

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

Agenda

Thursday, May 22, 2025

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, May 22, 2025, 5:00 PM
Jarvis Hall 4505 N. Ocean Drive

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

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

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

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

PROCEDURES FOR PUBLIC COMMENTS:

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

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

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

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

INVOCATION:

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



Agenda Item No: 4.a.

Code Compliance Hearing Agenda Item Report

Meeting Date: May 22, 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. 5-22-2025 Agenda Summary
2. 5-22-2025 Agenda Backup



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • May 22, 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	24090002	230 PINE AVE	OG GROUP LLC	2
2	25040018	1961 WINDWARD DR	WALLIN,ANDERS G	4
3	25040021	2013 WINDWARD DR	VAUDO,GIOVANNI & MICHELINA LE VAUDO,GIOVANNI JR	1
4	25040008	4344 N OCEAN DR	TEAGUE,WAYNE P	22
5	25030013	1967 S OCEAN BLVD 308	ZARA,MICHAEL J	15

Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
6	21120018	3900 N OCEAN DR	FOUNTAINHEAD ASSOCIATION, INC.	54
7	25040020	1949 WINDWARD DR	GRANT P GALUPPI LIV TR GALUPPI,GRANT P TRSTEE	7
8	25050005	224 CODRINGTON DR	ESTIHOMES LLC	46
9	25050008	1967 S OCEAN BLVD 224-D	PEREIRA GANDOLFO, VANESSA	48

Old Business

Item #	Case #	Property Address	Property Owner	Page #
10	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	52
11	24050073	4461 W TRADEWINDS AVE	AGUIRRE MARIN,JORGE A MARTIN	8
12	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	50
13	25030003	1967 S OCEAN BLVD	COMMON AREA	13



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • May 22, 2025 • 5:00 PM*

New Business

Item #	Case #	Property Address	Property Owner	Page #
14	25040017	3240 SPANISH RIVER DR	SPANISH RIVER RETREAT LLC	28
15	25040012	5100 N OCEAN BLVD1713	CARPANI INVESTMENTS INC	25
16	25040019	1751 S OCEAN BLVD205W	BALLEGGI, LAURA SOBERON, MARCO	5
17	25040010	222 N TRADEWINDS AVE	DIAMOND TRADEWINDS LLC	24
18	25010001	223 COMMERCIAL BLVD	KARIA GLOBAL LLC	12
19	25040009	1624 BEL-AIR AVE	INTROINI,ANDY RYAN	23
20	25040025	250 OCEANIC AVE	250 OCEANIC LLC	29
21	25040027	264 ALGIERS AVE	CAMEROTA,LINDSEY CAMEROTA,RICHARD	30
22	25040016	227 IMPERIAL LN	BUEROSSE,AARON & CHRISTINA SW TR ETAL	27
23	25040031	1984 SAILFISH PL	RHINO REAL ESTATE LLC	31
24	25040034	263 N TRADEWINDS AVE	GAGARIN,PAVEL	34
25	25040033	250 MIRAMAR AVE	HOOK,CHARLES H JR	33
26	25040035	241 BOMBAY AVE	POSH VR II LLC	35
27	25040037	274 MIRAMAR AVE	ELGARRAHY,ANDREE MARANDA ELGARRAHY,HASSAN A	36
28	25040038	4549 W TRADEWINDS AVE	VENUS FLORIDA PROPERTIES LLC	37
29	25040039	268 IMPERIAL LN	268 IMPERIAL LANE INC MERCIER,JEAN-FRANCOIS	38
30	25040040	218 PINE AVE	AGROINVESTA CORP	39
31	25040041	275 HIBISCUS AVE	CREASON,JAMES B CREASON,JEREMY T	40
32	25040042	220 PINE AVE	NAYLOR,SANDRA E	41
33	25050001	270 MIRAMAR AVE	ELGARRAHY,ANDREE MARANDA ELGARRAHY,HASSAN	42
34	25050003	226 CORSAIR AVE	SERPIN,NIDA SERPIN,ADNAN & KILIC,KORAY	45
35	25050002	1480 S OCEAN BLVD	COMMON AREA	43
36	25040032	5200 N OCEAN BLVD 111	SEA RANCH LAKES NORTH INC	32

