

Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday, June 26, 2025

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, June 26, 2025, 5:00 PM
Jarvis Hall 4505 N. Ocean Drive

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

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

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

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

PROCEDURES FOR PUBLIC COMMENTS:

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

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

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

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

INVOCATION:

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



Agenda Item No: 4.a.

Code Compliance Hearing Agenda Item Report

Meeting Date: June 26, 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. 6-26-2025 Agenda Summary
2. 6-26-2025 Agenda Backup



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • June 26, 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	25050009	4632 BOUGAINVILLA DR 1-4	PEZOULAS,GUS J PEZOULAS,JOANNE & ZIGOUMIS,J ETA	4
2	25040020	1949 WINDWARD DR	GRANT P GALUPPI LIV TR GALUPPI,GRANT P TRSTEE	3
3	25010001	223 COMMERCIAL BLVD	KARIA GLOBAL LLC	30

Old Business

Item #	Case #	Property Address	Property Owner	Page #
4	18020015	2 E COMMERCIAL BLVD	FISHERMANS PIER INC	26
5	24050073	4461 W TRADEWINDS AVE	AGUIRRE MARIN,JORGE A MARTIN	28
6	25040032	5200 N OCEAN BLVD 111	SEA RANCH LAKES NORTH INC	19
7	25040002	2100 BEL-AIR DR	DAILEY,CHESTER A REESE,MELISSA M	31
8	25040019	1751 S OCEAN BLVD 205W	BALLEGGI, LAURA SOBERON, MARCO	1
9	25040005	4520 EL MAR DR 19	34 ELM LLC	32

New Business

Item #	Case #	Property Address	Property Owner	Page #
10	25040006	4644 BOUGAINVILLA DR 1-5	BEACHY BOUGAINVILLA LLC	34
11	25040030	1967 S OCEAN BLVD 108	RADFORD,PAMELA ANN KING,PATRICIA DIANE ETAL	17
12	25040029	1967 S OCEAN BLVD 307	MAZZIO,ANITA	15
13	25050004	268 CODRINGTON DR	IZQUIERDO,FELIPE & SARAH E	5
14	25050007	3210 S TERRA MAR DR	WALLENIOUS HOLDING INC	9
15	24120001	228 IMPERIAL LN	PHILLIPS,ROSA & SCOTT	29
16	25040009	1624 BEL-AIR AVE	INTROINI,ANDY RYAN	35
17	25040025	250 OCEANIC AVE	250 OCEANIC LLC	14
18	25040033	250 MIRAMAR AVE	HOOK,CHARLES H JR	20
19	25040035	241 BOMBAY AVE	POSH VR II LLC	21
20	25040039	268 IMPERIAL LN	268 IMPERIAL LANE INC MERCIER,JEAN-FRANCOIS	22
21	25050003	226 CORSAIR AVE	SERPIN,NIDA SERPIN,ADNAN & KILIC,KORAY	25
22	25050002	1480 S OCEAN BLVD	COMMON AREA	23
23	25060002	4301 N OCEAN DR	4301 OCEAN DR INC	10
24	25060007	5 SUNSET LN	5 SUNSET DEVELOPMENT LLC	12



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • June 26, 2025 • 5:00 PM*

Withdrawn

Item #	Case #	Property Address	Property Owner	Page #
25	25050005	224 CODRINGTON DR	ESTIHOMES LLC	7
26	25060005	2031 COCO PALM PL	2031 HOUSE BUYER LLC	11

Special Set

Item #	Case #	Property Address	Property Owner	Page #
27	25060010	2031 COCO PALM PL	2031 HOUSE BUYER LLC	N/A

VI.ADJOURNMENT

CASE TYPE	Permits Required Violations	DATE ESTBL	4/16/2025	STATUS	Closed
ADDRESS	1751 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 205W	INSPECTOR	Ralph DesRoches	STATUS DATE	6/10/2025 12:00:00 AM

1. CASE 25040019

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589 0710 5270 0722 4048 31	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	14	COMMENTS FINAL ORDER	At the May 22, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 25, 2025 or a fine of \$100 per day will begin to accrue on June 26, 2025. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit. The case is scheduled for follow-up at the June 26, 2025 hearing.
	INSPECTION DATE	6/6/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	6/10/2025		
	SCHEDULED HEARING DATE	6/26/2025		
	FINAL ORDER MEETING DATE	6/26/2025		
	FINAL ORDER COMPLY BY DATE	6/25/2025		
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	6/6/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	6/10/2025

