

Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday, January 23, 2025

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, January 23, 2025, 5:00 PM
Jarvis Hall 4505 N. Ocean Drive

1. **CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO**
 2. **SWEARING OF WITNESSES**
 3. **OPENING STATEMENT**
 4. **CODE CASES**
 - 4.a. Code Cases
 5. **FIRE CASES**
 6. **ADJOURNMENT**
-

THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES NECESSARY TO AFFORD INDIVIDUALS AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE TOWN COMMISSION. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING

SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING AT (954) 640-4200 FOR ASSISTANCE.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PROCEDURES FOR PUBLIC COMMENTS:

Public Comments may address issues that are not on this meeting's agenda, but should relate to the business of the Town, and should not contain personal attacks. If your comment requires follow up, the Town Manager will have a staff person respond to your concerns, and will advise us of the outcome.

The Town Clerk will read off the names of those who have signed up to speak. When your name is called, please come to the podium, state your name for the record, and indicate whether you are a Town resident. Do not state your address. You have up to three minutes to make your comments, but there is no requirement to use the entire time. If you wish to address a particular Commissioner or member of Town Administration, please do so by use of their title.

If you wish to approach the Commission dais to hand out a document or for some other reason, please request permission and state your reason for doing so. All documents to be provided to the Commission should be handed to the Town Clerk for distribution.

These procedures have been developed to assure that the Town Commission meeting time is efficiently used, and that meetings are conducted in a polite and respectful manner. More information on the decorum rules for Town Commission meetings is available in Section 2-23 of the Town Code of Ordinances.

INVOCATION:

The Invocation before each Town Commission meeting is a voluntary service of a private citizen, offered to serve the spiritual needs of the members of the Town Commission and solemnize the meeting. It is not intended to be an opportunity to advance or disparage one faith or belief over another. The views expressed in the Invocation have not been previously reviewed by the Town and do not necessarily represent the beliefs of any Town employee or official. No person is required to be present at or participate in the Invocation, and the decision whether to be present or participate in the Invocation will not affect any person's right to actively participate in the official business of the Town or obtain any benefit from the Town. The Town's written Invocation policy is available on its website, and upon written request to the Town Clerk.all static



Agenda Item No: 4.a.

Code Compliance Hearing Agenda Item Report

Meeting Date: January 23, 2025

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. 1-23-25 Agenda Summary
2. 1-23-25 Agenda Backup



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • January 23, 2025 • 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	23010015	234 HIBISCUS AVE	COMMON AREA	29
2	24060011	262 BASIN DR	TOGNINI,FRANCESCO H/E INTERESTING INVESTMENTS LLC	3
3	24110002	4301 N OCEAN DR	4301 OCEAN DR INC	1
4	22040002	4213 EL MAR DR 1-6	SUN & SEA VILLAS LLC	4
5	24120013	4243 BOUGAINVILLA DR 1-2	POLAKOSKI,JOSEPH & MAGDALA	19
6	24050029	4536 POINCIANA ST	4536 HOME LAND TR OTTO,GARY TRSTEE	24

Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
7	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	32

Old Business

Item #	Case #	Property Address	Property Owner	Page #
8	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	36
9	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	34
10	21120018	3900 N OCEAN DR	FOUNTAINHEAD ASSOCIATION, INC.	38
11	24060003	1500 S OCEAN BLVD	LEISURE TOWERS ASSOCIATION INC	27
12	24090011	1 SUNSET LN	ORLANDO DELUCA TR CAPALBO, RICHARD M TRSTEE	8
13	24050073	4461 W TRADEWINDS AVE	AGUIRRE MARIN,JORGE A MARTIN	25
14	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	30
15	24100003	4144 EL MAR DR	3RM INVESTMENTS LLC	9



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

*Town Commission Meeting Room (Jarvis Hall)
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New Business

Item #	Case #	Property Address	Property Owner	Page #
16	24090002	230 PINE AVE	OG GROUP LLC	6
17	24120002	1937 OCEAN MIST DR	PELUSO,VALERIE SCIARRA,VINCENT	13
18	24120009	256 E COMMERCIAL BLVD	SJM BY THE SEA LLC	15
19	24120010	238 COMMERCIAL BLVD	NLV INC	16
20	24120012	1585 BLUE WATER TER	ERIKSSON,CATHERINE ANNA LE ERIKSSON,PER ERIK LE ETAL	18
21	24120014	2060 COCO PALM PL	WEBER,DONALD R KENNEDY,KATHLEEN M	20
22	24050023	250 MIRAMAR AVE	HOOK,CHARLES H JR	23
23	24120011	260 ALLENWOOD DR	JJTA REAL PROPERTIES LLC	17
24	24120015	4608 SEAGRAPE DR	ESPINOSA,LEOPOLDO	21
25	24120016	4531 W TRADEWINDS AVE	WINN,MICHAEL	22
26	24110003	238 HIBISCUS AVE 320	TAPERT,CHRISTA BRUNO,JAMES	11

