

Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday, April 24, 2025

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, April 24, 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: April 24, 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. 4-24-2025 Agenda Summary
2. 4-24-2025 Agenda Backup
3. 4-24-2025 Special Set



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • April 24, 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	25030006	238 CORSAIR AVE	KELLEY,SEAN KELLEY,RENEE	2
2	25030010	259 MIRAMAR AVE	ROYAL IMPERIAL GROUP LLC	32
3	25030011	251 HIBISCUS AVE	SENSATIONAL HOLDINGS LLC	3
4	25030012	4520 EL MAR DR 22	PAUL,KEVIN MICHAEL	5
5	25020002	255 MIRAMAR AVE	KY LUXURY VACATIONS LLC	19
6	25010004	2031 COCO PALM PL	COCO PALM INVESTMENTS LLC	16
7	25040001	233 OCEANIC AVE	DURIS,MARCELA & VITEZSLAV	7
8	25020001	4618 SEA GRAPE DR	CHEEKYS BEACH HOUSE LLC	18
9	25010003	3260 OLEANDER WAY	THIBAUT,JACK & ANNIKA	1
10	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	9
11	25040004	2072 OCEAN MIST DR	QUIRK,KEVIN	8

Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
12	24050073	4461 W TRADEWINDS AVE	AGUIRRE MARIN,JORGE A MARTIN	11
13	25040010	222 N TRADEWINDS AVE	DIAMOND TRADEWINDS LLC	36

Old Business

Item #	Case #	Property Address	Property Owner	Page #
14	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	38
15	18020015	2 E COMMERCIAL BLVD	FISHERMANS PIER INC	14
16	25020008	4117 BOUGAINVILLA DR 109	GANG,ROBERT T GANG,ROSE T	21



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • April 24, 2025 • 5:00 PM*

New Business

Item #	Case #	Property Address	Property Owner	Page #
17	25030008	262 TROPIC DR	FAURER,MARTIN FAURER,YARLIN	30
18	25030009	258 N TRADEWINDS AVE	258 NORTH TRADEWINDS LLC	31
19	25010001	223 COMMERCIAL BLVD	KARIA GLOBAL LLC	13
20	25030003	1967 S OCEAN BLVD	COMMON AREA	23
21	25040002	2100 BEL-AIR DR	DAILEY,CHESTER A REESE,MELISSA M	25
22	25040003	4520 EL MAR DR #31	COMMON AREA	26
23	25040005	4520 EL MAR DR 19	34 ELM LLC	33
24	25040006	4644 BOUGAINVILLA DR 1-5	BEACHY BOUGAINVILLA LLC	34
25	25040009	1624 BEL-AIR AVE	INTROINI,ANDY RYAN	35
26	25040011	4420 E TRADEWINDS AVE	APCE ACQUISITIONS LLC ARNOLD,JOAN G	37
27	25030013	1967 S OCEAN BLVD 308	ZARA,MICHAEL J	28

Special Set

Item #	Case #	Property Address	Property Owner	Page #
28	25040016	227 Imperial Ln	BUEROSSE,AARON & CHRISTINA SW TR ETAL	N/A

VI.ADJOURNMENT

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	1/27/2025	STATUS	Closed
ADDRESS	3260 OLEANDER WAY, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/10/2025 12:00:00 AM

1. 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	3/31/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	4/10/2025	
	SCHEDULED HEARING DATE	4/24/2025	
	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	3/31/2025	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.	Closed	4/10/2025

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.
------------	--

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	3/18/2025	STATUS	Closed
ADDRESS	238 CORSAIR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/7/2025 12:00:00 AM

2. CASE 25030006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	29
	INSPECTION DATE	4/4/2025
	COMPLIED DATE	4/7/2025
	SCHEDULED HEARING DATE	4/24/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: KELLEY,SEAN KELLEY,RENEE Owner
4292 AUBURN FOLSOM RD LOOMIS, CA 95650

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/4/2025	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.	Closed	4/7/2025

FINES:

NARRATIVE: Sec. 30-327(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.

Corrective Action: Comply with Town Code by changing all advertisements to minimum of 7 consecutive days. There are several places where minimum stay may be listed on your web ad(s). The calendars and all mention of anything less than 7 nights must be corrected. You may have to contact the web advertising company / booking site for direction on how to make corrections to your calendar and ad.

