

APPROVED

TOWN OF LAUDERDALE-BY-THE SEA
CODE COMPLIANCE HEARING MINUTES
Town Commission Meeting Room (Jarvis Hall)
Thursday, May 22, 2025 at 5:00PM

I. CALL TO ORDER, SPECIAL MAGISTRATE JUDITH E. SECHER

Special Magistrate Judith Secher called the hearing to order at approximately 5:01PM on Thursday, May 22, 2025 with Assistant Director Development Services-Code Compliance Terry-Ann Boyd, Building Official Simo Mansor, Code Officer Donovan Williams, Code Officer Ralph DesRoches and Special Magistrate Clerk Megan Small to record the minutes.

II. SWEARING OF WITNESSES

Special Magistrate Clerk Small administered the oath to everyone speaking\testifying today, other than lawyers.

III. OPENING STATEMENT

Please note for the record that this is an in-person hearing and to please turn off or silence devices.

IV. PUBLIC COMMENTS

No one from the public requested to speak now on items not on the agenda.

V. CODE CASES

The cases were heard in the order they were typed. All discussions/actions in the matters were not limited to the case summaries typed below.

NEW BUSINESS

ITEM #V.17

***TAKEN OUT OF SEQUENCE**

Case #: 25040010 - Vacation Rental Regulation

Property Owner: Diamond Tradewinds LLC

Address/Folio: 222 N Tradewinds Ave

Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(d)-Vacation rentals and short term rentals. Duration.

Attorney Christian Winkler, Constantine Vafidis (co-owner), and George Vafidis (co-owner who said he wanted to do a presentation today) were at the podium. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that today was just for a Finding of Facts to indicate that the violation existed but was in compliance now and if this same violation reoccurred in the future, it may be deemed a repeat violation subject to immediate and higher fines. The violation was for the property being listed for less than the required seven consecutive days. The Special Magistrate explained what would happen if this violation happened again. Constantine inquired if this was a minor, major or nothing violation and the Assistant Director said it was major.

Constantine explained how this occurred and spoke about the spiteful neighbor who made a noise complaint but even the police report showed that to be wrong as there was no loud noise. George explained that there was no loud noise and his camera footage proved that. The Assistant Director testified that they were not cited for a noise violation but only for a rental duration violation. The attorney asked what evidence was used to generate that Finding of Facts and he was answered by the Assistant Director that it was based on the BSO (Broward Sheriff's Office) report. She explained that BSO was called for a noise violation which they did not find but found out from the female renters that they were staying for less than seven consecutive days. The Assistant Director answered the Special Magistrate that the listing was for less than seven consecutive days but the listing was now correct. The Special Magistrate explained that calling the police on a noise violation that did not exist was wrong but the police had to show up. That was when they found no noise violation but were told by the renters about their length of stay for five days which was a violation. This was what the Finding of Facts was about today, the rental stay. It could not be fewer than seven consecutive days and the renters said they were there for five days. When asked about a fee, the Assistant Director said there was \$100 Administrative Fee that would have to be paid, if it was not paid already. The Special Magistrate ordered a Finding of Facts that the violation of renting for less than seven consecutive days existed but was in compliance now but if this violation should reoccur in the future at this property under the same ownership, it could be deemed a repeat violation subject to immediate and higher fines plus a \$100 Administrative Fee must be paid within thirty days if it has not been paid already.

ITEM #V.15

***TAKEN OUT OF SEQUENCE**

Case #: 25040012 - Business Tax Receipt Req (BTR)

Property Owner: Carpani Investments Inc.

Address/Folio: 5100 N Ocean Blvd 1713

Code Section(s): Sec. 12-2(a) - Business tax receipt required. Requirement To Obtain
Chapter 6 - Building and Building Regulations Section 6-36(a).
General structural specifications.