Certification of Lien

Item #	Case #	Property Address	Property Owner	Page #
37	25040002	2100 BEL-AIR DR	DAILEY,CHESTER A REESE,MELISSA M	17
38	25040003	4520 EL MAR DR 31	COMMON AREA	18
39	25040005	4520 EL MAR DR 19	34 ELM LLC	20

VI.ADJOURNMENT

CASE TYPE	Parking or Storage of Trailers	DATE ESTBL	4/19/2025	STATUS	Closed
ADDRESS	2013 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Ralph DesRoches	STATUS DATE	4/28/2025 12:00:00 AM

1. CASE 25040021

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	10
	INSPECTION DATE	4/28/2025
	COMPLIED DATE	4/28/2025
	SCHEDULED HEARING DATE	5/22/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: VAUDO,GIOVANNI & MICHELINA LE
VAUDO,GIOVANNI JR
24 WILDWOOD AVE ARLINGTON, MA 02476
Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/28/2025	Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(4) Parking or storage of motor vehicles and vessels. Restrictions and prohibitions. In the east and west zones as defined in this section, vessels, commercial vehicles and recreational vehicles are prohibited and restricted as hereinafter set forth. West zone. 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. except as provided below. Uses not prohibited. Nothing herein shall prohibit the parking of commercial vehicles in the west zone while in the process of making deliveries or service calls. Commercial vehicles, recreational vehicles, vessels, personal watercrafts or trailers must be wholly enclosed within a garage or enclosed within a carport surrounding the vehicle on three sides and the vessel or vehicle does not protrude from the carport. A for-hire vehicle utilized for the t...	Closed	4/28/2025

FINES:

NARRATIVE: • VIOLATION – An unregistered trailer was observed parked in the driveway after hours/overnight.

As per the Town's code Sec. 19-21(b)(4)(a) — It's 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 PM and 6:00 AM.

• CORRECTIVE ACTION – Please remove the trailer and cease parking it in the driveway after hours/ overnight.

Ralph DesRoches
Code Compliance Inspector
(954) 734-3450
ralphd@lbts-fl.gov

CASE TYPE	Property Maintenance (General)	DATE ESTBL	9/5/2024	STATUS	Closed
ADDRESS	230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	5/9/2025 11:46:00 AM

2. 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	5/21/2025	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE	5/2/2025	
SCHEDULED HEARING DATE	5/22/2025	
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	5/21/2025	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;	Closed	5/2/2025

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	Property Maintenance (General)	DATE ESTBL	4/16/2025	STATUS	Closed
ADDRESS	1961 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	5/5/2025 12:00:00 AM

3. CASE 25040018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	14
	INSPECTION DATE	5/5/2025
	COMPLIED DATE	5/5/2025
	SCHEDULED HEARING DATE	5/22/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: WALLIN,ANDERS G Owner
2205 US ROUTE 4 BRIDGEWTR COR, VT 05035

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/5/2025	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;	Closed	5/5/2025

FINES:

NARRATIVE: Sec 6-41(a) The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator.

Corrective Action: Remove listed violations from the property

CASE TYPE	Permits Required Violations	DATE ESTBL	4/16/2025	STATUS	Open
ADDRESS	1751 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 205W	INSPECTOR	Ralph DesRoches	STATUS DATE	5/7/2025 12:00:00 AM

4. CASE 25040019

CASE DATA: ORIG. CASE CERT. MAIL 9589 0710 5270 I. OF F. MEETING DATE
NUMBER 0722 4048 31
TYPE OF SERVICE Certified Mail PROSECUTION COSTS
DAYS TO COMPLY 14 COMMENTS FINAL ORDER
INSPECTION DATE 5/16/2025 COMMENTS - IMPOSITION OF FINE
COMPLIED DATE
SCHEDULED HEARING DATE 5/22/2025
FINAL ORDER MEETING DATE
FINAL ORDER COMPLY BY DATE

NOTICE NAMES: BALLEGGI, LAURA SOBERON, MARCO Owner
1751 S OCEAN BLVD #205W LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/16/2025	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:

NARRATIVE: • VIOLATION – Our Code Department observed work being performed on the property without the necessary permits from the Town. The Building Official, Simo Mansor, determined that the work should have been completed with consultation and the use of a general contractor, an electrician, and a plumber. Also, a GFI (Ground Fault Interrupter) should be installed.