CASE TYPE	Property Maintenance (General)	DATE ESTBL	3/18/2025	STATUS	Closed
ADDRESS	251 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	4/7/2025 12:00:00 AM

3. CASE 25030011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404800	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	0	COMMENTS FINAL ORDER
	INSPECTION DATE	4/7/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	4/7/2025	
	SCHEDULED HEARING DATE	4/24/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	SENSATIONAL HOLDINGS LLC	Owner
	101 GLADES RD BAY C BOCA RATON, FL 33432	
	BLANCHETTE, DAVID	MR
	101 GLADES ROAD BAY C BOCA RATON, FL33432	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/7/2025	Chapter 6 - Building and Building Regulations Sec. 6-8.(c)(1)a. - d. - Construction site perimeter fencing. Fencing. Temporary perimeter site fencing for new construction is required and must meet all of the following requirements: Be six feet high with approved screening material to prevent dust intrusion upon adjacent properties. Be installed and maintained at ground level on all sides of the site. Include installation and maintenance of an approved silt fence to prevent any construction debris from entering the waterway for properties abutting a waterway. Be removed from the site upon the earliest of: A determination by the Building Official that construction work is deemed abandoned pursuant to subsection (h) of this section; The expiration of the related building permit; Completion of the exterior of the building; or The issuance of a certificate of occupancy.	Closed	4/7/2025
	2	4/7/2025	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	4/7/2025

FINES:

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

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

Property was observed doing new construction without perimeter site fencing.

Sec. 6-8(c)(1) of the Town of Lauderdale by the Sea Code of Ordinances which states temporary perimeter site fencing for new construction and significant exterior alterations or additions to a structure is required and meet the requirements of the Florida Building Code

Corrective Action: Is to acquire perimeter site fencing in accordance with the Florida Building Code and Sec 6-8(c)(2)

If you have a question or further concerns, please contact me by email donovanw@lbts-fl.gov or by phone (954) 640-4220

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	3/27/2025	STATUS	Closed
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 22	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/1/2025 5:37:00 PM

4. CASE 25030012

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
DAYS TO COMPLY	0	COMMENTS FINAL ORDER	At the March 27, 2025 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by March 31, 2025 or a fine of \$250 per violation, per day will begin to accrue on April 1, 2025. A Hearing Cost of \$50 was assessed. The case is scheduled for follow-up at the April 24, 2025 hearing. Compliance is to be reached by the respondent obtaining an approved permit.
INSPECTION DATE	4/1/2025	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE	4/1/2025		
SCHEDULED HEARING DATE	4/24/2025		
FINAL ORDER MEETING DATE	3/27/2025		
FINAL ORDER COMPLY BY DATE	3/31/2025		

NOTICE NAMES: PAUL,KEVIN MICHAEL Owner
34 THORNHURST DRIVE CARMEL, IN 46032

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/1/2025	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	4/1/2025

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

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

Stop Work Order posted (03/27/2025).

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@lbs-fl.gov.

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	4/1/2025	STATUS	Closed
ADDRESS	233 OCEANIC AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	4/10/2025 12:00:00 AM

5. CASE 25040001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404817	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	13	COMMENTS FINAL ORDER
	INSPECTION DATE	4/9/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	4/10/2025	
	SCHEDULED HEARING DATE	4/24/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	DURIS,MARCELA & VITEZSLAV	Owner
	735 INTRACOASTAL DR FORT LAUDERDALE, FL 33304	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/9/2025	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.	Closed	4/10/2025

FINES:

NARRATIVE: Sec. 30-327(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.

Corrective Action: Comply with Town Code by changing all advertisements to minimum of 7 consecutive days. There are several places where minimum stay may be listed on your web ad(s). The calendars and all mention of anything less than 7 nights must be corrected. You may have to contact the web advertising company / booking site for direction on how to make corrections to your calendar and ad.

CASE TYPE	Parking or Storage of Trailers	DATE ESTBL	4/1/2025	STATUS	Closed
ADDRESS	2072 OCEAN MIST DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Ralph DesRoches	STATUS DATE	4/8/2025 12:00:00 AM

6. CASE 25040004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	16
	INSPECTION DATE	4/8/2025
	COMPLIED DATE	4/8/2025
	SCHEDULED HEARING DATE	4/24/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: QUIRK,KEVIN Owner
2072 OCEAN MIST DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/8/2025	Chapter 19 - Traffic And Motor Vehicles Sec. 19-21.(b)(4).f. - Parking or storage of motor vehicles and vessels in the West zone. West zone. A recreational vehicle or trailer may be parked overnight for no more than three consecutive days, twice in any calendar month, and then only when the vehicle is registered with the Town and the property owner or property occupant has notified the Town that the vehicle is being parked on the property.	Closed	4/8/2025