Attorney Phil Revah testified that he was here on behalf of the owner, Carpani Investments Inc. He said that there was an email from Megan Small about a Business Tax Receipt. He has that email thread showing they informed the Town that they completed an eviction of their tenant. He said that the tenant failed to pay rent for eight months, failed to comply with the judge's order of putting \$21,000 in the court registry in April, and failed to keep the apartment up. On May 8, 2025, the sheriff executed a writ of possession putting the plaintiff in possession of the property. That was when his client got to see the terrible shape of the property. He said that the tenant was in attendance here today. Code Enforcement got access to the apartment through the tenant who called Code Enforcement. He and his client felt this was an act of retaliation. There were two violations. One was the BTR and the other was for the bathroom, some windows, and some weather-tight stuff that needed to be done. With respect to the BTR and other stuff needing to be done, his client, the owner, was not contesting it. She needed time to do these things which she started as she only recently came into possession of the apartment. The attorney spoke to Simo in the Building Department. The attorney said the work that needed to be done was repair work and did not need a permit. He has contractor proposals who were going to do the work. The place was neglected for the last seven or eight months. He answered the Special Magistrate that this was an apartment and not a house. He further answered that the apartment would not be rented in the future but rather it would be fixed up and sold.

Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that the property was cited for two violations. Even though the property would be sold, the previous eight

years that the property was rented the Town did not have a BTR on file. Because the attorney said they would no longer rent this property, the Town requested entering into a Finding of Facts about the BTR. They would still like to enter into fines for the BTR because based on the fact that the property had been rented for the past eight years, the Town saw this as an irreversible violation as it took place and the eight years have passed. The Town recommended a Finding of Facts with an Administrative Fee of \$250 for today plus \$1,000 fee for the irreversible nature of the violation of Section 12 – 2(a). The Special Magistrate asked if there was proof of the last eight years of renting and the Assistant Director said that the renters were here to testify. The attorney said the fact that it was rented for the past eight years was news to him. The email he has from the Town stated that his client did not need a BTR so his client did not proceed with the application. Rather than penalizing the property owner, who was not contesting what needed to be done to come into compliance, the attorney suggested perhaps a lower fine amount could be considered. Megan Small answered the Special Magistrate that the cost of a condo BTR was \$6.00. The attorney said that \$6.00 amount showed it was just his client's lack of understanding regarding the requirement of a BTR as it was a small fee to pay. The Assistant Director said that the Town saw that as a violation. The Special Magistrate would have to think about that but wanted to know about the second violation for repairs. The Assistant Director testified that since this apartment would no longer be rented, it would be up to the owner about the repairs. The Town was seeking a Finding of Facts for both violations in the event that they change their mind and decide to rent the property again. The attorney said in respect to the BTR violation, he would advise his client about the need for a BTR if the decision not to rent was reversed. He would doubt that his client would act out of bounds on this issue. He spoke again about the tenants' leaving with over \$25,000 in unpaid rent which his client could not collect and gave the reason why. Besides the unpaid rent, there was damage and neglect to the property. He also explained why there was no security deposit to claim from. He was appealing to the Special Magistrate's sound discretion. The Assistant Director asked for the opportunity to listen to the gentleman who rented the property and his daughter who was here to represent him. The Assistant Director answered the Special Magistrate that the Finding of Facts on the second violation was that the unit was a mess (needing work). The Assistant Director explained why the property was in very poor condition and reiterated again that the Finding of Facts was only if the owner decided to rent the property again. The renter of eight years and his daughter went to the podium to testify.

Miguel Reynna wanted his daughter, Reyna Reynna, to speak for him as he was ill. Ms. Reynna testified that she lived in the apartment with her father since 2017. She took care of her father. For many years, there has always been an issue with the windows and the doors because they were the originals since the 1970s. It became uninhabitable because they started to do concrete restoration and then started to use chemicals. In the Michael J Fox Parkinson's Foundation, it was stated that people with Parkinson's should not be exposed to that. Her father has Parkinson's. Her father never would have renewed the lease if someone would have told them about this. They had to stay at the Marriott Residence Inn for months and it started getting way out of hand to pay both the apartment rent and the hotel money to stay there. She answered that they paid rent up until September 2024. She had copies of emails and texts that were sent requesting the windows and the doors to be fixed so that things would stop coming in. They kept waiting for it to be fixed as promised but that never happened. The Special Magistrate explained that she did not have jurisdiction over what Ms. Reynna was saying as that was not before her today and she could not do anything to help them. She could only figure out the fine and the Finding of Facts. She was interested in what Ms. Reynna had to say from her point of view as it might affect how she would figure out how guilty the landlord was in keeping the apartment up. To her it sounded as if both the landlord and the tenant were guilty regarding that subject. Attorney Revah spoke about the tenant's obligation under the lease and that they should have moved out instead of being evicted. Special Magistrate Secher thanked the Reynna's for coming

