with no permit. WWOP
 FBC 105.1 - Work done without a Permit from the Town of lauderdale by the sea. As per Building Official Simo Manso 954-640-4215 or building@lbts-fl.gov the following work was done without permits.
 .1) wood deck and ramp built on property with no permit.

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

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

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

CASE TYPE	Zoning Violations	DATE ESTBL	6/24/2024	STATUS	Open
ADDRESS	262 BASIN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	10/29/2024 12:00:00 AM

4. CASE 24060011

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Verified	PROSECUTION COSTS	
DAYS TO COMPLY	21	COMMENTS FINAL ORDER	
INSPECTION DATE	11/1/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	11/21/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	9/6/2024	STATUS	Open
ADDRESS	1 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	10/29/2024 12:00:00 AM

5. CASE 24090011

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Verified	PROSECUTION COSTS	
DAYS TO COMPLY	22	COMMENTS FINAL ORDER	
INSPECTION DATE	10/18/2024	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	11/21/2024		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: ORLANDO DELUCA TR CAPALBO, RICHARD M TRSTEE Owner
 1 SUNSET LN LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	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

CASE TYPE	Vacation Rental Other	DATE ESTBL	9/26/2024	STATUS	Open
ADDRESS	1985 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	10/30/2024 12:00:00 AM

6. CASE 24090012

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589 0710 5270 0722 4042 37	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	10	COMMENTS FINAL ORDER	At the October 24, 2024 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by November 20,2024 or a fine of \$250 per violation, per day will begin to accrue on November 21,2024. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by, the owner shall designate a rental agent on its rental certificate or renewal application,and provide the agent's name, address and phone number. The case is scheduled for follow-up at the November 21,2024 hearing.
	INSPECTION DATE	11/20/2024	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	11/21/2024		
	FINAL ORDER MEETING DATE	11/21/2024		
	FINAL ORDER COMPLY BY DATE	11/20/2024		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/20/2024	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	11/20/2024

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; and b. 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; and c. Receive service of any notice of violation of this section; and d. 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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/2/2024	STATUS	Open
ADDRESS	1541 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	10/2/2024 12:00:00 AM

7. CASE 24100001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 49	COMMENTS FINAL ORDER
	INSPECTION DATE 11/20/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 11/21/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: GARDENS BY THE SEA S CONDO ASSN Owner
 1541 S OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062
 MACKINTOSH, JOHN, Jr.
 1541 S OCEAN BLVD LAUDERDALE BY THE SEA, FL33062
 REMBAUM, KAYE BENDER
 1200 PARK CENTRAL BOULEVARD SOUTH POMPANO BEACH, FL33064

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/20/2024	FBC 40/50 Year Inspections 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year 2007 C) 40 ...	Not in Compliance	

FINES:

NARRATIVE: 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.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	9/16/2024	STATUS	Open
ADDRESS	4144 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	10/29/2024 12:00:00 AM

8. CASE 24100003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 10	COMMENTS FINAL ORDER
	INSPECTION DATE 10/14/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 11/21/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	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.

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	9/30/2024	STATUS	Open
ADDRESS	1950 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	10/7/2024 12:00:00 AM

9. CASE 24100005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 10	COMMENTS FINAL ORDER
	INSPECTION DATE 10/17/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 11/21/2024	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: NATIVE SUN CONDOMINIUM ASSOC INC Owner
 1950 S OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062
 Blonker - Secretary, William
 448 St John Place 7D Brooklyn, NY11238
 Davis, Steven
 2525 Ponce De Leon Blvd STE 825 Coral Gable, FL33134
 Marcus, Ralph
 30999 W 10 Mile Road Farmington Hills, MI48334
 Pappas - President, Nick
 P O Box 2364 Glenview, IL60025

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/17/2024	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	

FINES:

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. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection.

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.

