

Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday, March 27, 2025

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, March 27, 2025, 5:00 PM
Jarvis Hall 4505 N. Ocean Drive

1. **CALL TO ORDER, SPECIAL MAGISTRATE JUDITH SECHER**
 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: March 27, 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. 3-27-2025 Agenda Summary
2. 3-27-2025 Agenda Backup



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • March 27, 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	25020007	1585 BLUE WATER TER	OLSON,LANCE LANCE OLSON REV TR	2
2	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	5
3	24120015	4608 SEAGRAPE DR	ESPINOSA,LEOPOLDO	11
4	25020004	4608 SEAGRAPE DR	ESPINOSA,LEOPOLDO	17
5	25030001	100 E COMMERCIAL BLVD	COMMERCIAL EAST LLC	20

Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
6	25020001	4618 SEA GRAPE DR	CHEEKYS BEACH HOUSE LLC	15
7	25010003	3260 OLEANDER WAY	THIBAUT,JACK & ANNIKA	13
8	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	24
9	21120018	3900 N OCEAN DR	FOUNTAINHEAD ASSOCIATION, INC.	26
10	24050073	4461 W TRADEWINDS AVE	AGUIRRE MARIN,JORGE A MARTIN	7
11	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	3
12	24090002	230 PINE AVE	OG GROUP LLC	9

Old Business

Item #	Case #	Property Address	Property Owner	Page #
13	18020015	2 E COMMERCIAL BLVD	FISHERMANS PIER INC	18

New Business

Item #	Case #	Property Address	Property Owner	Page #
14	25020002	255 MIRAMAR AVE	KY LUXURY VACATIONS LLC	16
15	25020008	4117 BOUGAINVILLA DR 109	GANG,ROBERT T GANG,ROSE T	23
16	25010001	223 COMMERCIAL BLVD	KARIA GLOBAL LLC	12
17	25010004	2031 COCO PALM PL	COCO PALM INVESTMENTS LLC	14
18	25030003	1967 S OCEAN BLVD	VILLAGE BY THE SEA CONDO - COMMON AREA	21
19	25030004	253 E COMMERCIAL BLVD	255 COMMERCIAL CENTER LLC	22

Withdrawn

Item #	Case #	Property Address	Property Owner	Page #
20	25020009	1967 S OCEAN BLVD	VILLAGE BY THE SEA CONDO - COMMON AREA	1

VI. ADJOURNMENT

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	1/23/2025	STATUS	Closed
ADDRESS	1967 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Terry-Ann Boyd	STATUS DATE	3/6/2025 12:00:00 AM

1. CASE 25020009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527007224047	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	25	COMMENTS FINAL ORDER
	INSPECTION DATE	3/6/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	3/6/2025	
	SCHEDULED HEARING DATE	3/27/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	COMMON AREA	Owner
	Holodak, P.A., Edward F.	MR
	3326 NE 33 Street FORT LAUDERDALE, FL33308	
	BROW, MARIE	MS
	980 N FEDERAL HIGHWAY SUITE 100 CARE OF ILLUSTRIOUS PROPERTY MANAGEMENT BOCA RATON, FL33432	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/6/2025	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...	Closed	3/6/2025

FINES:

NARRATIVE:	FBC 105.1 - Work done without a Permit from the Town. As per Building Official Simo Mansor, plumbing work was performed without a 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.
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CASE TYPE	Vacation Rental Regulation	DATE ESTBL	2/20/2025	STATUS	Closed
ADDRESS	1585 BLUE WATER TER, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Terry-Ann Boyd	STATUS DATE	2/26/2025 12:00:00 AM

2. CASE 25020007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404695	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	7	COMMENTS FINAL ORDER
	INSPECTION DATE	2/26/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	2/26/2025	
	SCHEDULED HEARING DATE	3/27/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: OLSON,LANCE LANCE OLSON REV TR Owner
1585 BLUE WATER TER N LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/26/2025	Chapter 30 - Unified Land Development Regulations Sec. 30-327(b). - Vacation rentals and short term rentals. Vacation rentals and short term rentals prohibited unless in compliance with this section. No person shall rent or lease all or any portion of a single-family or townhouse dwelling or a duplex/two-family dwelling, multifamily dwelling of 3 or 4 units, or dwelling unit in a mixed use development with 1 to 4 dwelling units in the Town's RS-4, RS-5, RD-10, RM-15, RM-16, RM-25 and RM-50 residential zoning districts or the B-1 or B-1-A business zoning districts as a vacation rental or short term rental as defined in section 30-11 of the Town Code without first (i) obtaining a business tax receipt from the Town pursuant to Chapter 12 of the Code, and (ii) complying with the supplemental regulations contained herein.	Closed	2/26/2025