in and that she took note of their testimony and wished them the best. The Special Magistrate ordered a Finding of Facts that for eight years the apartment was rented and the owner did not get the required \$6.00 Business Tax Receipt (BTR) which was a violation of Sec. 12-2(a) and that the apartment was not well maintained in violation of Section 6-36(a) for general structural specifications. She noted that through today's testimony, it was unclear to the Special Magistrate if that was the fault of the owner or the tenant but if either one or both violations should reoccur in the future at this property under the same ownership, it could be deemed a repeat violation subject to immediate and higher fines. She further assessed the discussed \$1,000 fee for the irreversible nature of the violation of Section 12 – 2(a) and an Administrative Fee for today of \$250 due immediately or payable within thirty days. The attorney asked about an Affidavit of Compliance for the second violation (Section 6-36(a)) and he was assured that there would be one upon compliance.

ITEM #V.16

Case #: 25040019 - Permits Required Violations
Property Owner: Balleggi, Laura Soberson, Marco
Address/Folio: 1751 S Ocean Blvd 205W
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required:

Code Officer Ralph DesRoches testified that a Notice of Violation was issued on April 17, 2025 for Work Without Permits. He said the Town had photographic evidence that the kitchen was being renovated without acquiring a permit. The Town was recommending a Final Order because permits were not pulled. Both owners were at the podium and Mr. Soberson testified that he asked the association but was told he did not need permission or permits to renovate the kitchen cabinets inside his property. He started taking the cabinets off and noise upset a neighbor. As soon as they received Notice, they stopped working and hired a contractor. Code Officer DesRoches testified that there was a Stop Work Order and that the Town has not received permit paperwork as of yet. The City's recommendation was to comply within thirty days and Special Magistrate Clerk Small said June 25, 2025 was 34 days and was the day before the June hearing. The Special Magistrate ordered a Final Order for compliance by June 25, 2025 by submitting an approved After-The-Fact Permit for the work done and for the work that was going to be done or a fine of \$100/day would commence June 26, 2025 plus \$100 for hearing costs for today due immediately but payable within thirty days. The Special Magistrate accepted into the record four photos of the work done at the beginning of the renovation as City's (Town) Exhibit 1.

COMPLIED CASES

ITEM #V.1

***TAKEN OUT OF SEQUENCE**

Case #: 24090002 - Property Maintenance (General)
Property Owner: OG Group LLC
Address/Folio: 230 Pine Ave
Code Section(s): Chapter 6 – Building and Building Regulations Section 6-41 (a)(1).

Zaki Lev (real estate developer and construction company) and Amir Daimon were at the podium. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that the property was cited in September 2024. The violation was for maintenance of the exterior of the premises as the property located at 230 Pine Ave was in very poor condition. The property already had fines that were abated with much leniency when the OG Group bought the property and said they were going to make it better. To comply the property, the Town requested a complete permit to either renovate or demo the property in thirty days from the Final Order of October 2, 2024. Fines have accumulated this time for a total as of today of \$40,800. They were