As per Florida Building Code (FBC) 105.1, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure 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; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

• CORRECTIVE ACTION(S) REQUIRED – Stop work and submit application(s) and obtain the after-the-fact permit(s) for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at

954-640-4215 or building@lbts-fl.gov.

Thank you in advance for your attention to this matter. If you have additional questions regarding this issue or have resolved it, please contact me.

Respectfully,

Ralph DesRoches
Code Compliance Inspector
(954) 734-3450
ralphd@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	4/16/2025	STATUS	Open
ADDRESS	1949 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	4/18/2025 12:00:00 AM

5. CASE 25040020

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 33 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: GRANT P GALUPPI LIV TR GALUPPI,GRANT P TRSTEE Owner

2365 NE 24 ST LIGHTHOUSE POINT, FL 33064

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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: (WWOP) FBC 105.1 - Work done without a Permit from the Town-Fence

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	5/30/2024	STATUS	Open
ADDRESS	4461 W TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	4/25/2025 4:44:00 PM

6. 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	5/21/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/22/2025	
	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	5/21/2025	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	7/24/2024

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	2/22/2018	STATUS	Open
ADDRESS	2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	4/29/2025 3:24:00 PM

7. 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	4/24/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	5/22/2025
	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	4/24/2025	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
	FLAT PENALTY		1/1/0001

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

Thank you for your attention to this matter.

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

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	4/25/2025 5:12:00 PM

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	5/21/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/22/2025	
	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	5/21/2025	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

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	3/6/2025	STATUS	Open
ADDRESS	1967 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/25/2025 5:14:00 PM

9. 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	5/21/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	5/22/2025		
	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	5/21/2025	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:	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@lbts-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	4/30/2025 11:37:00 AM

10. CASE 25030013

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER At the April 24, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by May 21, 2025 or a fine of \$150 per violation, per day will begin to accrue on May 22, 2025. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by obtaining a Business Tax Receipt. The case is scheduled for follow-up at the April 24, 2025 hearing.
	INSPECTION DATE	5/21/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/22/2025	
	FINAL ORDER MEETING DATE	4/24/2025	
	FINAL ORDER COMPLY BY DATE	5/21/2025	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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	5/21/2025	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	4/23/2025

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	5/21/2025
	FLAT PENALTY		1/1/0001

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	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	4/29/2025 12:02:00 PM

11. CASE 25040002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404848	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	17	COMMENTS FINAL ORDER	At the April 24, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by May 21, 2025 or a fine of \$100 per violation, per day will begin to accrue on May 22, 2025. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by obtaining a license plate or removal of the inoperative vehicle from the property. The case is scheduled for follow-up at the May 22, 2025 hearing.
	INSPECTION DATE	5/21/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	5/22/2025		
	FINAL ORDER MEETING DATE	4/24/2025		
	FINAL ORDER COMPLY BY DATE	5/21/2025		

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	5/21/2025	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	5/21/2025

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	4/29/2025 12:48:00 PM

12. 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	5/21/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/22/2025	
	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	5/21/2025	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:	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	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	4/29/2025 12:50:00 PM

13. CASE 25040005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404862	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER	At the April 24, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by May 21, 2025 or a fine of \$250 per violation, per day will begin to accrue on May 22, 2025. A Hearing Cost of \$100 was assessed. The case is scheduled for follow-up at the May 22, 2025 hearing.
	INSPECTION DATE	5/21/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	5/22/2025		
	FINAL ORDER MEETING DATE	4/24/2025		
	FINAL ORDER COMPLY BY DATE	5/21/2025		
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	5/21/2025	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	5/21/2025

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	Zoning Violations	DATE ESTBL	11/20/2024	STATUS	Open
ADDRESS	4344 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/29/2025 1:00:00 PM