FINES:

NARRATIVE: Sec. 30-327(b) - All properties must obtain a local LBTS Business Tax Receipt and supplemental LBTS Rental Certificate prior to use or advertisement as a vacation or short-term rental. Vacation rental is unpaid for the FY.

Corrective action required: Please contact the our BTR Department and make payment before the February 27, 2025 Special Magistrate hearing.

Thank you for your attention to this matter. You may contact Megan Small at 954-640-4210 to make your payment.

If you have any further questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email terry-annb@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/3/2021	STATUS	Closed
ADDRESS	2000 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	3/5/2025 12:00:00 AM

3. 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	3/5/2025
	COMPLIED DATE	3/5/2025
	SCHEDULED HEARING DATE	3/27/2025
	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	3/5/2025	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...	Closed	3/5/2025

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.
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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	9/29/2022	STATUS	Closed
ADDRESS	1530 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	3/4/2025 12:00:00 AM

4. 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	3/3/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	3/3/2025		
	SCHEDULED HEARING DATE	3/27/2025		
	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	3/3/2025	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...	Closed	3/3/2025

FINES:

<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
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 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	3/7/2025 1:03:00 PM

5. 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	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE		
	SCHEDULED HEARING DATE	3/27/2025	
	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	1/1/0001	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	3/26/2025

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	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	3/4/2025 12:00:00 AM

6. 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	2/25/2025	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	3/27/2025	
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	2/25/2025	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	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	3/4/2025 12:00:00 AM

7. CASE 24120015

CASE DATA: ORIG. CASE CERT. MAIL NUMBER
TYPE OF SERVICE Hand
DAYS TO COMPLY 12
INSPECTION DATE 2/25/2025
COMPLIED DATE
SCHEDULED HEARING DATE 3/27/2025
FINAL ORDER MEETING DATE
FINAL ORDER COMPLY BY DATE

I. OF F. MEETING DATE
PROSECUTION COSTS
COMMENTS FINAL ORDER
COMMENTS - IMPOSITION OF FINE

NOTICE NAMES: ESPINOSA,LEOPOLDO Owner
1635 NW 51 PL FORT LAUDERDALE, FL 33309

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/25/2025	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	Property Maintenance (General)	DATE ESTBL	10/17/2024	STATUS	Open
ADDRESS	223 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	2/24/2025 12:00:00 AM

8. CASE 25010001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527007224050	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	37	COMMENTS FINAL ORDER
	INSPECTION DATE	2/27/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	3/27/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	KARIA GLOBAL LLC	Owner
	5065 STILLWATER TER COOPER CITY, FL 33330	
	SHYAM , KARIA	MS
	5965 STILLWATER TERR COOPER CITY, FL33330	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/27/2025	Chapter 6 - Building and Building Regulations Section 6-41(a)(5) - 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: Holes, excavations, breaks, projections, obstructions, and excretions of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises;	Not in Compliance	

FINES:

NARRATIVE: Please keep all building exteriors and structures free of holes, excavations, breaks, projections, obstructions, and excretions of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises.

Corrective Action: Building is in need of maintenance.

1. Please paint or pressure wash the building to be make clean and free of dirt.
2. Please address the issue of the cracked tiles on the roof.
3. There are missing screens from the overhang. Please address.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	1/27/2025	STATUS	Open
ADDRESS	3260 OLEANDER WAY, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Terry-Ann Boyd	STATUS DATE	3/4/2025 12:00:00 AM

9. CASE 25010003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9590940251959122076955	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	10	COMMENTS FINAL ORDER
	INSPECTION DATE	2/25/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	3/27/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	THIBAUT,JACK & ANNIKA	Owner
	3260 OLEANDER WAY LAUDERDALE BY THE SEA, FL 33062	
	Thibaut, Annika	MS
	235 Commercial Blvd 106 Lauderdale by the sea, FL33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/25/2025	Chapter 6 - Building and Building Regulations Section 6-36(e). General structural specifications. All electrical wiring and accessories shall be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets or connections shall be left exposed so as to create a hazardous condition.	Not in Compliance	