VI.ADJOURNMENT

CASE TYPE	Sign Violations	DATE ESTBL	10/4/2024	STATUS	Closed
ADDRESS	4301 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	1/14/2025 12:00:00 AM

1. CASE 24110002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	10	COMMENTS FINAL ORDER	At the November 21, 2024 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by January 22, 2025 or a fine of \$250 per violation, per day will begin to accrue on January 23,2025. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an approved permit to repair/remove sign and an engineer report stating the sign is safe. A Hearing Cost of \$50 was assessed for this hearing.
	INSPECTION DATE	1/9/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	1/14/2025		
	SCHEDULED HEARING DATE	1/23/2025		
	FINAL ORDER MEETING DATE	11/21/2024		
	FINAL ORDER COMPLY BY DATE	1/22/2025		
	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	1/9/2025	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.	Closed	1/14/2025

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	1/22/2025

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	Zoning Violations	DATE ESTBL	6/24/2024	STATUS	Closed
ADDRESS	262 BASIN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	12/18/2024 12:00:00 AM

2. CASE 24060011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	21
	INSPECTION DATE	12/18/2024
	COMPLIED DATE	12/18/2024
	SCHEDULED HEARING DATE	1/23/2025
	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	12/18/2024	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.	Closed	12/18/2024

FINES:

NARRATIVE:	Please contact the developmental services department to get this issue resolved. JhanelleC@lauderdalebythesea-fl.gov
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CASE TYPE	Permits Required Violations	DATE ESTBL	4/5/2022	STATUS	Closed
ADDRESS	4213 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 1-6	INSPECTOR	Greg Wienbarg	STATUS DATE	12/4/2024 12:00:00 AM

3. CASE 22040002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	38
	INSPECTION DATE	7/28/2022
	COMPLIED DATE	7/28/2022
	SCHEDULED HEARING DATE	1/23/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	SUN & SEA VILLAS LLC	Owner
	4512 BOUGAINVILLA DR LAUDERDALE BY THE SEA, FL 33308	
	., LAW OFFICES OF MARK T. STERN, PA	
	4326 E. TRADEWINDS AVE LAUDERDALE BY THE SEA, FL33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/28/2022	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.	Closed	5/26/2022
	2	7/28/2022	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	7/28/2022

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

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

As per Building Official: Work done without permits including multiple A/C unit replacements, and the kitchen & bathroom renovations.
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.

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

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Corrective action: Repair/replace the carpet on the stairs where it is ripped and coming apart.

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

CASE TYPE	Property Maintenance (General)	DATE ESTBL	9/5/2024	STATUS	Open
ADDRESS	230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	11/25/2024 12:00:00 AM

4. CASE 24090002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Verified	PROSECUTION COSTS \$50.00
DAYS TO COMPLY	16	COMMENTS FINAL ORDER At the September 26, 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. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an ISSUED PERMIT FOR RENOVATION OR DEMO IN ADDITION WORK SHOULD BEGING WITHIN 30 DAYS OF PERMIT BEING ISSUED TO BE CONSIDERED COMPLIED.
INSPECTION DATE	11/20/2024	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	1/23/2025	
FINAL ORDER MEETING DATE	9/26/2024	
FINAL ORDER COMPLY BY DATE	11/20/2024	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/20/2024	Chapter 6 - Building and Building Regulations Section 6-41(a)(1) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Junk, trash, debris or construction materials not being actively utilized for construction;	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	11/20/2024

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

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

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

Thanks

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	11/25/2024 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 1/23/2025

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	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	11/25/2024 12:27:00 PM

6. CASE 24100003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Hand	PROSECUTION COSTS \$50.00
DAYS TO COMPLY	10	COMMENTS FINAL ORDER At the November 21, 2024 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by January 22, 2023 or a fine of \$250 per violation, per day will begin to accrue on January 23, 2025. 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 January 23, 2025 hearing
INSPECTION DATE	1/22/2025	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	1/23/2025	
FINAL ORDER MEETING DATE	11/21/2024	
FINAL ORDER COMPLY BY DATE	1/22/2025	
NOTICE NAMES:	3RM INVESTMENTS LLC 770 PONCE DE LEON BLVD FL 2 CORAL GABLES, FL 33134 Dragoslavic, Yamile 770 ponce De Leon Blvd 302B Coral Gable, FL33134	Owner

VIOLATIONS:	# DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1 1/22/2025	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 1/22/2025	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	Not in Compliance	

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...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER</u>
			<u>COMPLY</u>
	DAILY FINE	\$250.00	1/22/2025
	DAILY FINE	\$250.00	1/22/2025

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@lbts-fl.gov.