14. CASE 25040008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE		
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$100.00	
	DAYS TO COMPLY	3	COMMENTS FINAL ORDER	At the April 24, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by May 21, 2025 or a fine of \$100 per violation, per day will begin to accrue on May 22, 2025. A Hearing Cost of \$100 was assessed. The case is scheduled for follow-up at the May 22, 2025 hearing.	
	INSPECTION DATE	5/21/2025	COMMENTS - IMPOSITION OF FINE		
	COMPLIED DATE				
	SCHEDULED HEARING DATE	5/22/2025			
	FINAL ORDER MEETING DATE	4/24/2025			
	FINAL ORDER COMPLY BY DATE	5/21/2025			
NOTICE NAMES:	TEAGUE,WAYNE P		Owner		
	PO BOX 5455 LIGHTHOUSE POINT, FL 33074				
VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	Chapter 30 - Unified Land Development Regulations Section 30-313(i)(6).c.- General provisions. These general provisions shall govern development within the corporate limits of the Town, as follows: (i) Standards for driveways and swales. (6) Maintenance standards for swales. c. No landscape material shall encroach into the paved roadway or public sidewalk.	Not in Compliance	
FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY		
	DAILY FINE	\$100.00	5/21/2025		
NARRATIVE:	Section 30-313(i)(6).c.- General provisions.- Please remove all landscaping installed without permission from town right of way.				

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	4/25/2025 5:17:00 PM

15. 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 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

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	5/21/2025	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: DESCRIPTION CHARGE DATE BOARD ORDER COMPLY

FLAT PENALTY 1/1/0001

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@lbs-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	4/25/2025 5:08:00 PM

16. CASE 25040010

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 11 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

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	5/21/2025	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: DESCRIPTION CHARGE DATE BOARD ORDER COMPLY

FLAT PENALTY 1/1/0001

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	Business Tax Receipt Req (BTR)	DATE ESTBL	4/10/2025	STATUS	Open
ADDRESS	5100 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 1713	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/15/2025 12:00:00 AM

17. CASE 25040012

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 36 COMMENTS FINAL ORDER

INSPECTION DATE 5/16/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: CARPANI INVESTMENTS INC Owner

501 BRICKELL KEY DR # 303 MIAMI, FL 33131-2624

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/16/2025	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	
	2	5/16/2025	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	

FINES:

NARRATIVE: 1. (BTR required OR Delinquent Renewal of existing BTR) 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. On or before September 30 of each year, the annual business tax shall be paid to the Town. Our system shows no active BTR on file for this unit.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. Please contact Megan Small @ 954-640-4210 or MeganS@lbts-fl.gov.

2. Sec. 6-36. - General structural specifications. - General requirements for all dwellings, dwelling units, hotels, hotel units, rooming houses and rooming units shall be as follows:

(a) Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Windows and doors throughout the apartment were observed to be non-functional. Observed leaks by the windows in the living room. Observed non-

operational windows and doors in the unit. Observed warped cabinetry in the master bed room from leaking of faucet. Observed what appears to be brown stains from leak in the master bathroom by the toilet area, resulting from a sewer leak.

- Corrective Measures

a) Please ensure all windows and doors in the apartment are fully functional i.e. to be easily opened and closed and also ensure all windows and doors are appropriately sealed and protected to prevent leaks.

b) Ensure apartment is free from leaks as observed by water marks in the bathroom and remove and replace deteriorated wood in the bathroom cabinetry and remove and replace tiles by the toilet area which still show evidence of exposure to sewer leak.

Permits may be needed to correct window, tile and door issues. Please contact the building department for further information at building@lbts-fl.gov.

If further information is needed on this case, please contact Code inspector Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov.

CASE TYPE	Parking or Storage of Trailers	DATE ESTBL	4/15/2025	STATUS	Open
ADDRESS	227 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	4/29/2025 12:59:00 PM

18. CASE 25040016

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404886	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	6	COMMENTS FINAL ORDER
	INSPECTION DATE	5/21/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/22/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: BUEROSSE,AARON & CHRISTINA SW TR ETAL Owner
227 IMPERIAL LN LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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.	Not in Compliance	

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

NARRATIVE: 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.