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

CASE TYPE	Sign Violations	DATE ESTBL	10/4/2024	STATUS	Open
ADDRESS	4301 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	11/8/2024 12:00:00 AM

10. CASE 24110002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand	PROSECUTION COSTS
	DAYS TO COMPLY	10	COMMENTS FINAL ORDER
	INSPECTION DATE	10/14/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/21/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: 4301 OCEAN DR INC Owner
 17525 NE 9 AVE MIAMI, FL 33162
 INC, 4301 OCEAN DR
 4301 Ocean Dr 136 Lauderdale by the sea, FL33308
 Sostchin, Burl
 17525 NE 9th Ave Miami, FL33162

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/14/2024	Chapter 30 - Unified Land Development Regulations Section 30-512.(a) - Maintenance and abandoned signs. (a) Maintenance. All signs together with its framework braces, angles or other supports, if applicable, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes and/or breaks.	Not in Compliance	

FINES:

NARRATIVE: sign falling over due lack of maintains.
 Sec. 30-512. - Maintenance and abandoned signs.
 (a)Maintenance. All signs together with its framework braces, angles or other supports, if applicable, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes and/or breaks.

Corrective Action: Please have sign pole repair. We require an engineer to assess the installation and provide a report confirming that the sign is safe and properly installed.

CASE TYPE	Property Maintenance (General)	DATE ESTBL	2/22/2018	STATUS	Open
ADDRESS	2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	8/27/2024 12:00:00 AM

11. CASE 18020015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$53,425.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER	FINAL ORDER: PER SPECIAL MAGISTRATE, ALL PIER REPAIR IS TO BE COMPLETED BY MARCH 26, 2019 OR A FINE OF \$250 PER DAY WILL BEGIN TO COMMENCE THEREAFTER. THIS CASE WILL RETURN TO THE JANUARY 24, 2019 CODE COMPLIANCE HEARING FOR A STATUS UPDATE. A HEARING COST OF \$50 WAS ALSO ASSESSED AT THE SEPTEMBER 27, 2018 CODE COMPLIANCE HEARING.
	INSPECTION DATE	11/20/2024	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	11/21/2024		
	FINAL ORDER MEETING DATE	9/27/2018		
	FINAL ORDER COMPLY BY DATE	3/26/2019		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/20/2024	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	

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

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

good condition.

Thank you for your attention to this matter.

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

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	5/8/2024	STATUS	Open
ADDRESS	1985 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	10/29/2024 12:00:00 AM

12. CASE 24050024

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER	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.
	INSPECTION DATE	9/25/2024	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	11/21/2024		
	FINAL ORDER MEETING DATE	8/22/2024		
	FINAL ORDER COMPLY BY DATE	9/25/2024		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	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	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	1/25/2023	STATUS	Open
ADDRESS	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/29/2024 12:00:00 AM

13. CASE 23010015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$75.00
	DAYS TO COMPLY	0	COMMENTS FINAL ORDER	
	INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	11/21/2024		
	FINAL ORDER MEETING DATE	4/27/2023		
	FINAL ORDER COMPLY BY DATE	5/24/2023		

NOTICE NAMES: COMMON AREA Owner

.. CLEAR CHOICE MGMT SOLUTIONS INC.

3301 N UNIVERSITY DR #100 CORAL SPRINGS, FL33065

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	9/29/2022	STATUS	Open
ADDRESS	1530 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	10/29/2024 12:00:00 AM

14. CASE 23010007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201638514	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER
	INSPECTION DATE	11/1/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/21/2024	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	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	

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

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

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

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

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



Agenda Item No: 4.b.

Code Compliance Hearing Agenda Item Report

Meeting Date: November 21, 2024

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: CODE CASES

Subject Title: Special Set

Explanation:

Recommendation:

Exhibits:

1. 24090002
2. 2024-CE-03
3. 2024-CE-03 Ex 1
4. 2024-CE-03 Ex 2
5. 2024-CE-03 Ex 3
6. 2024-CE-03 Ex 4
7. 2024-CE-03 Ex 5
8. 2024-CE-03 Ex 6

Case Overview

Property/Incident Information

Owner	Address	Site Address
OG GROUP LLC	7405 MIAMI LAKES DR MIAMI LAKES, FL 33014	230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308

Legal Description

GOLDEN SHORES 44-37 B LOT 11

Description

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.

Case Status	Open	Case #	24090002	Date Next Inspection	11/20/2024
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Notes 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

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
9/5/2024	Complaint
9/9/2024	Notice of Violation
9/9/2024	Notice of Hearing
10/2/2024	Final Order

Violations

Ordinance/Regulation	Section	Description	Date Complied
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 - Reinspection Date: 11/20/2024

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation	Section 6-41(a)(1) - Maintenance of exterior of premises.	Individual Violation		\$0.00
Admin Fixed		Admin Fixed		\$50.00
			Total Fines:	\$50.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$50.00



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

To: Special Magistrate, Judith Secher
From: Jhanelle Campbell, Development Services Director
Date: October 22, 2024
Meeting Date: November 21, 2024
New Business: Construction Extension- 4112 El Mar Drive

REQUEST: Pursuant to Town Code Section 6-12 (a), “Time limits for completing construction and repair,” of the Town’s Code of Ordinances, the Applicant is requesting an extension to complete new construction.