here today to petition the Special Magistrate for a reduction in those fines. The Town was amenable to reducing the fines to \$6,000. The Assistant Director answered Special Magistrate Secher that \$6,000 was 15% of the fine but if the Special Magistrate wanted a higher amount, the Town would be okay with that. She further answered that this was the first time the offer was voiced to both gentleman. Zaki Lev explained that about a month ago, the Town asked for a fence and to close the garage with plywood. They did that. The permit was done but the issue was that they have it for such a long time. The demo of the inside of the house was done. He answered the Special Magistrate that they were rehabbing this property and that he felt \$1,000 would be a reasonable reduced fine. Amir said everything that was asked of him was done. The Assistant Director explained that this would be the second mitigation of fines for this property. They did everything they were supposed to do but why did it take so long to complete a permit to either demo or rehab the property. The case started in September 2024 and came into compliance May 2, 2025. The fines accumulated to \$40,800. During the delay of getting this property into compliance, the property was in worse condition and there were safety issues. The garage door was bordered up but only after they received an email from Director Campbell that the fines were going to increase from \$250/day to \$500/day and a construction fence went up around the property. It has been quite some time that the property was in disrepair. The Special Magistrate was told that if the respondents did not like her order, they had a way to appeal with the Town Commission. The Special Magistrate ordered the \$40,800 fine reduced to \$6,000 to include Administrative Costs and the \$6,000 fine was to be paid within 90 days.

OLD BUSINESS

ITEM #V.13

***TAKEN OUT OF SEQUENCE**

Case #: 25030003 - Building Code (FBC) Violation
Property Owner: Village By The Sea Condo – Common Area
Address/Folio: 1967 S Ocean Blvd
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required:

Special Magistrate Clerk Small announced that this case was complied. The Special Magistrate ordered this case complied.

NEW BUSINESS

ITEM #V.21

***TAKEN OUT OF SEQUENCE**

Case #: 25040027 - Vacation Rental Regulation
Property Owner: Camerota, Lindsey Camerota, Richard
Address/Folio: 264 Algiers Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(d)-Vacation rentals and short term rentals. Duration.

Richard Camerota was at the podium and said everything was fixed. He was grateful for the opportunity to attend tonight. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this case was for a Finding of Facts for the violation of vacation rental being offered for less than the required seven consecutive days. She verified that the listing was corrected. The Special Magistrate asked and Mr. Camerota answered that he understood what this was about today and that there was \$100 Administration Costs for today. The Special Magistrate ordered a Finding of Facts that the violation existed but was complied and if this violation should reoccur in the future at this property under the same ownership it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administration Costs for today were due immediately but payable within thirty days.

ITEM #V.23***TAKEN OUT OF SEQUENCE**

Case #: 25040031 - Vacation Rental Regulation
Property Owner: Rhino Real Estate LLC
Address/Folio: 1984 Sailfish Pl
Code Section(s): Chapter 10 - Garbage and Refuse Section 10-28(e) - Maintenance.

For the record, Tristan Cianciolo was signed in but was no longer in attendance. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that the Town was just seeking a Finding of Facts and that was why the young lady probably left early. The violation for garbage and refuse maintenance was in compliance but garbage receptacles were stored in the front of the property visible to the street prior to collection. Garbage receptacles were not supposed to be outside prior to 6:00PM but they were out the day before. There was also \$100 Admin Costs for today. The Special Magistrate ordered a Finding of Facts that the violation existed but was complied and if this violation should reoccur in the future at this property under the same ownership it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administration Costs for today were due immediately but payable within thirty days.

ITEM #V.29***TAKEN OUT OF SEQUENCE**

Case #: 25040039 - Vacation Rental Regulation
Property Owner: 268 Imperial Lane Inc. Mercier, Jean-Francois
Address/Folio: 268 Imperial Ln
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(d)-Vacation rentals and short term rentals. Duration.

Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this would be continued to the June Hearing because Ms. Boyd said she was told that the violation was in compliance. She needed time to ensure that it was corrected. The Special Magistrate ordered this item continued to the June 26, 2025 Code Compliance Hearing.

For the record, the Special Magistrate announced that there were no further persons in attendance tonight to represent any property. Any further cases heard tonight would be without representation.