Thank you for your attention to this matter. You may contact me if you have any questions regarding this issue.
Respectfully,
Hector Barrett
954-640-4220
hectorb@lbts-fl.gov

CASE TYPE	Building Permit Violation	DATE ESTBL	11/15/2024	STATUS	Open
ADDRESS	238 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 320	INSPECTOR	Hector Barrett	STATUS DATE	12/20/2024 12:00:00 AM

7. CASE 24110003

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 11/25/2024 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 1/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: TAPERT,CHRISTA BRUNO,JAMES Owner
853 BLACKBURN RD SEWICKLEY, PA 15143

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/25/2024	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	

FINES:

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

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

[A]115.3 Unlawful continuance.
Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

[A]112.3 Authority to disconnect service utilities.
The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made

without the approval required by Section 112.1 or 112.2. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure, or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	12/6/2024	STATUS	Open
ADDRESS	1937 OCEAN MIST DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	12/6/2024 12:00:00 AM

8. CASE 24120002

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 12/16/2024 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 1/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: PELUSO, VALERIE SCIARRA, VINCENT Owner
1111 PINES LAKE DR W WAYNE, NJ 07470

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/16/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.	Not in Compliance	
	2	12/16/2024	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	
	3	12/16/2024	Chapter 30 - Unified Land Development Regulations Section 30-327(h)2(i). Vacation rentals The duties of the vacation rental agent are to: Be available at the listed phone number 24 hours a day, seven days a week to handle any problems arising from the vacation rental use;	Not in Compliance	

FINES:

NARRATIVE: 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 12/03/24. SEC.30-327 (d)(i)(1)(2) (d)Duration. No person shall allow occupancy or possession of all or any portion of a single-family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to 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.

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.

Corrective Action Required :Please cease allowing rental of the property for stays of less than 7 nights duration,correct all media to show minimum stay of 7 nights. 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. 2.The duties of the rental agent are 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.

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

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	12/17/2024	STATUS	Open
ADDRESS	256 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	12/18/2024 12:00:00 AM

9. CASE 24120009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	13
	INSPECTION DATE	12/30/2024
	COMPLIED DATE	
	SCHEDULED HEARING DATE	1/23/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: SJM BY THE SEA LLC Owner
256 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL 33308
DUDAS, JOY E, MRS
256 COMMERCIAL BLVD 136 Lauderdale by the sea, FL33308
DUDAS, MIKE
256 COMMERCIAL BLVD 136 Lauderdale by the sea, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/30/2024	Chapter 17 - Streets, Sidewalks and Other Public Places Sec. 17-91(a)(8). - Revocation, suspension or denial of permit. ARTICLE VI. - SIDEWALK CAFÉS Sec. 17-91(a)(8). - Revocation, suspension or denial of permit. (a)Revocation and/or denial. The approval of a sidewalk cafe permit is conditional at all times. The holder of a permit has no vested right or property interest in the continuation of the permit or the activity it allows. A sidewalk café permit may be denied and/or revoked if it is found that any of the following has occurred: (8)The permittee fails to pay annual fees associated with the sidewalk café permit or any other outstanding fees which may be owed to the Town.	Not in Compliance	

FINES:

NARRATIVE: No payment FY25/ no agreement. Sec. 17-91.(a)(8)- (a) Revocation and/or denial. The approval of a sidewalk cafe permit is conditional at all times. The holder of a permit has no vested right or property interest in the continuation of the permit or the activity it allows. A sidewalk café permit may be denied and/or revoked if it is found that any of the following has occurred:
(8) The permittee fails to pay annual fees associated with the sidewalk café permit or any other outstanding fees which may be owed to the Town

Corrective Actions : Please obtain permit/agreement for sidewalk cafe from the town of Lauderdale by the sea.