FINES:

NARRATIVE: • Note — An unregistered trailer was observed parked in the driveway after hours/overnight. — Sec. 19-21(b)(4)

• Corrective Action — Please remove the trailer and cease parking it in the driveway after hours/ overnight. Alternatively, a recreational vehicle or trailer may be parked overnight for no more than three consecutive days, twice in any calendar month, and then only when the vehicle is registered with the Town and the property owner or property occupant has notified the Town that the vehicle is being parked on the property. Please get in touch with code@lbts-fl.gov or call (954) 640-4210 for assistance.

You have been issued a Notice of Violation & Notice of Hearing, scheduling you for a hearing on April 24, 2025. Please get in touch with me if you have additional questions or have already resolved the issue.

Respectfully,

Ralph DesRoches
Code Compliance Inspector
(954) 734-3450
ralphd@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	4/1/2025 12:00:00 AM

7. 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	4/4/2025
	COMPLIED DATE	3/5/2025
	SCHEDULED HEARING DATE	4/24/2025
	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	4/4/2025	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. 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 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	4/1/2025 12:00:00 AM

8. 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	4/24/2025	
	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	10/17/2024	STATUS	Open
ADDRESS	223 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	3/28/2025 12:00:00 AM

9. 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	3/27/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/24/2025	
	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	3/27/2025	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	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	3/28/2025 12:00:00 AM

10. CASE 18020015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$53,475.00
DAYS TO COMPLY	21	COMMENTS FINAL ORDER
		FINAL ORDER: PER SPECIAL MAGISTRATE, ALL PIER REPAIR IS TO BE COMPLETED BY MARCH 26, 2019 OR A FINE OF \$250 PER DAY WILL BEGIN TO COMMENCE THEREAFTER. THIS CASE WILL RETURN TO THE JANUARY 24, 2019 CODE COMPLIANCE HEARING FOR A STATUS UPDATE. A HEARING COST OF \$50 WAS ALSO ASSESSED AT THE SEPTEMBER 27, 2018 CODE COMPLIANCE HEARING.
INSPECTION DATE	3/6/2025	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	4/24/2025	
FINAL ORDER MEETING DATE	9/27/2018	
FINAL ORDER COMPLY BY DATE	3/26/2019	
NOTICE NAMES:	FISHERMANS PIER INC 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	Owner

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	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	3/28/2025 4:35:00 PM

11. CASE 25010004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404626	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	24	COMMENTS FINAL ORDER	At the March 27, 2025 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by April 23, 2025 or a fine of \$100 per violation, per day will begin to accrue on April 24. A Hearing Cost of \$50 was assessed. The case is scheduled for follow-up at the April 24, 2025 hearing.
	INSPECTION DATE	4/23/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	4/24/2025		
	FINAL ORDER MEETING DATE	3/27/2025		
	FINAL ORDER COMPLY BY DATE	4/23/2025		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/23/2025	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	4/23/2025

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@lbts-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	4/8/2025 12:00:00 AM

12. 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	4/8/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/24/2025	
	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	4/8/2025	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	3/28/2025 4:24:00 PM

13. CASE 25020002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527007224046	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER	At the March 27, 2025 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by April 23, 2025 or a fine of \$100 per violation, per day will begin to accrue on April 24 A Hearing Cost of \$50 was assessed. The case is scheduled for follow-up at the April 24, 2025 hearing.
	INSPECTION DATE	4/23/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	4/24/2025		
	FINAL ORDER MEETING DATE	3/27/2025		
	FINAL ORDER COMPLY BY DATE	4/23/2025		

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	4/23/2025	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	\$100.00	4/23/2025

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	Building Code (FBC) Violation	DATE ESTBL	2/24/2025	STATUS	Open
ADDRESS	4117 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308 109	INSPECTOR	Terry-Ann Boyd	STATUS DATE	3/28/2025 4:31:00 PM

14. CASE 25020008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404701	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	25	COMMENTS FINAL ORDER	At the March 27, 2025 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by April 23, 2025 or a fine of \$250 per violation, per day will begin to accrue on April 24. A Hearing Cost of \$50 was assessed. The case is scheduled for follow-up at the April 24, 2025 hearing. Compliance may be reached by obtaining an approved permit.
	INSPECTION DATE	4/23/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	4/24/2025		
	FINAL ORDER MEETING DATE	3/27/2025		
	FINAL ORDER COMPLY BY DATE	4/23/2025		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/23/2025	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	4/23/2025