ITEM #V.14***TAKEN OUT OF SEQUENCE**

Case #: 25040017 - Permits Required Violations
Property Owner: Spanish River Retreat LLC
Address/Folio: 3240 Spanish River Dr
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required:

For the record, no one was in attendance to represent the property. Code Officer Ralph DesRoches testified that the respondents were issued a Notice of Violation on April 15, 2025 for the violation of work without permits. Photographic evidence would document that a vendor was hired to pour a cement slab at the rear of the residence. Service was achieved by certified mail as the green card was signed, dated and in the files. The respondent achieved compliance so the Town was recommending a Finding of Facts that they were in violation of Section 105.1 – Work Without Permits but were in compliance now and to assess \$100 Hearing Costs. The Special Magistrate ordered a Finding of Facts that the violation existed but was complied and if this violation should reoccur in the future at this property under the same ownership it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Hearing Costs for

today were due immediately but payable within thirty days. Two photos were given to the Special Magistrate who accepted them into the record as City's (Town) Exhibit 1.

ITEM #V.22

***TAKEN OUT OF SEQUENCE**

Case #: 25040016 - Parking or Storage of Trailers
Property Owner: Buerosse, Aaron & Christina SW TR Etal
Address/Folio: 227 Imperial Ln
Code Section(s): Chapter 19 - Traffic And Motor Vehicles Sec. 19-21.(b)(4).f. -
Parking or storage of motor vehicles and vessels in the West
zone.

For the record, no one was in attendance to represent the property. Code Officer Donovan Williams testified that Notice of Violation was issued on April 15, 2025. Service was achieved by green card signed and dated. The property was complied but the Town was requesting a Finding of Facts that the violation existed but was complied and if this should reoccur in the future, it could be deemed a repeat violation. A trailer was parked in their driveway which they moved and became compliant. There were multiple courtesy violations for this same violation previously issued. The Special Magistrate ordered a Finding of Facts that the violation existed but was complied and if this violation should reoccur in the future at this property under the same ownership, it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Hearing Costs for today were due immediately but payable within thirty days.

ITEM #V.35

***TAKEN OUT OF SEQUENCE**

Case #: 25050002 - Building Code (FBC) Violation
Property Owner: Common Area
Address/Folio: 1480 S Ocean Blvd
Code Section(s): Florida Building Code FBC BCA Section 110.15 - Building Safety
Inspection Program.

For the record, no one was in attendance to represent the property. Code Officer Donovan Williams testified that Notice of Violation was issued on May 1, 2025. Service was achieved by green card signed and dated. The violation was for Section 110.15 – Building Safety Inspection Program. The Town recommended a Final Order as this property was not in compliance and the fine should be \$250/day to accrue until compliance was achieved with a compliance date of June 25, 2025. He had evidence to submit. The Special Magistrate ordered a Final Order for compliance by June 25, 2025 or a \$250/day fine to commence June 26, 2025 until compliance was achieved plus \$100 Hearing Costs for today due immediately or payable within thirty days. The Special Magistrate asked the officer if he had any contact with them. He answered that there was no contact and that he posted the property as well. His evidence was given to the Special Magistrate who explained that it was two pages of the printout of the permits which was City's (Town) Exhibit 1, City's (Town) Exhibit 2 was Inspection Correction Notice and City's (Town) Exhibit 3 was construction photos taken by the Building Official.

ITEM #V.18

***TAKEN OUT OF SEQUENCE**

Case #: 25010001 - Property Maintenance (General)
Property Owner: Karia Global LLC
Address/Folio: 223 Commercial Blvd
Code Section(s): Chapter 6 - Building and Building Regulations Section 6-41(a)(5) -
Maintenance of exterior of premises.

For the record, no one was in attendance to represent the property. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this would be continued to the June Hearing with \$100 Administrative Costs for today. The Special Magistrate ordered this agenda item continued to the June 26, 2025 Code Compliance Hearing plus \$100 Administrative Costs for today due immediately but payable within thirty days.

ITEM #V.19

Case #: 25040009 - Building Code (FBC) Violation
Property Owner: Introini, Andy Ryan
Address/Folio: 1624 Bel-Air Ave
Code Section(s): 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.