CASE TYPE	Permits Required Violations	DATE ESTBL	4/15/2025	STATUS	Open
ADDRESS	3240 SPANISH RIVER DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Ralph DesRoches	STATUS DATE	4/30/2025 12:00:00 AM

19. CASE 25040017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589 0710 5270 0722 4048 93	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	14	COMMENTS FINAL ORDER
	INSPECTION DATE	5/16/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/22/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	SPANISH RIVER RETREAT LLC	Owner
	236 WOODLAWN DR PANAMA CITY, FL 32407	
	MCVEIGH, JOHN	
	236 WOODLAWN DR PANAMA CITY BEACH, FL32407	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/16/2025	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:

NARRATIVE:	• VIOLATION(S) – Our Code Department observed work requiring permit(s) from the Town being performed at the property. As per FBC 105.1, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure 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; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. • CORRECTIVE ACTION(S) REQUIRED – Submit application(s) and obtain the 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@lbtz-fl.gov.
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CASE TYPE	Vacation Rental Other	DATE ESTBL	4/28/2025	STATUS	Open
ADDRESS	250 OCEANIC AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/28/2025 12:00:00 AM

20. CASE 25040025

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 23 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: 250 OCEANIC LLC Owner

250 OCEANIC AVE LAUDERDALE BY THE SEA, FL 33308

DELLAFIORA, JOHN MR

250 Oceanic Ave 106 Lauderdale by the sea, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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	Vacation Rental Regulation	DATE ESTBL	4/28/2025	STATUS	Open
ADDRESS	264 ALGIERS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/28/2025 12:00:00 AM

21. CASE 25040027

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 23 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: CAMEROTA,LINDSEY CAMEROTA,RICHARD Owner

264 ALGIERS AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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	Vacation Rental Regulation	DATE ESTBL	4/30/2025	STATUS	Open
ADDRESS	1984 SAILFISH PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/30/2025 12:00:00 AM

22. CASE 25040031

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: RHINO REAL ESTATE LLC Owner

6169 LUNGO LAGO DR SARASOTA, FL 34241

SUSHIL, MEHROTRA

16715 ENCLAVE CIRCLE NAPLES, FL34110

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	Chapter 10 - Garbage and Refuse Section 10-28(e) - Maintenance. The receptacle shall be kept in a place easily accessible to the garbage collector, but never upon any street or sidewalk. In residential districts, receptacles and other trash or debris shall be maintained in the side yard of the property no further street-side than the front edge of the building structure, except on designated collection days when the receptacles may be placed on street edge. For purposes of this subsection, a designated collection day begins at 6:00 p.m. on the night before and ends at midnight of the designated collection day.	Not in Compliance	

FINES:

NARRATIVE: Sec. 10-28(e) – Trash receptacle placement. Trash carts must be stored on the side of the property except for collection days. For purposes of this subsection, designated collection day begins at 6:00 p.m. on the night before and ends at midnight of the designated collection day.

Corrective Action: Please remove carts from street after pickup and cease leaving them at the street on non-service days.

CASE TYPE	Permits Required Violations	DATE ESTBL	4/30/2025	STATUS	Open
ADDRESS	5200 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 111	INSPECTOR	Donovan Williams	STATUS DATE	5/7/2025 12:00:00 AM

23. CASE 25040032

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004042533	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER
	INSPECTION DATE	5/21/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/22/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	SEA RANCH LAKES NORTH INC	Owner
	5200 N OCEAN BLVD LAUDERDALE BY THE SEA, FL 33308	
	Attorneys at Law, Kaye, Bender, & Renbaum P.L.	
	1200 Park Central Blvd Pompano Beach, FL33064	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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:	(WWOP) FBC 105.1 - Work done without the required permit from the Town. Unit was inspected by Building Official Simo Mansor and he observed the following work was done without a permit: Demolition within the unit. Corrective Action: Submit application/s and obtain after-the-fact permit/s for all work done. 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	4/30/2025	STATUS	Open
ADDRESS	250 MIRAMAR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/30/2025 12:00:00 AM

24. CASE 25040033

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: HOOK,CHARLES H JR Owner

41 COPPERFIELD DRIVE THE WOODLANDS, TX 77381

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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.