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	3/6/2025	STATUS	Open
ADDRESS	1967 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Terry-Ann Boyd	STATUS DATE	3/28/2025 4:39:00 PM

15. CASE 25030003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527007224047	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER	At the March 27, 2025 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by April 16, 2025 or a fine of \$250 per violation, per day will begin to accrue on April 17. A Hearing Cost of \$50 was assessed. The case is scheduled for follow-up at the April 24, 2025 hearing. Compliance is to be reached by obtaining and approved permit.
	INSPECTION DATE	4/16/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	4/24/2025		
	FINAL ORDER MEETING DATE	3/27/2025		
	FINAL ORDER COMPLY BY DATE	4/16/2025		
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	4/16/2025	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	4/16/2025

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@lbs-fl.gov.

CASE TYPE	Inoperative vehicles	DATE ESTBL	1/17/2025	STATUS	Open
ADDRESS	2100 BEL-AIR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	4/2/2025 12:00:00 AM

16. CASE 25040002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404848	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	17	COMMENTS FINAL ORDER
	INSPECTION DATE	4/18/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/24/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: DAILEY,CHESTER A REESE,MELISSA M Owner
2100 BEL AIR DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/18/2025	Chapter 6 - Building and Building Regulations Section 6-41(a)(12) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Motor vehicles without a current license tag;	Not in Compliance	

FINES:

NARRATIVE: Sec 6-41(a)(12) which states that the exterior of buildings and structures and all property shall be kept free of all nuisances such as Motor vehicles without a current license tag.

Corrective action: Get a registered license plate to put on the vehicle, remove the vehicle from the property, or transport vehicle into garage

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	4/1/2025	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 #31	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/2/2025 12:00:00 AM

17. CASE 25040003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
DAYS TO COMPLY	-1	COMMENTS FINAL ORDER	At the March 27, 2025 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by March 31, 2025 or a fine of \$250 per violation, per day will begin to accrue on April 1, 2025. A Hearing Cost of \$50 was assessed. The case is scheduled for follow-up at the April 24, 2025 hearing. Compliance is to be reached by the respondent obtaining an approved permit.
INSPECTION DATE	3/31/2025	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	4/24/2025		
FINAL ORDER MEETING DATE	3/27/2025		
FINAL ORDER COMPLY BY DATE	3/31/2025		
NOTICE NAMES:	COMMON AREA	Owner	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/31/2025	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	3/31/2025

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

Stop Work Order posted (03/27/2025).

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@lbs-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	2/28/2025	STATUS	Open
ADDRESS	1967 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 308	INSPECTOR	Donovan Williams	STATUS DATE	4/11/2025 12:00:00 AM

18. CASE 25030013

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	20
	INSPECTION DATE	4/18/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	4/24/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ZARA,MICHAEL J Owner
1967 S OCEAN BLVD #308 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/18/2025	Chapter 12 - Licenses Sec. 12-2.(e)(1) Business tax receipt required Rental property. Payment of tax required. No person shall rent or lease all or any portion of a mooring, dock space, a single-family home, duplex, triplex, or other habitable space, without first obtaining a business tax receipt from the Town and paying the prescribed business tax in accordance with the requirements of this article.	Not in Compliance	
	2	4/18/2025	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. 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.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. OR Please renew your Local Business Tax Receipt.

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.

Corrective action required: Please contact the BTR Department to obtain or renew your vacation/short term rental. You may contact Megan Small at 954-640-4210 or email

btr@lauderdalebythesea-fl.gov if you have any questions regarding this issue.

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	3/21/2025	STATUS	Open
ADDRESS	262 TROPIC DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	3/25/2025 12:00:00 AM

19. CASE 25030008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527007224047	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER
	INSPECTION DATE	4/4/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/24/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	FAURER,MARTIN FAURER,YARLIN	Owner
	262 TROPIC DR LAUDERDALE BY THE SEA, FL 33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/4/2025	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.	Not in Compliance	

FINES:

NARRATIVE:	• Note: Sec. 30-327(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. • Corrective Action: Comply with Town Code by changing all advertisements to minimum of 7 consecutive days. There are several places where minimum stay may be listed on your web ad(s). The calendars and all mention of anything less than 7 nights must be corrected. You may have to contact the web advertising company / booking site for direction on how to make corrections to your calendar and ad.
------------	--