EXPLANATION:

Section 6-12- New Construction of the Town’s Code of Ordinances specifies that the construction of any new structure or new addition to an existing structure shall be completed and equipment removed from the property within 18 months of the date of issuance of the first building permit. This code section was amended in Ordinance 2015-20 to give the Special Magistrate the authority to review extension requests and grant an extension of up to 12 months to complete the construction (**Exhibit 1**).

Dave Staudacher, the property owner of 4112 El Mar Drive, submitted an application (**Exhibit 2**) requesting additional time to complete construction beyond the 18-month deadline as outlined by the Town’s Code. This is the first request for an extension to complete construction for the subject property. The applicant is requesting a one-time 9-month extension in accordance with the Town code. To date the property’s building shell and interior framing has been completed. In addition, the rough MEP systems are near completion. The remaining work to be completed includes: drywall finishing, exterior stucco, and painting, site work and pool installation, hardscaping and landscaping which will follow once the pool installation is complete. Finally, the interior finishes, which require more detail, will be completed shortly thereafter. The map below shows the location of the property. Photographs of the site are attached as **Exhibit 3**.



1- Property Location

The building permit application for this project was received on December 19, 2022. The permit is set to expire January 21, 2025.

4112 El Mar Drive History:

Date	Event
December 19, 2022	Building permit application received
June 22, 2023	Building permit approved and issued
January 21, 2025	Construction Time Expires
October 21, 2025	Extension Request Date

The applicant states, “due to the complexities associated with building on such a narrow lot and the use of specialty materials, our construction process has taken longer than initially anticipated. We are currently in the final stages of rough construction and are preparing to begin the finish work. Despite our best efforts to adhere to the original schedule, the unique challenges of the site and the specialty materials have necessitated additional time to ensure the work meets the highest standards.” A copy of the narrative and email is attached as **Exhibit 4**.

Notices were sent to all the property owners in the surrounding 400 feet. Town staff has received no correspondence in support or opposition of the construction extension request.

STAFF RECOMMENDATIONS:

To date, the applicant has not exceeded the construction time limit and applied for an extension before the deadline. According to the permit inspection history, all inspections that have been scheduled to date have been approved. Per the Building Official, this project is 65% complete with all interior work left to be completed and inspected. After conferring with the Building Official, staff recommends approval of a Nine-month time extension to October 21, 2025 (**Exhibit 5**).

- Exhibits:**
1. Code Section 6-12
 2. Construction Time Extension Application
 3. Photographs of 4112 El Mar Drive
 4. Building Department permit history
 5. Code Case Overview
 6. Construction Time Extension Approval

Sec. 6-12. Time limits for completing construction and repair.

- (a) *Construction time limits.*
- (1) *New construction.* The construction of any new structure or new addition to an existing structure shall be completed and all construction material, equipment and debris removed from the property within 18 months of the date of the issuance of the first building permit, unless otherwise provided in a Town development order or granted by the Town Commission prior to the issuance of the building permit.
 - (2) *Exterior repair or renovation.* The exterior elements of any repair or renovation to an existing structure, which requires a building permit shall be completed and all construction material, equipment and debris removed from the property within six months of the issuance of the first building permit, unless otherwise provided in a Town development order or granted by the Town Commission prior to the issuance of the building permit.
- (b) *Request for extension.*
- (1) When there are extenuating circumstances that will prohibit completion of construction, repairs, or restoration within the time periods set forth above, the property owner may file with the Development Services Department a one-time request for extension of time prior to the expiration of the construction deadline. No extension shall be accepted after the construction time limit has expired.
 - (2) The request for extension shall be reviewed by the Special Magistrate at a public meeting following notice of the request mailed to property owners within 400 feet of the property where the work is being performed.
 - (3) The mailing shall be postmarked no less than ten calendar days prior to the public meeting.
 - (4) The Special Magistrate may extend the deadline for up to one year and may impose such conditions on the extension as are warranted. Subsequent extensions shall not be accepted after the construction time extension has expired.
- (c) Penalty for violation of this section of the Code shall be as follows:
- (1) Each day of violation, day 1—30 \$50.00
 - (2) Each day of violation, day 31—60 \$75.00
 - (3) Each day of violation, day 61 or greater \$100.00
- (d) A violation of this section may also be prosecuted as a nuisance. The Town Attorney may bring suit on behalf of the Town, or any affected citizen may bring suit in his/her name against the person or persons causing or maintaining the violation, or against the owner/agent of the building or property on which the violation exists. Relief may be granted according to the terms and conditions of F.S. ch. 60, entitled "Abatement of Nuisances."
- (e) Prior to initiating enforcement action, the Town shall first provide a minimum of 60 days notice of the requirements of this subsection of this Code section to the property owner. The notice shall be in substantially the following form:

NOTICE TO OWNER

Be advised that pursuant to Section 6-12 of the Town's Code of Ordinances you are required to complete construction, restoration and repairs to the structure located at _____, on or before the ____ day of _____, 20___. Failure to do so can result in a fine or legal action by the Town. If there are extenuating circumstances that prohibit you from completing the construction in the time allowed by time stated above, you can seek a one-time extension from the Special Magistrate, provided application is made prior to the

expiration of the construction deadline above. A form application for extension can be obtained from the Development Services Department.

(Ord. No. 2013-11, § 2, 12-10-13; Ord. No. 2015-20, § 2, 1-12-2016)

LAUDERDALE • BY • THE • SEA

Universal Development Application



4501 N. OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FL 33308
(954)-640-4210
ZONING@LBTS-FL.GOV
M-F 8:30-4:30 PM

Administrative Purpose

Application Number: 2024-CF-03

BTR #: _____

Date Application Submitted: 10/18/2024

Date Application found Completed: _____

Pre-Application Meeting Date: _____

Non-Refundable Application Fee: \$ 500.00

Cost Recovery Fee: \$ 0.00

In accordance with Section 30.111-30.113 of the Town's Unified Land Development Regulations: Development applications are required to be provided before any development permit is issued. Please refer to the Town's website to obtain a copy of the corresponding Application Checklist and Fee Schedule.

Check appropriate application and block:

- | | |
|---|--|
| <input type="checkbox"/> Appeal of Administrative Decision | <input type="checkbox"/> Historic Designation |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Certificate of Appropriateness |
| <input type="checkbox"/> Site Plan Level 1 Modification | <input type="checkbox"/> Zoning Relief |
| <input type="checkbox"/> Site Plan Level 2 Modification | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Conditional Use _____ | <input type="checkbox"/> Right-of-Way Vacation |
| <input type="checkbox"/> Conditional Use Modification _____ | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Administrative Adjustment _____ | <input type="checkbox"/> Payment in Lieu of Parking |
| <input type="checkbox"/> Variance _____ | <input type="checkbox"/> Parking Reduction _____ |
| <input type="checkbox"/> Plat _____ | <input checked="" type="checkbox"/> Other: <u>Permit Extension</u> |
| <input type="checkbox"/> Architectural Review _____ | |

Project Name: Staudacher Residence

Folio Numbers: 4943 18 01 0040

Street Address: 4112 EL MAR DRIVE, LAUDERDALE BY THE SEA FL 33308

Legal Description: LAUDERDALE BY THE SEA 6-2 B LOT 7 BLK 2

Name of Property Owner: Dave Staudacher Property Owner's Phone #: 425.471.4491

Address of Property Owner: 5500 NE 31st Avenue Fort Lauderdale, FL 33308

Property Owner's Email Address: dstaudacher11@gmail.com

Name of Applicant: Dave Staudacher Applicant's Phone #: 425.471.4491

Applicant's Address: 5500 NE 31st Avenue Fort Lauderdale, FL 33308

Applicant Email Address: dstaudacher11@gmail.com

Name of Agent (e.g. Contractor Representing the Project): Contractor Representing the Project

Agent's Email Address: permits@jbpgc.com Agent's Phone #: 954.384.8435

Agent's Address: 2101 N Commerce Parkway Weston, FL 33326

Land Use Plan Designation: MH (Multifamily Residence) Zoning District: RM-25

Existing Use of the Subject Property: Vacant Land - (Single Family Residence - Under Construction)

Proposed Use of the Subject Property: Single Family Residence

APPROVAL OF WAIVER OF TIME ALLOWED TO REVIEW APPLICATION

I Dave Staudacher (Applicant/ Property Owner) hereby waive my rights as to the required review time stated in House Bill 7103 as it relates to time limits to review applications for approval of a development permit or development order.