For questions or concerns please contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	4/30/2025	STATUS	Open
ADDRESS	263 N TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/30/2025 12:00:00 AM

25. CASE 25040034

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: GAGARIN,PAVEL Owner

7636 LEXINGTON AVE WEST HOLLYWOOD, CA 90046

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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.

For questions or concerns please contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	4/30/2025	STATUS	Open
ADDRESS	241 BOMBAY AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/30/2025 12:00:00 AM

26. CASE 25040035

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: POSH VR II LLC Owner

9 COLONIAL CLUB DR APT 204 BOYNTON BEACH, FL 33435

JOHN S, DELLAFIORA MR

9 COLONIAL CLUB DRIVE 204 BOYNTON BEACH, FL33435

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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.

For questions or concerns please contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	4/30/2025	STATUS	Open
ADDRESS	274 MIRAMAR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/30/2025 12:00:00 AM

27. CASE 25040037

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: ELGARRAHY,ANDREE MARANDA Owner
ELGARRAHY,HASSAN A
270 S TRADEWINDS AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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.

For questions or concerns please contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	4/30/2025	STATUS	Open
ADDRESS	4549 W TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/30/2025 12:00:00 AM

28. CASE 25040038

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: VENUS FLORIDA PROPERTIES LLC Owner

1200 N FEDERAL HWY STE 200 BOCA RATON, FL 33432

Management LLC, Kadzinski Property

1200 N. FEDERAL HIGHWAY 200 BOCA RATON, FL33432

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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.

For questions or concerns please contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	4/30/2025	STATUS	Open
ADDRESS	268 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/30/2025 12:00:00 AM

29. CASE 25040039

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: 268 IMPERIAL LANE INC MERCIER,JEAN-FRANCOIS Owner

268 IMPERIAL LN LAUDERDALE BY THE SEA, FL 33308

BOYER LAW FIRM, P.L., FRANCIS M. BOYER, ESQ.

9471 BAYMEADOWS RD 406 JACKSONVILLE, FL32256

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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.

For questions or concerns please contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	4/30/2025	STATUS	Open
ADDRESS	218 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/30/2025 12:00:00 AM

30. CASE 25040040

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: AGROINVESTA CORP Owner

15548 GLENCREST AVE DELRAY BEACH, FL 33446

UTRERA, P.A., SPIEGEL &

1840 SW 22ND ST. 4th FL MIAMI, FL33145

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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.

For questions or concerns please contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	4/30/2025	STATUS	Open
ADDRESS	275 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/30/2025 12:00:00 AM

31. CASE 25040041

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: CREASON,JAMES B CREASON,JEREMY T Owner

1231 5 AVE N NASHVILLE, TN 37208

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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.

For questions or concerns please contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	4/30/2025	STATUS	Open
ADDRESS	220 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/30/2025 12:00:00 AM

32. CASE 25040042

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: NAYLOR,SANDRA E Owner

220 PINE AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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.

For questions or concerns please contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	5/1/2025	STATUS	Open
ADDRESS	270 MIRAMAR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	5/1/2025 12:00:00 AM

33. CASE 25050001

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 20 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: ELGARRAHY,ANDREE MARANDA Owner
ELGARRAHY,HASSAN

270 MIRAMAR AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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.

For questions or concerns please contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/1/2025	STATUS	Open
ADDRESS	1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	5/1/2025 12:00:00 AM

34. CASE 25050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004042601	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	11	COMMENTS FINAL ORDER
	INSPECTION DATE	5/12/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/22/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	COMMON AREA	Owner
	1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	
	MARCIN, RANDY	MR
	6555 POWERLINE RD SUITE# 105 FORT LAUDERDALE, FL33076	
	CONWAY, EDITH	MS
	6535 NOVA DRIVE SUITE# 109 FORT LAUDERDALE, FL33301	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/12/2025	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:

NARRATIVE: Violation: Failure to comply with Florida Building Safety Inspection Program - Inspection report is due.

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.

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@lbs-fl.gov.