For the record, no one was in attendance to represent the property. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this would be continued to the June Hearing with \$100 Administrative Costs for today. The Special Magistrate ordered this agenda item continued to the June 26, 2025 Code Compliance Hearing plus \$100 Administrative Costs for today due immediately but payable within thirty days.

ITEM #V.20

Case #: 25040025 - Vacation Rental Other
Property Owner: 250 Oceanic LLC
Address/Folio: 250 Oceanic Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(d)-Vacation rentals and short term rentals. Duration.

Special Magistrate Clerk Small called the case and said that this case would be continued.

ITEM #V.24

Case #: 25040034 - Vacation Rental Regulation
Property Owner: Gagarin, Pavel
Address/Folio: 263 N Tradewinds Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(d)-Vacation rentals and short term rentals. Duration.

For the record, no one was in attendance to represent the property. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this property was now in compliance for the violation of offering the property for less than seven consecutive days rental. The Town was recommending a Finding of Facts that the violation existed but was now in compliance. If the same violation should reoccur at the same location under the same ownership it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Fees for today's hearing. The Special Magistrate ordered a Finding of Facts that the violation existed but was now in compliance and if the same violation of offering the property for less than seven consecutive days should reoccur in the future under the same ownership, it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Costs due immediately but payable within thirty days.

ITEM #V.25

Case #: 25040033 - Vacation Rental Regulation
Property Owner: Hook, Charles H Jr
Address/Folio: 250 Miramar Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(d)-Vacation rentals and short term rentals. Duration.

For the record, no one was in attendance to represent the property. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this property's violation was for offering the property for less than seven consecutive days rental. Service was achieved by the signed and dated green card. The property was re-inspected today and found to still not be in compliance as the Airbnb advertisement was not corrected. The Town was recommending a Final Order to comply by June 25, 2025 or a fine of \$250/day would commence on June 26, 2025 until compliance was achieved plus \$100 Administrative Costs for today. Ms. Boyd's evidence was photos of the property and a copy of the link she used to attempt to book the property for three days. The Special Magistrate accepted her evidence into the record as City's (Town) Composite Exhibit 1 depicting the Airbnb advertisement for three nights rental for \$2,734 and picture of the property. The Special Magistrate ordered a Final Order to correct the Airbnb listing to depict the minimum rental of seven consecutive days by June 25, 2025 or a \$250/day fine to commence June 26, 2025 to accrue until compliance was achieved plus \$100 Administrative Costs to be paid immediately or payable within the next thirty days and return to the June 26, 2025 Hearing.

ITEM #V.27***TAKEN OUT OF SEQUENCE**

Case #: 25040037 - Vacation Rental Regulation
Property Owner: Elgarrahy, Andree Maranda Elgarrahy, Hassan A
Address/Folio: 274 Miramar Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(d)-Vacation rentals and short term rentals. Duration.

For the record, no one was in attendance to represent the property. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this property was now in compliance for the violation of offering the property for less than the minimum of seven consecutive days. The Town was recommending a Finding of Facts that the violation existed but was now in compliance. If the same violation should reoccur in the future at the same location under the same ownership it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Fees for today's hearing. The Special Magistrate ordered a Finding of Facts that the violation existed but was now in compliance and if the same violation of offering the property for less than seven consecutive days should reoccur in the future under the same ownership, it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Costs due immediately but payable within thirty days.

Special Magistrate Clerk Small called item #30 but Assistant Director Development Services-Code Compliance Terry-Ann Boyd asked if she could call item #28 now before item #30. Ms. Boyd explained that this case (item #28) was to be continued but they reached out to her about the listing. The Assistant Director checked the listing and it was now showing the correct minimum amount of seven consecutive days and the property was in compliance. The Town would request a Finding of Facts now for item #28.

ITEM #V.28

Case #: 25040038 - Vacation Rental Regulation

Property Owner: Venus Florida Properties Inc.
Address/Folio: 4549 W Tradewinds Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(d)-Vacation rentals and short term rentals. Duration.