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	6/25/2025

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 HISTORY REPORT
CASE NUMBER 25040020**

CASE TYPE	Permits Required Violations	DATE ESTBL	4/16/2025	STATUS	Closed
ADDRESS	1949 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	6/5/2025 12:00:00 AM

2. CASE 25040020

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	PROSECUTION COSTS
	DAYS TO COMPLY	COMMENTS FINAL ORDER
	INSPECTION DATE	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE	
	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	6/4/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	6/5/2025

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@lbtz-fl.gov

**CASE HISTORY REPORT
CASE NUMBER 25050009**

CASE TYPE	Property Maintenance (General)	DATE ESTBL	3/25/2025	STATUS	Closed
ADDRESS	4632 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308 1-4	INSPECTOR	Donovan Williams	STATUS DATE	5/27/2025 12:00:00 AM

3. CASE 25050009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004042649	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	-1	COMMENTS FINAL ORDER
	INSPECTION DATE	5/20/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	5/27/2025	
	SCHEDULED HEARING DATE	6/26/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: PEZOULAS,GUS J PEZOULAS,JOANNE & ZIGOUMIS,J ETA Owner
10 CORDOVA ST *OTTAWA ON, CA K2G 1M7

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	5/20/2025	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.	Closed	5/27/2025

FINES:

NARRATIVE: (Roof is dirty and/or discolored) and is a violation of the following:
Sec 6-37(a) The owner and operator of all properties governed by the code shall maintain the exterior of the premises in such a manner to conform with all Town codes and ordinances; avoid blighting influences on neighboring properties; and avoid the creation of hazards to public health, safety and welfare. Such maintenance and appearance will be judged by the following:
(1) 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.

Corrective Action: Clean or pressure wash to remove the presence of dirt or discoloration

**CASE HISTORY REPORT
CASE NUMBER 25050004**

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/2/2025	STATUS	Closed
ADDRESS	268 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	5/20/2025 12:00:00 AM

5. CASE 25050004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589 0710 5270 2004 0425 88	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER
	INSPECTION DATE	5/20/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	5/20/2025	
	SCHEDULED HEARING DATE	6/26/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: IZQUIERDO,FELIPE & SARAH E Owner
268 CODRINGTON DR LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	5/20/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	5/20/2025

FINES:

NARRATIVE: • VIOLATION(S) – The Building Official, Simo Mansor, and the Code Department have determined that the following work was being conducted at your property without acquiring the necessary permit(s) from the Town:

1. Demolition permit.

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) – A Stop Work Order was posted May 2, 2025. 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. 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 HISTORY REPORT
CASE NUMBER 25050005**

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	5/28/2025 12:00:00 AM

6. CASE 25050005

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

NOTICE NAMES: ESTIHOMES LLC Owner
9511 SAVONA WINDS DR DELRAY BEACH, FL 33446

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	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 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@lbtz-fl.gov if you have further questions or concerns.

**CASE HISTORY REPORT
CASE NUMBER 25050007**

CASE TYPE	Property Maintenance (General)	DATE ESTBL	4/4/2025	STATUS	Open
ADDRESS	3210 S TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	6/14/2025 12:00:00 AM

7. CASE 25050007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Re-Inspection
	DAYS TO COMPLY	8
	INSPECTION DATE	5/16/2025
		PROSECUTION COSTS
		COMMENTS FINAL ORDER
		COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/26/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: WALLENIOUS HOLDING INC Owner
300 INTERPACE PKWY BLDGC #B400 PARSIPPANY, NJ 07054
SERVICE COMPANY, CORPORATION
1201 HAYS STREET TALLAHASSEE, FL32301

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

NARRATIVE: (Roof is dirty and/or discolored) and is a violation of the following:
Sec 6-37(a) The owner and operator of all properties governed by the code shall maintain the exterior of the premises in such a manner to conform with all Town codes and ordinances; avoid blighting influences on neighboring properties; and avoid the creation of hazards to public health, safety and welfare. Such maintenance and appearance will be judged by the following:
(1) 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.