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	5/1/2025	STATUS	Open
ADDRESS	226 CORSAIR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	5/1/2025 12:00:00 AM

35. CASE 25050003

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE
TYPE OF SERVICE Hand PROSECUTION COSTS
DAYS TO COMPLY 20 COMMENTS FINAL ORDER
INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE
COMPLIED DATE
SCHEDULED HEARING DATE 5/22/2025
FINAL ORDER MEETING DATE
FINAL ORDER COMPLY BY DATE

NOTICE NAMES: SERPIN,NIDA SERPIN,ADNAN & KILIC,KORAY Owner
226 CORSAIR AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(e). - Vacation rentals and short term rentals. Rental certificate. Any property owner, who wishes to use his or her property as a vacation rental or short term rental, must first apply for and receive a rental certificate from the Town, and renew the certificate annually for as long as the unit is used as a vacation or short term rental. Each dwelling used as a vacation rental or short term rental requires a separate rental certificate. An annual certificate fee shall be paid for each dwelling certified as a vacation rental or short term rental, in an amount to be determined by resolution of the Town Commission, to cover the costs of administration of the certificate and inspection program. Failure to comply with any of the requirements of this section shall be grounds for revocation or suspension of the certificate, in accordance with the requirements contained herein.	Not in Compliance	

FINES:

NARRATIVE: Sec. 30-327(e) - All properties must obtain a LBTS Rental Certificate prior to use or advertisement as a vacation or short-term rental.

Corrective action required: Please contact the our BTR Department and make payment.

Thank you for your attention to this matter. Please contact Megan Small at 954-640-4210 or BTR@lbts-fl.gov if you have any questions regarding this issue.

CASE TYPE	Vacation Rental Other	DATE ESTBL	5/5/2025	STATUS	Open
ADDRESS	224 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	5/5/2025 12:00:00 AM

36. CASE 25050005

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 16 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: ESTIHOMES LLC Owner

9511 SAVONA WINDS DR DELRAY BEACH, FL 33446

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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	
	2	5/21/2025	Chapter 30 - Unified Land Development Regulations 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: 1. Sec. 30-327.(f)(10) - Disturbance - Loud music reported at property - Party with loud screaming in the pool. 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.

2. 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	Citizen Complaint	DATE ESTBL	4/29/2025	STATUS	Open
ADDRESS	1967 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 224-D	INSPECTOR	Ralph DesRoches	STATUS DATE	5/8/2025 12:00:00 AM

37. CASE 25050008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589 0710 5270 2004 0426 56	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	13	COMMENTS FINAL ORDER
	INSPECTION DATE	5/21/2025	COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: PEREIRA GANDOLFO, VANESSA Owner
3581 S OCEAN BLVD #3D SOUTH PALM BEACH, FL 33480

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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: • VIOLATION(S) – The Building Official, Simo Mansor, and the Code Department have determined that the following work was conducted at your property without acquiring the necessary permits from the Town:

1. Full unit renovation.

As per Florida Building Code (FBC) 105.1, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure 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; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

• CORRECTIVE ACTION(S) – Submit application(s) and obtain the AFTER-THE-FACT permit(s) for all work done without a permit(s). For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Thank you in advance for your attention to this matter. If you have additional questions regarding this issue or have resolved it, please inform me immediately. Please note for purposes of the Notice of Violation, "compliance" means obtaining approved permits for all items.

Respectfully,

Ralph DesRoches
Code Compliance Inspector
(954) 734-3450
ralphd@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/15/2021	STATUS	Open
ADDRESS	1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	4/25/2025 5:11:00 PM

38. CASE 21100022

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

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 5/21/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

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	5/21/2025	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: Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.

FBC BCA Section 110.15 - Building Safety Inspection Program.

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

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

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

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

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

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

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

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

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/9/2021	STATUS	Open
ADDRESS	1850 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	4/1/2025 12:00:00 AM

39. 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	5/22/2025	
	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	4/1/2025 12:00:00 AM

40. CASE 21120018

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

TYPE OF SERVICE Verified PROSECUTION COSTS

DAYS TO COMPLY 29 COMMENTS FINAL ORDER

INSPECTION DATE 2/25/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/22/2025

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