For the record, no one was in attendance to represent the property. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this property was now in compliance for the violation of offering the property for less than the minimum of seven consecutive days. The Town was recommending a Finding of Facts that the violation existed but was now in compliance. If the same violation should reoccur in the future at the same location under the same ownership it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Fees for today's hearing. The Special Magistrate ordered a Finding of Facts that the violation existed but was now in compliance and if the same violation of offering this property for less than seven consecutive days should reoccur under the same ownership in the future, it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Costs due immediately but payable within thirty days.

Special Magistrate Clerk Small recalled item #30.

ITEM #V.30

Case #: 25040040 - Vacation Rental Regulation
Property Owner: Agroinvesta Corp
Address/Folio: 218 Pine Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(d)-Vacation rentals and short term rentals. Duration.

For the record, no one was in attendance to represent the property. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this property was now in compliance for the violation of offering the property for less than the minimum of seven consecutive days. She checked the listing herself. The Town was recommending a Finding of Facts that the violation existed but was now in compliance. If the same violation should reoccur in the future at the same location under the same ownership, it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Fees for today's hearing. The Special Magistrate ordered a Finding of Facts that the violation existed but was now in compliance and if the same violation of offering the property for less than seven consecutive days should reoccur under the same ownership in the future at this property, it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Costs for today's hearing due immediately but payable within thirty days.

ITEM #V.31

Case #: 25040041 - Vacation Rental Regulation
Property Owner: Creason, James B Creason, Jeremy T
Address/Folio: 275 Hibiscus Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(d)-Vacation rentals and short term rentals. Duration.

For the record, no one was in attendance to represent the property. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this property was now in compliance for the violation of offering the property for less than the minimum of seven consecutive days. She checked the listing herself. The Town was recommending a Finding of Facts that the violation existed but was now in compliance. If the same violation should reoccur

in the future at the same location under the same ownership it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Fees for today's hearing. The Special Magistrate ordered a Finding of Facts that the violation existed but was now in compliance and if the same violation of offering the property for less than seven consecutive days at this location should reoccur under the same ownership in the future, it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Costs for today's hearing due immediately but payable within thirty days.

ITEM #V.32

Case #: 25040042 - Vacation Rental Regulation
Property Owner: Naylor, Sandra E
Address/Folio: 220 Pine Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(d)-Vacation rentals and short term rentals. Duration.

For the record, no one was in attendance to represent the property. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this property was now in compliance for the violation of offering the property for less than the minimum of seven consecutive days. She checked the listing herself. The Town was recommending a Finding of Facts that the violation existed but was now in compliance. If the same violation should reoccur in the future at the same location under the same ownership it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Fees for today's hearing. The Special Magistrate ordered a Finding of Facts that the violation existed but was now in compliance and if the same violation of offering the property for less than seven consecutive days should reoccur under the same ownership in the future, it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Costs for today's hearing due immediately but payable within thirty days.

ITEM #V.33

Case #: 25050001 - Vacation Rental Regulation
Property Owner: Elgarrahy, Andree Maranda Elgarrahy, Hassan A
Address/Folio: 270 Miramar Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(d)-Vacation rentals and short term rentals. Duration.

For the record, no one was in attendance to represent the property. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this property was now in compliance for the violation of offering the property for less than the required minimum of seven consecutive days. The listing was rechecked and found to be corrected and in compliance. The Town was recommending a Finding of Facts that the violation existed but was now in compliance. If the same violation should reoccur in the future at the same location under the same ownership it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Fees for today's hearing. The Special Magistrate ordered a Finding of Facts that the violation existed but was now in compliance and if the same violation of offering the property for less than the required seven consecutive days should reoccur at this property under the same ownership in the future, it could be deemed a repeat violation subject to immediate and higher fines plus \$100 Administrative Costs for today's hearing due immediately but payable within thirty days.

ITEM #V.34

Case #: 25050003 - Vacation Rental Regulation
Property Owner: Serpin, Nida Serpin, Adnan & Kilic, Koray
Address/Folio: 226 Corsair Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(e)-Vacation rentals and short term rentals. Rental Certificate.