Print Name of Property Owner: Dave Staudacher Date: 10/18/2024

Signature of Property Owner: [Signature]

DEVELOPMENT APPLICATION SIGNATURE SECTION

Property Owner

Print Name of Property Owner: Dave Staudacher Date: 10/18/2024

Signature of Property Owner: [Signature]

State of Florida:

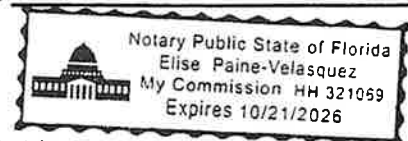
County:

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization, this day 18 of October, 20 24.

The person signing is personally known to me or has produced identification

Print Notary Name: Elise Paine-Velasquez My Commission Expires: 10/21/2026

Notary Signature: [Signature]



Applicant

Print Name of Property Owner: Dave Staudacher Date: 10/18/2024

Signature of Property Owner: [Signature]

State of Florida:

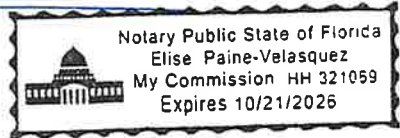
County:

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization, this day
18 of October, 2024

The person signing is personally known to me or has produced identification

Print Notary Name: Elise Paine-Velasquez My Commission Expires: 10/21/2026

Notary Signature: 



October 17, 2024

Town of Lauderdale-By-The-Sea
Development Services Department
4501 N Ocean Drive
Lauderdale-By-The-Sea, FL 33308

Subject: Request for Extension of Construction
Permit LBS22-013598

Dear Jhanelle Campbell,

I hope this letter finds you well. I am writing to formally request an extension to the construction timeline for our project at 4112 El Mar Drive. Due to the complexities associated with building on such a narrow lot and the use of specialty materials, our construction process has taken longer than initially anticipated.

We are currently in the final stages of rough construction and are preparing to begin the finish work. Despite our best efforts to adhere to the original schedule, the unique challenges of the site and the specialty materials have necessitated additional time to ensure the work meets the highest standards. As of now, we estimate that construction is approximately 65% complete, with the building shell completed, interior framing finished, and rough MEP systems near completion.

Given these circumstances, we respectfully request a nine-month extension to the construction timeline. This will allow us to complete the remaining work with the necessary attention to detail and quality the project requires.

We anticipate that drywall finishing, exterior stucco, and painting will be completed by mid-December 2024. Following that, site work and the pool installation will begin, expected to take approximately four months. Hardscaping and landscaping will follow the pool installation. Interior finishes, which require more intricate detail, are expected to be completed by the end of May 2025. After construction is completed, we will proceed with the closeout documents, including the final survey and elevation certification, which need to be approved by the state and town. This will enable us to finalize all required documentation to close both the State of Florida Coastal Construction Permit and the Town's Building Permits associated with this property within the requested nine-month extension.

We appreciate your understanding and consideration of this request. Please let us know if any further information is required or if there are additional forms we need to complete as part of this process.

Thank you for your attention to this matter. We look forward to your favorable response.

Sincerely,



David Staudacher

Oct 25, 2024 at 1:53:30 PM

4112 El Mar Dr

Lauderdale-by-the-Sea FL 33308

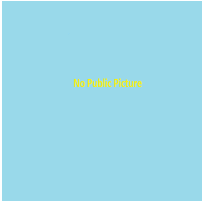
United States



Oct 25, 2024 at 1:54:53 PM
4112 El Mar Dr
Lauderdale-by-the-Sea FL 33308
United States



EXHIBIT 4 - PERMIT INSPECTION HISTORY



PERMIT PROJECT
 FILE #: 19-000383
 4112 EL MAR DRIVE LAUDERDALE BY THE SEA FL 33308
 THIS ADDRESS HAS AN EXPIRED PERMIT.
 LAUDERDALE BY THE SEA 6-2 B LOT 7 BLK 2