If you have any questions or concerns, please contact Development Services Director- Jhanelle Campbell: 954-640-4219.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	12/18/2024	STATUS	Open
ADDRESS	238 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	12/18/2024 12:00:00 AM

10. CASE 24120010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	12/30/2024
	COMPLIED DATE	
	SCHEDULED HEARING DATE	1/23/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	NLV INC	Owner
	1699 LAS CASAS RD BOCA RATON, FL 33486	
	BETANCOR, VERONICA M	
	1699 LAS CASAS ROAD Boca Raton, FL33486	
	VENTURINO, NESTOR	
	1699 LAS CASAS ROAD Boca Raton, FL33486	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/30/2024	Chapter 17 - Streets, Sidewalks and Other Public Places Sec. 17-91(a)(8). - Revocation, suspension or denial of permit. ARTICLE VI. - SIDEWALK CAFÉS Sec. 17-91(a)(8). - Revocation, suspension or denial of permit. (a)Revocation and/or denial. The approval of a sidewalk cafe permit is conditional at all times. The holder of a permit has no vested right or property interest in the continuation of the permit or the activity it allows. A sidewalk café permit may be denied and/or revoked if it is found that any of the following has occurred: (8)The permittee fails to pay annual fees associated with the sidewalk café permit or any other outstanding fees which may be owed to the Town.	Not in Compliance	

FINES:

NARRATIVE:	No outdoor dining agreement, past due bill FY24. Sec. 17-91(A)(8) - Revocation, suspension or denial of permit. (a) Revocation and/or denial. The approval of a sidewalk cafe permit is conditional at all times. The holder of a permit has no vested right or property interest in the continuation of the permit or the activity it allows. A sidewalk café permit may be denied and/or revoked if it is found that any of the following has occurred: (8)The permittee fails to pay annual fees associated with the sidewalk café permit or any other outstanding fees which may be owed to the Town.
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Corrective Action: Please obtain permit/agreement and/or pay all outstanding fees for sidewalk cafe from the town of lauderdale by the sea.

If you have any questions or concerns, please contact Development Services Director-Jhanelle Campbell: 954-640-4219.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	12/18/2024	STATUS	Open
ADDRESS	260 ALLENWOOD DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	12/18/2024 12:00:00 AM

11. CASE 24120011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	12/30/2024
	COMPLIED DATE	
	SCHEDULED HEARING DATE	1/23/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	JJTA REAL PROPERTIES LLC	Owner
	2647 W EVANS AVE #109 DENVER, CO 80219	
	INC, REGISTERED AGENTS	
	7901 4TH ST N SUITE 300 ST. PETERSBURG, FL33702	
	LLC c/o JJTA REAL PROPERTIES LLC, PEOPLES CHOICE APARTMENTS	
	2501 JAMMES RD JACKSONVILLE, FL32210	

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

FINES:

NARRATIVE:	Operating without a BTR - Sec. 12-2. - Business tax receipt required. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt.
	Corrective action required: Please obtain a Business Tax Receipt prior to the January 2025 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.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	12/18/2024	STATUS	Open
ADDRESS	1585 BLUE WATER TER, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	12/18/2024 12:00:00 AM

12. CASE 24120012

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 12 COMMENTS FINAL ORDER

INSPECTION DATE 12/30/2024 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 1/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: ERIKSSON,CATHERINE ANNA LE Owner
ERIKSSON,PER ERIK LE ETAL

1585 BLUE WATER TER N LAUDERDALE BY THE SEA, FL 33062

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

FINES:

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

Corrective action required: Please obtain a Business Tax Receipt prior to the January 2025 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.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	12/18/2024	STATUS	Open
ADDRESS	4243 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308 1-2	INSPECTOR	Hector Barrett	STATUS DATE	12/18/2024 12:00:00 AM

13. CASE 24120013

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	12/30/2024
	COMPLIED DATE	
	SCHEDULED HEARING DATE	1/23/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: POLAKOSKI,JOSEPH & MAGDALA Owner
4243 BOUGAINVILLA DR #S LAUDERDALE BY THE SEA, FL 33308

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

FINES:

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

Corrective action required: Please obtain a Business Tax Receipt prior to the January 2025 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.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	12/18/2024	STATUS	Open
ADDRESS	2060 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Hector Barrett	STATUS DATE	12/18/2024 12:00:00 AM

14. CASE 24120014

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 12 COMMENTS FINAL ORDER

INSPECTION DATE 12/30/2024 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 1/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: WEBER,DONALD R KENNEDY,KATHLEEN M Owner
4730 UNIVERSITY WAY NE STE 104 SEATTLE, WA 98105