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	3/21/2025	STATUS	Open
ADDRESS	258 N TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	3/25/2025 12:00:00 AM

20. CASE 25030009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527007224047	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER
	INSPECTION DATE	4/18/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/24/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	258 NORTH TRADEWINDS LLC	Owner
	200 1 AVE NW STE 304 HICKORY, NC 28601	
	DONNAHOE, PRINCE A, IV	
	9710 STIRLING ROAD 104 COOPER CITY, FL33024	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/18/2025	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.	Not in Compliance	

FINES:

NARRATIVE:	• Note: Sec. 30-327(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. • Corrective Action: Comply with Town Code by changing all advertisements to minimum of 7 consecutive days. There are several places where minimum stay may be listed on your web ad(s). The calendars and all mention of anything less than 7 nights must be corrected. You may have to contact the web advertising company / booking site for direction on how to make corrections to your calendar and ad.
------------	--

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	3/21/2025	STATUS	Open
ADDRESS	259 MIRAMAR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	3/25/2025 12:00:00 AM

21. CASE 25030010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	958907105277007224047	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	24	COMMENTS FINAL ORDER
	INSPECTION DATE	4/18/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/24/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	ROYAL IMPERIAL GROUP LLC	Owner
	2800 NE 35 ST FORT LAUDERDALE, FL 33306	
	YURIY, SHARABURYAK	MR
	259 Miramar Ave Lauderdale By The Sea, FL33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/18/2025	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.	Not in Compliance	

FINES:

NARRATIVE:	Sec. 30-327(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. Corrective Action: Comply with Town Code by changing all advertisements to minimum of 7 consecutive days. There are several places where minimum stay may be listed on your web ad(s). The calendars and all mention of anything less than 7 nights must be corrected. You may have to contact the web advertising company / booking site for direction on how to make corrections to your calendar and ad.
------------	---

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	4/3/2025	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 19	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/3/2025 12:00:00 AM

22. CASE 25040005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404862	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER
	INSPECTION DATE	4/18/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/24/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	34 ELM LLC	Owner
	900 SE 3 AVE STE 202 FORT LAUDERDALE, FL 33316	
	ALBERT, FREVOLA	
	900 SE 3RD AVE 102 FORT LAUDERDALE, FL33316	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/18/2025	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 required permits from the Town. Unit # 34 aka 19
	Stop Work Order posted (03/27/2025).
	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@lbs-fl.gov.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	4/3/2025	STATUS	Open
ADDRESS	4644 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308 1-5	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/3/2025 12:00:00 AM

23. CASE 25040006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527007224049	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER
	INSPECTION DATE	4/18/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/24/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	BEACHY BOUGAINVILLE LLC	Owner
	1807 WHITECAP CIR NORTH FORT MYERS, FL 33903	
	DANIEL, HANUKA	
	1807 WHITECAP CIRCLE NORTH FORT MYERS, FL33903	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/18/2025	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 required permits from the Town. Property was observed to have work being done with no permits on file. 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	Building Permit Violation	DATE ESTBL	4/4/2025	STATUS	Open
ADDRESS	1624 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/4/2025 12:00:00 AM

24. CASE 25040009

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 14 COMMENTS FINAL ORDER

INSPECTION DATE 4/18/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 4/24/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: INTROINI,ANDY RYAN Owner

1612 BEL AIR AVE LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/18/2025	Florida Building Code Section 105.11.2.1 Every permit issued shall become null and void if work, as defined in Paragraph 105.11.2.6 authorized by such permit is not commenced within 180 days from the date of the permit or if the work authorized by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced	Not in Compliance	

FINES:

NARRATIVE: BUILDING PERMIT LBS20-00992 - residential alterations expired on 06/05/2024.

Corrective Measure : Please contact the building department at 954-640-4215 or building@lbts-fl.gov to discuss options.

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	4/7/2025	STATUS	Open
ADDRESS	222 N TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/7/2025 12:00:00 AM

25. CASE 25040010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	11
	INSPECTION DATE	4/18/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	4/24/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	DIAMOND TRADEWINDS LLC	Owner
	12 GOUNDRY DR WATERFORD, CT 06385	
	SOTIRIOS, VAFIDIS	MR
	8965 NE 10TH AVENUE MIAMI, FL33138	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/18/2025	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.	Not in Compliance	

FINES:

NARRATIVE: Sec. 30-327(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.