INSPECTION TYPE	ASSIGNED TO	LBS22	DUE	COMPLETED	STATUS	
Plumbing	Town of LBTS 2	LBS22- 013598	10/07/2024		Pending	
	-Plumbing Top Out					
	• -Plumbing Top Out					
Electrical	Town of LBTS 2	LBS22- 013598	10/03/2024		Pending	
	ROUGH INSPECTION					
	• ROUGH INSPECTION					
Electrical	Town of LBTS 2	LBS22- 013598	10/21/2024	10/21/2024	Partial	
	ELECTRICAL ROUGH					
	• ELECTRICAL ROUGH					
Plumbing	Town of LBTS 2	LBS22- 013598	08/30/2024	08/30/2024	Partial	
	TOPOUT RWL & Roof Drains--PARTIAL					
	• TOPOUT--PARTIAL RWL & Roof Drains					
Plumbing	Town of LBTS 2	LBS22- 013598	08/27/2024	08/27/2024	Fail	
	TOP OUT INSPECTION ---FAILED					
	• TOP OUT INSPECTION-FAILED					
Structural	Town of LBTS 2	LBS22- 013598	08/27/2024	08/27/2024	Approved	
	Exterior Sheathing---approved					
	• Exterior Sheathing--approved					

			DUE	COMPLETED		
Plumbing	Town of LBTS 2	LBS22- 013598	08/27/2024	08/27/2024	Fail	
	RWL & ROOF DRAINS----FAILED RUN 3" VENTS THROUGH ROOF PER PLAN P-3					
	• RWL & ROOF DRAINS					
Structural	Town of LBTS 2	LBS22- 013598	08/23/2024	08/22/2024	Cancelled	
	SHEATHING - CANCELLED BY CONTRACTOR					
	• SHEATHING					
Structural	Town of LBTS 2	LBS22- 013598	08/16/2024	08/16/2024	Approved	
	EXTERIOR FRAMING					
	• EXTERIOR FRAMING					
Structural	Town of LBTS 2	LBS22- 013598		08/16/2024	N/A	
	EXTERIOR FRAMING - DUPLICATE					
	• EXTERIOR FRAMING					
Structural	Town of LBTS 2	LBS22- 013598	07/16/2024	07/16/2024	Approved	
	in PROGRESS - APPROVED- 80%					
	• APPROVED - PROGRESS • IN PROGRESS-80%					
Structural	Town of LBTS 2	LBS22- 013598	07/15/2024	07/15/2024	Approved	
	ROOF IN PROGRESS INSPECTION - 50% PROGRESS - FOAM SELF ADHERED ROOF SYSTEM APPROVED					
	• ROOF IN PROGRESS INSPECTION - 50% PROGRESS - FOAM SELF ADHERED ROOF SYSTEM APPROVED • ROOF IN PROGRESS INSPECTION					
Structural	Town of LBTS 2	LBS22- 013598	06/28/2024	06/28/2024	Approved	
	WINDOWS/DOORS PARTIL INSPECTION					
	• WINDOWS/DOORS PARTIL INSPECTION					
Structural	Town of LBTS 2	LBS22- 013598	06/03/2024	06/03/2024	Approved	
	WINDOWS / DOORS BUCKS INSPECTION----APPROVED					
	• WINDOWS / DOORS BUCKS INSPECTION---APPROVED					

			DUE	COMPLETED		
Structural	Town of LBTS 2	LBS22- 013598	05/20/2024	05/20/2024	Approved	
	PARAPET BEAM & GROUND FLOOR MASONRY--APPROVED					
	• PARAPET BEAM & GROUND FLOOR MASONRY--APPROVED					
Structural	Town of LBTS 1	LBS22- 013598	03/22/2024	03/22/2024	Approved	
	COLUMNS - PE LETTER PROVIDED					
	• COLUMNS - PE LETTER PROVIDED					
Structural	Town of LBTS 1	LBS22- 013598	03/22/2024	03/22/2024	Approved	
	TIE BEAM - PE LETTER PROVIDED					
	• TIE BEAM - PE LETTER PROVIDED					
Structural	Town of LBTS 2	LBS22- 013598	02/29/2024	02/29/2024	Approved	
	Third Floor Deck					
	• Third Floor Deck					
Structural	Town of LBTS 1	LBS22- 013598	02/14/2024	02/14/2024	Approved	
	3RD FLOOR TIE BEAM - PE LETTER RECEIVED					
	• 3RD FLOOR TIE BEAM					
Structural	Town of LBTS 2	LBS22- 013598	01/02/2024	01/02/2024	Approved	
	SECOND FLOOR BEAM AND DECK - P.E. LETTER RECEIVED					
	• SECOND FLOOR BEAM AND DECK - P.E. LETTER RECEIVED - APPROVED					
Structural	Town of LBTS 2	LBS22- 013598	12/22/2023	12/26/2023	Cancelled	
	2ND FLOOR STEEL BEAMS AND DECK INSPECTION - cancelled by contractor					
	• 2ND FLOOR STEEL BEAMS AND DECK INSPECTION - cancelled by contractor					