For the record, no one was in attendance to represent the property. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this property should be continued to the June Hearing to ensure that they were operating with a license now. The Special Magistrate ordered this item continued to the June 26, 2025 Hearing in order to verify that they were operating with a license now and no fee was assessed for today.

CERTIFICATION OF LIEN**ITEM #V.39**

Case #: 25040005 - Building Code (FBC) Violation
Property Owner: 34 Elm LLC
Address/Folio: 4520 El Mar Dr 19
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required:

For the record, no one was in attendance to represent the property. Assistant Director Development Services-Code Compliance Terry-Ann Boyd testified that this case was here tonight for certification of the fines. This property has a Stop Work Order and the violation cited was for work without permits. The violation still remains and tonight was just to certify the fines. As of today, the fine total was \$350, however, the Town requested another Administrative Fee of \$100 for tonight so the total for certification of fines was \$450 (\$250 for one day of fines and two \$100 Administration Fees) and the fines would continue to run. This item would return to the June 26, 2025 Hearing to record the lien. The Special Magistrate ordered certification of the fines in the amount of \$450 with the fines continuing to run until compliance was achieved and this agenda item would return to the June 26, 2025 Hearing for possible recording of the lien.

COMPLIED CASES**ITEM #V.5*****TAKEN OUT OF SEQUENCE**

Case #: 25030013 - Business Tax Receipt Req (BTR)
Property Owner: Zara, Michael J
Address/Folio: 1967 S. Ocean Blvd 308
Code Section(s): Chapter 12 - Licenses Sec. 12-2.(e)(1) Business tax receipt required Rental property. Payment of tax required.
Chapter 30 - Unified Land Development Regulations Sec. 30-327(b). - Vacation rentals and short term rentals.

For the record, no one was in attendance to represent the property. Code Officer Donovan Williams testified that he would like to enter into the record a correction from the last hearing. As of today, Chapter 12 - Licenses Sec. 12-2.(e)(1) was in compliance. He wanted to dismiss Sec. 30-327(b). - Vacation rentals and short term rentals, as it was incorrectly cited. Therefore, no violations so this case was in compliance. The officer answered the Special Magistrate that there was no BTR and no advertisement that they were renting. He further stated that the Town was withdrawing their citing of Sec 30-327(b). Therefore, there were no violations so the property was in compliance and this case was closed. The Special Magistrate ordered this case closed.

Special Magistrate Clerk Small then read into the record the cases that were complied.

COMPLIED CASES		
Item #	Case #	Property Address
2	25040018	1961 Windward Dr
3	25040021	2013 Windward Dr
4	25040008	4344 N Ocean Dr
13	25030003	1967 S Ocean Blvd
38	25040003	4520 El Mar Dr 31

Special Magistrate Clerk Small then read into the record the cases that were continued to the June 26, 2025 Hearing.

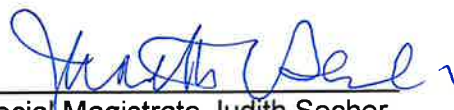
CONTINUED TO JUNE 26, 2025		
Item #	Case #	Property Address
7	25040020	1949 Windward Dr
8	25050005	224 Codrington Dr
9	25050008	1967 S Ocean Blvd 224-D
11	24050073	4461 W Tradewinds Ave
20	25040025	250 Oceanic Ave
26	25040035	241 Bombay Ave
36	25040032	5200 N Ocean Blvd 111
37	25040002	2100 Bel-Air Dr

Special Magistrate Clerk Small then read into the record the cases that were continued to the July 24, 2025 Hearing.

CONTINUED TO JULY 24, 2025		
Item #	Case #	Property Address
6	21120018	3900 N Ocean Dr
10	21100051	1850 S Ocean Blvd
12	21100022	1620 S Ocean Blvd

Not having any additional business to be heard, Special Magistrate Judith Secher adjourned the Hearing on May 22, 2025 at approximately 6:40PM.

APPROVED BY:


Special Magistrate Judith Secher

ATTEST:


Special Magistrate Clerk Megan Small
Lauderdale-By-The-Sea, Florida