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

FINES:

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

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

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

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	5/21/2024	STATUS	Open
ADDRESS	4608 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	12/18/2024 12:00:00 AM

15. CASE 24120015

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 12 COMMENTS FINAL ORDER

INSPECTION DATE 12/30/2024 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 1/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: ESPINOSA,LEOPOLDO Owner

1635 NW 51 PL FORT LAUDERDALE, FL 33309

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

FINES:

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

Corrective action required: Please obtain a Business Tax Receipt prior to the January 2025 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.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	12/18/2024	STATUS	Open
ADDRESS	4531 W TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	12/18/2024 12:00:00 AM

16. CASE 24120016

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	12	COMMENTS FINAL ORDER
INSPECTION DATE	12/30/2024	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	1/23/2025	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	WINN,MICHAEL	Owner
	98 WINN ST WOBURN, MA 01801	

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

FINES:

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

Corrective action required: Please obtain a Business Tax Receipt prior to the January 2025 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.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	5/8/2024	STATUS	Open
ADDRESS	250 MIRAMAR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	12/18/2024 12:00:00 AM

17. CASE 24050023

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

TYPE OF SERVICE Regular Mail PROSECUTION COSTS

DAYS TO COMPLY 20 COMMENTS FINAL ORDER

INSPECTION DATE 7/2/2024 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 1/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: HOOK,CHARLES H JR Owner
41 Copperfield Dr The Woodlands , TX 77381

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/2/2024	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	

FINES:

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

Corrective action required: Please obtain a Business Tax Receipt prior to the January 2025 Special Magistrate hearing.

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

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

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	5/8/2024	STATUS	Open
ADDRESS	4536 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	12/18/2024 12:00:00 AM

18. CASE 24050029

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

TYPE OF SERVICE Regular Mail PROSECUTION COSTS

DAYS TO COMPLY 20 COMMENTS FINAL ORDER

INSPECTION DATE 6/13/2024 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 1/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: 4536 HOME LAND TR OTTO,GARY TRSTEE Owner

151 NW 79 STREET MAIMI, FL 33150

TOM GRINBERG TRSTEE, 4536 HOME LAND TR

151 NW 79 ST Miramar, FL33150

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/13/2024	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	

FINES:

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

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

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

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

CASE TYPE	Building Permit Violation	DATE ESTBL	5/30/2024	STATUS	Open
ADDRESS	4461 W TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	11/25/2024 11:58:00 AM

19. CASE 24050073

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	22	COMMENTS FINAL ORDER At the JUNE 27, 2024, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by JULY 24, 2024 or a fine of \$250 per violation, per day will begin to accrue on JULY 25. Compliance is to be achieved by obtaining an approved after-the-fact permit. The case is scheduled for follow-up at the JULY 25, 2024 hearing. A HEARING COST OF \$50 WAS ASSESSED.
	INSPECTION DATE	1/22/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	1/23/2025	
	FINAL ORDER MEETING DATE	6/27/2024	
	FINAL ORDER COMPLY BY DATE	7/24/2024	
NOTICE NAMES:	AGUIRRE MARIN,JORGE A MARTIN	Owner	
	4461 W TRADEWINDS AVE LAUDERDALE BY THE SEA, FL 33308		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/22/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	1/22/2025

NARRATIVE: PLEASE CONTACT THE BUILDING DEPARTMENT TO OBTAIN AN AFTER THE FACT PERMIT FOR DOCK WORK BEING DONE AT HOME.

BUILDING@LBTS-FL.GOV----954-640-4216

THANK YOU

CASE TYPE	Building 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	11/25/2024 12:00:00 AM

20. CASE 24060003

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 10 COMMENTS FINAL ORDER

INSPECTION DATE 6/14/2024 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 1/23/2025

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	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	11/25/2024 12:00:00 AM

21. 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	1/23/2025	
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	11/25/2024 12:21:00 PM

22. CASE 23010007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201638514	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$0.00
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER	At the November 21, 2024, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by January 22, 2025, or a fine of \$250 per violation, per day will begin to accrue on January 23. A Hearing Cost of \$0 was assessed. Compliance is to be achieved by submitting there 40/50-year report. The case is scheduled for follow-up at the January 23, 2025, hearing.
	INSPECTION DATE	1/22/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	1/23/2025		
	FINAL ORDER MEETING DATE	11/21/2024		
	FINAL ORDER COMPLY BY DATE	1/22/2025		
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	1/22/2025	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:			DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
			DAILY FINE	\$250.00	1/22/2025