			DUE	COMPLETED		
Structural	Town of LBTS 2	LBS22- 013598	11/02/2023	11/02/2023	Partial	
	Ground Floor Tie-Beam / 1st floor only 1St Fl. Slab Deck - 1st Fl Engineered Unit Masonry Letter Beams, Cols, Poured Cells Steel Beams- Special Inspectors Certification Letter					
	<ul style="list-style-type: none"> Ground Floor Tie-Beam / 1st floor only 1St Fl. Slab Deck - 1st Fl Engineered Unit Masonry Letter Beams, Cols, Poured Cells Steel Beams- Special Inspectors Certification Letter 					
Structural	Town of LBTS 2	LBS22- 013598	09/28/2023	09/28/2023	Approved	
	COLUMNS INSPECTION					
	<ul style="list-style-type: none"> COLUMNS INSPECTION APPROVED WITH ENGINEERING SPECIAL INSPECTOR INSPECTION LETTER. 					
Structural	Town of LBTS 2	LBS22- 013598	09/05/2023	09/05/2023	Approved	
	FORM BOARD - APPROVED W/ SURVEY SUBMITTED AND APPROVED BY THE CITY- PILES AND PILE LOG APPROVED BY PETE LETO FOUNDATION FOR GRADE BEAMS / FOOTERS - APPROVED WITH ENGINEER LETTER AND DOCS FROM EP AND PILE LOG					
	<ul style="list-style-type: none"> FORM BOARD LOCATION / PILES AND PILE LOG/ GRADE BEAMS / FOOTERS - APPROVED 					
Electrical	Town of LBTS 1	LBS22- 013598	09/05/2023	09/05/2023	Approved	
	ELECTRICAL FOOTER BOND					
	<ul style="list-style-type: none"> ELECTRICAL FOOTER BOND 					
Zoning	Town of LBTS 2	LBS22- 013598	09/05/2023	09/05/2023	Approved	
	FORM BOARD LOCATION					
	<ul style="list-style-type: none"> FORM BOARD LOCATION 					
Structural	Town of LBTS 2	LBS22- 013598	09/05/2023	09/05/2023	Fail	
	EXTERIOR FRAMING INSPECTION - FAIL NOT READY FOR INSPECTION					
	<ul style="list-style-type: none"> EXTERIOR FRAMING INSPECTION - FAIL - NOT READY FOR INSPECTION 					
Structural	Lisa Reices- Nicasio	LBS22- 013598	06/15/2023	06/15/2023	Cancelled	
	Roof Cover In-progress / PERMIT HAS NOT BEEN ISSUED TO DATE					

EXHIBIT 5 - CODE CASE OVERVIEW

Property

- Return to Search
- Check Taxroll
- Find on Map
- Memo
- Add New Incident

General Information

Parcel ID 494318010040	Business Name 	Address 4112 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308
Owner Name DAVID J STAUDACHER FLORIDA RESIDENCE TR ETAL	Prop. Class 00	Owner Address 5500 NE 31 AVE
Zone 	Owner City/St/Zip FORT LAUDERDALE FL 33308	Legal Desc. LAUDERDALE BY THE SEA 6-2 B LOT 7 BLK 2