FINES:

NARRATIVE:	Section 6-36 (e) - All electrical wiring and accessories shall be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets or connections shall be left exposed so as to create a hazardous condition. Electrical wiring in panel is incorrect and panel is overloaded. Exposed wires in wall which feed the panel, with no conduit or protection of the opening entering the panel and a neutral and grounding inside the panel. Disconnects for the tankless water heater wiring with bare wire to both. Corrective Measure - Submit permit for electrical work done at the property and allow inspection by Building Department. For questions or concerns, please contact the Building Department at Building@lbts-fl.gov or 954-640-4215.
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CASE TYPE	Landscape Violations	DATE ESTBL	1/28/2025	STATUS	Open
ADDRESS	2031 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	3/4/2025 12:00:00 AM

10. CASE 25010004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404626	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	24	COMMENTS FINAL ORDER
	INSPECTION DATE	2/21/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	3/27/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	COCO PALM INVESTMENTS LLC	Owner
	253 MAIN ST MATAWAN, NJ 07747	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/21/2025	Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.	Not in Compliance	

FINES:

NARRATIVE: Landscape Maintenance. LAWN OVERGROWN Sec. 30-477(a) - The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.

Corrective Action: Please cut and maintain lawn and hedges (mowing, fertilizing, treating, mulching, trimming) to present a neat and well-kept appearance at all times.

If you have any questions or concerns, please contact Code Compliance Officer Donovan Williams at 954-734-3013, or via email donovanw@lbs-fl.gov.

CASE TYPE	Permits Required Violations	DATE ESTBL	2/13/2025	STATUS	Open
ADDRESS	4618 SEA GRAPE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	2/19/2025 12:00:00 AM

11. CASE 25020001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404664	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER
	INSPECTION DATE	3/13/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	3/27/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: CHEEKYS BEACH HOUSE LLC Owner
4618 SEA GRAPE DR LAUDERDALE BY THE SEA, FL 33308
PILELSKY, P.A., OPPENHEIM
2500 WESTON ROAD Suite 209 Fort Lauderdale, FL33331

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/13/2025	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:

NARRATIVE: (WWOP) FBC 105.1- Observed work being done on the side of the property. Installing pavers

Corrective Action: 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.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	2/14/2025	STATUS	Open
ADDRESS	255 MIRAMAR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	2/14/2025 12:00:00 AM

12. CASE 25020002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527007224046	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER
	INSPECTION DATE	3/14/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	3/27/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	KY LUXURY VACATIONS LLC	Owner
	2800 NE 35 ST FORT LAUDERDALE, FL 33305	
	YURIY, SHARABURYAK	
	2800 NE 35TH ST FORT LAUDERDALE, FL33306	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/14/2025	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:

NARRATIVE: (WWOP) FBC 105.1 - Work done without a Permit from the Town. The property is being renovated.

Stop Work Order posted (2/14 /2025).

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.

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	2/14/2025	STATUS	Open
ADDRESS	4608 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	3/4/2025 12:00:00 AM

13. CASE 25020004

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 2/25/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 3/27/2025

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	2/25/2025	Chapter 30 - Unified Land Development Regulations Sec. 30-327(b). - Vacation rentals and short term rentals. Vacation rentals and short term rentals prohibited unless in compliance with this section. No person shall rent or lease all or any portion of a single-family or townhouse dwelling or a duplex/two-family dwelling, multifamily dwelling of 3 or 4 units, or dwelling unit in a mixed use development with 1 to 4 dwelling units in the Town's RS-4, RS-5, RD-10, RM-15, RM-16, RM-25 and RM-50 residential zoning districts or the B-1 or B-1-A business zoning districts as a vacation rental or short term rental as defined in section 30-11 of the Town Code without first (i) obtaining a business tax receipt from the Town pursuant to Chapter 12 of the Code, and (ii) complying with the supplemental regulations contained herein.	Not in Compliance	

FINES:

NARRATIVE: Sec. 30-327(b) - All properties must obtain a local LBTS Business Tax Receipt and supplemental LBTS Rental Certificate prior to use or advertisement as a vacation or short-term rental. Vacation rental is unpaid for the FY.