Corrective Action: Comply with Town Code by changing all advertisements to minimum of 7 consecutive days. There are several places where minimum stay may be listed on your web ad(s). The calendars and all mention of anything less than 7 nights must be corrected. You may have to contact the web advertising company / booking site for direction on how to make corrections to your calendar and ad.

Please contact Terry-Ann Boyd at 954-640-4216 or email Terry-AnnB@lbts-fl.gov if you have further questions or concerns.

CASE TYPE	Vacation Rental Other	DATE ESTBL	4/7/2025	STATUS	Open
ADDRESS	4420 E TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/7/2025 12:00:00 AM

26. CASE 25040011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	11
	INSPECTION DATE	4/18/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	4/24/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: APCE ACQUISITIONS LLC ARNOLD,JOAN G Owner
1141 S MAIN ST MILAN, TN 38358

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/18/2025	Chapter 30 - Unified Land Development Regulations Section 30-327(f)10: VACATION RENTAL AGREEMENT Section 30-327(f)10 VACATION RENTAL AGREEMENT (f)Application for a rental certificate. Each property owner seeking a rental certificate, or renewal of a rental certificate, shall submit an application in a form specified by the Town Manager or designee, along with an application fee in an amount to be determined by resolution of the Town Commission. At a minimum, the application shall include all of the following: 10. The owner's agreement to use his or her best efforts to assure that the vacation rental or short-term rental use of the dwelling will not disrupt the residential character of the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their residences; and	Not in Compliance	

FINES:

NARRATIVE: Disturbance - Loud music reported at property - Birthday party.

Sec. 30-327.(f)(10) - The owner's agreement to use his or her best efforts to assure that the vacation rental or short term rental use of the dwelling will not disrupt the residential character of the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their residences;

Corrective Action: Ensure renters are aware of the rules to assure that the vacation rental or short term rental use of the dwelling will not disrupt the residential character of the neighborhood.

Please contact Terry-Ann Boyd at 954-640-4216 or email Terry-AnnB@lbts-fl.gov if you have further questions or concerns.

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	1/28/2025 12:00:00 AM

27. CASE 21100022

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	INSPECTION DATE	11/20/2024
	COMPLIED DATE	
	SCHEDULED HEARING DATE	4/24/2025
	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



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

BUEROSSE, AARON & CHRISTINA
SW TR ETAL

227 IMPERIAL LN
LAUDERDALE BY THE SEA, FL 33308

Case #:

25040016

Date:

04/15/2025

Property Owner:

BUEROSSE, AARON & CHRISTINA
SW TR ETAL

227 IMPERIAL LN
LAUDERDALE BY THE SEA, FL 33308

Property Description:

494318040100

Certified Mail #:**Legal Description:**

LAUDERDALE SURF & YACHT ESTATES
22-46 B LOT 5 BLK 1

AKA:

227 IMPERIAL LN, LAUDERDALE BY THE
SEA, FL 33308

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/15/2025 the following violation(s) of the Town of Lauderdale-By-The-Sea Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from NOV Date
Chapter 19 - Traffic And Motor Vehicles	Sec. 19-21.(b)(4).f. - Parking or storage of motor vehicles and vessels in the West zone.	West zone. A recreational vehicle or trailer may be parked overnight for no more than three consecutive days, twice in any calendar month, and then only when the vehicle is registered with the Town and the property owner or property occupant has notified the Town that the vehicle is being parked on the property.	6

Notes/Mean of Correction:

Trailer park in driveway. Sec. 19-21.(4)(a)
4)West zone

.a. It shall be unlawful for any person to park, store or maintain any commercial vehicle, recreational vehicle, vessel, personal watercraft or trailer on the streets, rights-of-way, or public or private property in any district of the Town located in the west zone between the hours of 9:00 p.m. and 6:00 a.m.

Corrective Action: Please remove trailer from Premises.

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

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance inspector at 954-640-4220.

Should all violations not be corrected and approved by the undersigned Code Compliance Inspector by the date and time specified above, you will be required to appear at the prosecution of this matter before the City's Special Magistrate for Code Compliance, pursuant to Chapter 37 of the Town of Lauderdale-By-The-Sea Code of Ordinances and Chapter 162, Florida Statutes.

Donovan Williams,

A handwritten signature in black ink, appearing to read "Don Williams". The signature is fluid and cursive, with a large initial "D" and a stylized "W".