Incidents

ALL OPEN ONLY

Date	Case #	Type	Site Address	Description	Balance	Status
5/9/2014	14050013	Zoning Violations	4112 EL MAR DR LAUDERDALE BY THE SEA, FL 33308	dead grass	\$0	Closed
10/28/2014	20454	Nuisance/Overgrowth Weeds & Grass	4112 EL MAR DR LAUDERDALE BY THE SEA, FL 33308	OVG	\$0	Closed
2/26/2015	15030012	Nuisance/Overgrowth Weeds & Grass	4112 EL MAR DR LAUDERDALE BY THE SEA, FL 33308	OVG	\$0	Closed
6/23/2015	15090014	Landscape Violations	4112 EL MAR DR LAUDERDALE BY THE SEA, FL 33308	Dead grass	\$0	Closed
7/23/2016	16070019	Nuisance/Overgrowth Weeds & Grass	4112 EL MAR DR LAUDERDALE BY THE SEA, FL 33308	Overgrowth on vacant lot. Recurring violation.	\$0	Closed
9/8/2016	16100014	Landscape Violations	4112 EL MAR DR LAUDERDALE BY THE SEA, FL 33308	Dead grass on vacant lot.	\$0	Closed
10/12/2022	47445	Property Maintenance (General)	4112 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	Fence is still broken, all other issues have been resolved.	\$0	Closed
10/24/2024		Building Code (FBC) Violation	4112 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	18 month notice	\$0	Closed



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

Sent To:

SHERRI L STAUDACHER Q P R TR
DAVID J STAUDACHER Q P R TR ETAL

Case #:

2024-CE-03

Date:

10/22/2024

5500 NE 31 AVE
FORT LAUDERDALE, FL 33308

Property Owner:

SHERRI L STAUDACHER Q P R TR
DAVID J STAUDACHER Q P R TR ETAL

Property Description:

4943 18 01 0040

4112 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308

Legal Description:

LAUDERDALE BY THE
SEA
6-2 B LOT 7 BLK 2

AKA:

4112 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL
33308

Mailing Purposes Only



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

TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA

Case #: 2024-CE-03

Petitioner,

vs.

DAVID J STAUDACHER Q P R TR ETAL

Respondent(s)

ORDER

THE APPLICANT(S) DAVID STAUDACHER, representative for property owners, DAVIDE AND SHERRI STAUDACHER in 2024-CE-03 having a Request for Extension of Time to Complete Construction and this Special Magistrate having taken testimony and evidence on the request, hereby moved that the applicant(s) receive the following relief:

Ordinance/Regulation	Section	Description	Relief
Chapter 6- Buildings and Building Regulations	Section 6-12(b) – Request for Extension.	(b) Request for extension. (1) When there are extenuating circumstances that will prohibit completion of construction, repairs, or restoration within the time periods set forth above, the property owner may file with the Development Services Department a one-time request for extension of time prior to the expiration of the construction deadline. No extension shall be accepted after the construction time limit has expired. (2) The request for extension shall be reviewed by the Special Magistrate at a public meeting following notice of the request mailed to property owners within 400 feet of the property where the work is being performed. (3) The mailing shall be postmarked no less than ten calendar days prior to the public meeting. (4) The Special Magistrate may extend the deadline for up to one year and may impose such conditions on the extension as are warranted. Subsequent extensions shall not be accepted after the construction time extension has expired.	<p>Construction Time Extension Approval Granted To October 21, 2025.</p> <p>Subject To These Conditions Of Approval</p> <ol style="list-style-type: none"> 1.The property must be maintained in a safe and sanitary condition in compliance with all Town Codes; and 2.The applicant shall comply with all other conditions of the original permits; and 3. Any bond, security interest or surety which may have been posted or provided, shall continue in full force and effect, without interruption for the duration of the extension. 4. Any finding of noncompliance with any conditions of a permit or extensions thereto, may result in revocation of the current extension. A finding of noncompliance may be established through the issuance of a warning letter or notice of violation, the initiation of code enforcement, and/or any equivalent action. 5. Pursuant to Code Section 6-12 (c), penalty for violation of this section of the Code shall be as follows: <ol style="list-style-type: none"> (a) Each day of violation, day 1—30 .- \$50.00 (b) Each day of violation, day 31—60 .- \$75.00 (c) Each day of violation, day 61 or greater \$100.00

EXHIBIT 6



If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes).

You may also have other rights which are set forth in Chapter 6.5 of the Town of Lauderdale-By-The-Sea Code of Ordinances. Respondents may appeal any decision with respect to any matter considered by the Town of Lauderdale-By-The-Sea Special Magistrate. An appeal must be filed within (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes. For further information, please contact the Special Magistrate Clerk at 954-640-4210.

DONE AND ORDERED this

Judith Secher
Magistrate
Town of Lauderdale-By-The-Sea, FL

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this _____ day of _____, 20____.

NOTARY PUBLIC, STATE OF FLORIDA

Personally known ____ or produced identification____

Type of identification produced _____