Corrective action required: Please contact the our BTR Department and make payment before the February 27, 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 Terry-Ann Boyd at 954-640-4216, or via email terry-annb@lbts-fl.gov

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	3/4/2025 10:38:00 AM

14. CASE 18020015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	PROSECUTION COSTS	\$53,475.00
	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	3/6/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	3/27/2025
	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	3/6/2025	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
	DAILY FINE	\$200.00	11/17/2021

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@lbtz-fl.gov

CASE TYPE	Property Maintenance (General)	DATE ESTBL	2/19/2025	STATUS	Open
ADDRESS	100 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	3/5/2025 12:00:00 AM

15. CASE 25030001

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Hand	PROSECUTION COSTS
DAYS TO COMPLY	0	COMMENTS FINAL ORDER
INSPECTION DATE	3/5/2025	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	3/27/2025	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:

COMMERCIAL EAST LLC	Owner
122 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	
Torchin, CPA, CA, David	MR
2300 Glades Road 205 E Boca Raton, FL33431	
SANANES, YANIV	MR
122 GOLDEN BEACH DRIVE GOLDEN BEACH, FL33160	

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	3/5/2025	Chapter 6 - Building and Building Regulations Section 6-38(b) - Responsibility of owners and/or operators. The owner and/or operator of any property shall jointly and severally: Maintain the property so as to prevent the accumulation of stagnant water thereon;	Not in Compliance	

FINES:

NARRATIVE:

Sec. 6-38(b). Maintain the property so as to prevent the accumulation of stagnant water thereon

Corrective action: Clean area of water and fill in the gap in the pavers to prevent water from accumulating

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	3/6/2025	STATUS	Open
ADDRESS	1967 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Terry-Ann Boyd	STATUS DATE	3/6/2025 12:00:00 AM

16. CASE 25030003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527007224047	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER
	INSPECTION DATE	3/21/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	3/27/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	COMMON AREA	Owner
	Holodak, P.A., Edward F.	MR
	3326 NE 33 Street FORT LAUDERDALE, FL33308	
	BROW, MARIE	MS
	980 N FEDERAL HIGHWAY SUITE 100 CARE OF ILLUSTRIOUS PROPERTY MANAGEMENT BOCA RATON, FL33432	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/21/2025	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:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town. As per Building Official Simo Mansor, plumbing work was performed without a 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.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	3/6/2025	STATUS	Open
ADDRESS	253 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	3/6/2025 12:00:00 AM

17. CASE 25030004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527007224047	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER
	INSPECTION DATE	3/21/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	3/27/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	255 COMMERCIAL CENTER LLC	Owner
	531 N OCEAN BLVD #201 POMPANO BEACH, FL 33062	
	JAI, PAL	
	531 N OCEAN BLVD APT 201 POMPANO BEACH, FL33062	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/21/2025	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:	Sec. 12-2(a) - 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 submit an application for a business tax receipt. Relax and Reliever operating at 255 Commercial Blvd with no BTR.
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Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town and submit payment for PILOP. Please contact Megan Small at 954-640-4210 or megans@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	2/24/2025	STATUS	Open
ADDRESS	4117 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308 109	INSPECTOR	Terry-Ann Boyd	STATUS DATE	2/24/2025 12:00:00 AM

18. CASE 25020008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404701	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	25	COMMENTS FINAL ORDER
	INSPECTION DATE	3/21/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	3/27/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	GANG,ROBERT T GANG,ROSE T	Owner
	135 COUNTY RD DEMAREST, NJ 07627	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/21/2025	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:

NARRATIVE: FBC 105.1 - Work done without a Permit. Interior of property is completed demoed without permit.

Corrective Action required: Cease all work immediately. Obtain an after-the-fact building permit from the Town Building Department 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.

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	3/4/2025 12:00:00 AM

19. 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	2/25/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	3/27/2025	
	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	2/25/2025	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	3900 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	3/4/2025 12:00:00 AM

20. CASE 21120018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	29
	INSPECTION DATE	2/25/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	3/27/2025
	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	2/25/2025	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: Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings

or structure in any occupancy group having a gross floor area less than 3,500 square feet. Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

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

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