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/15/2021	STATUS	Open
ADDRESS	1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	10/30/2024 12:00:00 AM

23. CASE 21100022

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

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 11/20/2024 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 1/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: OCEAN COLONY CONDOMINIUM ASSOCIATION Owner

1620 S OCEAN BLVD (OFFICE) LAUDERDALE BY THE SEA, FL 33062

Rembaum, Kaye Bender

1200 PARK CENTRAL BLVD SOUTH POMPANO BEACH , FL33064

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	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	

FINES: DESCRIPTION CHARGE DATE BOARD ORDER COMPLY

FLAT PENALTY 1/1/0001

NARRATIVE: Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.

FBC BCA Section 110.15 - Building Safety Inspection Program.

The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.

Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet.

In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007

3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program.

Please comply with the requirements of the Building Safety Inspection Program. A copy of the inspection form is located at:

<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/9/2021	STATUS	Open
ADDRESS	1850 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	10/30/2024 12:00:00 AM

24. CASE 21100051

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70190700000027912669	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER
	INSPECTION DATE	11/29/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	1/23/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	CRANE - CREST APARTMENTS, INC.	Owner
	12270 SW 3RD ST PLANTATION, FL 33325	
	., Hillman Engineering Inc	
	970 W McNab Rd, Ste 200 Ft. Lauderdale, FL33309	
	CRANE CREST REG AGENT, BECKER & POLIAKOFF, P.A.	
	1 E BROWARD BLVD, STE 1800 FORT LAUDERDALE, FL33301	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	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	

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

NARRATIVE:	THIS VIOLATION IS ALLEGED AGAINST CRANE-CREST APARTMENTS, INC., ON THE PARCEL OF REAL PROPERTY LEGALLY DESCRIBED IN CONDO DOCUMENTS RECORDED 02/23/1996, BK 24522 PG 596, INSTRUMENT #96085426, BROWARD COUNTY PUBLIC RECORDS: A parcel of land in Government Lot One (1), Section 7, Township 49 South, Range 43 East, Broward County, Florida, bounded as follows: EAST of State Road No. A-1-A on the North by a line parallel to and 4350 feet southerly from, measured at right angles to, the East and West Quarter-Section line in Section 6, of said Township and Range; on the South by a line 2080 feet northerly from, measured at right
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angles to, the South line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and the easterly extension of said South boundary; on the West by the easterly right-of-way line of State Road No. A-1-A; and on the East by the waters of the Atlantic Ocean; WEST of State Road No. A-1-A on the North by a line parallel to and 4350 feet southerly from, measured at right angles to, the East and West Quarter-Section line in Section 6, of said Township and Range; on the South by a line parallel to and 1861.75 feet southerly from, measured at right angles to, the North boundary of said Section 7; on the West by the West line of said Government Lot 1; and on the East by the westerly right-of-way line of State Road No. A-1-A.

Violation: Failure to comply with Florida Building Safety Inspection Program.

Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.

Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet.

In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

Corrective Action: According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program. Please comply with the requirements of the Building Safety Inspection Program. If you have any questions you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/3/2021	STATUS	Open
ADDRESS	2000 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/30/2024 12:00:00 AM

25. CASE 21120003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	30
	INSPECTION DATE	1/1/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	1/23/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	ROYAL COAST CONDO ASSN INC	Owner
	2000 S OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062	
	., BECKER & POLIAKOFF,P.A.	
	1 E BROWARD BLVD STE 1800 FORT LAUDERDALE, FL33301	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE:	Violation: Failure to comply with Florida Building Safety Inspection Program.
	Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500

square feet.

In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

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4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

Corrective Action: According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program. Please comply with the requirements of the Building Safety Inspection Program. If you have any questions you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/3/2021	STATUS	Open
ADDRESS	3900 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/30/2024 12:00:00 AM

26. CASE 21120018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	29
	INSPECTION DATE	11/1/2024
	COMPLIED DATE	
	SCHEDULED HEARING DATE	1/23/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	FOUNTAINHEAD ASSOCIATION, INC.	Owner
	3900 N OCEAN DR LAUDERDALE BY THE SEA, FL 33308	
	., Hillman Engineering Inc	
	970 W McNab Rd, Ste 200 Ft. Lauderdale, FL33309	
	President, Fountainhead Association, Jim Naughton/	
	3900 N Ocean Dr #2A Lauderdale By The Sea, FL33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	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. 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
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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