Corrective Action: Pressure clean or paint, whichever is suitable for your particular roof

**CASE HISTORY REPORT
CASE NUMBER 25060002**

CASE TYPE	Nuisance	DATE ESTBL	6/7/2025	STATUS	Open
ADDRESS	4301 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/13/2025 12:00:00 AM

8. CASE 25060002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527020040427 and 95890710527020040428	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	13	COMMENTS FINAL ORDER
	INSPECTION DATE	6/20/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	6/26/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	4301 OCEAN DR INC	Owner
	17525 NE 9 AVE MIAMI, FL 33162	
	SOSTCHIN, BURL	MR
	SOSTCHIN, BURL MIAMI, FL33162	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/20/2025	Chapter 14 - Offenses Section 14-90(b) - Public nuisances Violation established. It shall be unlawful and shall constitute a violation of this section for any person who engages in any profession or occupation within the Town, or who owns, operates or manages any premises or business establishment within the Town, to engage in such profession or occupation or operate or manage said premises or business establishment, in a manner which directly facilitates the efforts of that person or any other person to engage in conduct which constitutes the establishment or maintenance of a public nuisance within the Town.	Not in Compliance	
	2	6/20/2025	Chapter 3 - Alcoholic Beverages Sec. 3-6.(e) - Regulations as to conduct on premises—Generally. (e)No vendor or distributor shall knowingly, directly or indirectly, commit, or assist in the commission of, any unlawful act upon any licensed premises.	Not in Compliance	

FINES:

NARRATIVE: Property is in violation of the following sections.

Sec. 14-90. - Public nuisance- (a) Definition. For purposes of this section, "public nuisance" shall mean those actions or failures to act defined as public nuisances in F.S. § 823.05 or F.S. § 893.138 and shall also include illegal sale or consumption of alcoholic beverages on two or more instances at a premises or business establishment within a 12-month period.

Sec. 3-6. - Regulations as to conduct on premises—Generally - (e)No vendor or distributor shall knowingly, directly, or indirectly, commit, or assist in the commission of, any unlawful act upon any licensed premises.

Store clerk was found to have violated the sections above and sold alcohol to a minor. Cease and desist from the sale of alcoholic beverages to minors.

**CASE HISTORY REPORT
CASE NUMBER 25060005**

CASE TYPE	Landscape Violations	DATE ESTBL	6/13/2025	STATUS	Open
ADDRESS	2031 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	6/14/2025 12:00:00 AM

9. CASE 25060005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70160910000091279697	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	10	COMMENTS FINAL ORDER
	INSPECTION DATE	6/23/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	6/26/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: 2031 HOUSE BUYER LLC Owner
1360 CLIFTON AVE CLIFTON, NJ 07012

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	6/23/2025	Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.	Not in Compliance	

FINES:

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

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

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

**CASE HISTORY REPORT
CASE NUMBER 25060007**

CASE TYPE	Property Maintenance (General)	DATE ESTBL	3/14/2025	STATUS	Open
ADDRESS	5 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	6/14/2025 12:00:00 AM

10. CASE 25060007

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

NOTICE NAMES: 5 SUNSET DEVELOPMENT LLC Owner
3301 NE 37 ST FORT LAUDERDALE, FL 33308
MICHAEL, DANIEL MR
3001 NORTH FEDERAL HIGHWAY FORT LAUDERDALE, FL33306

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	6/24/2025	Chapter 6 - Building and Building Regulations Section 6-36(f). General structural specifications. Every accessory structure shall be kept in a clean and sanitary condition, free from rodents, vermin and infestations. Fences, garden walls and similar enclosures shall be maintained in a good state of repair.	Not in Compliance	
	2	6/24/2025	Chapter 6 - Building and Building Regulations Section 6-41(a)(18) - 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: Overgrowth of any vegetation on the property. Vegetation shall be considered overgrown if it grows beyond the property line and the adjacent property owner objects or, in the case of any grass groundcover, if it grows beyond the height of six inches;	Not in Compliance	

FINES:

NARRATIVE: Observed orange safety fence in disrepair and grass is overgrown

Sec. 6-41(a)(18). - Maintenance of exterior of premises.
(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. 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:
(18) Overgrowth of any vegetation on the property. Vegetation shall be considered overgrown if it grows beyond the property line and the adjacent property owner objects or, in the case of any grass groundcover, if it grows beyond the height of six inches

Corrective Actions: cut, trim, or mow grass so it is less than 6 inches in height

Sec 6-36(f) Fences, garden walls and similar enclosures shall be maintained in a good state of repair.

Corrective Action: Please repair the fence by making secure by taking the slack out and pulling it tight.

**CASE HISTORY REPORT
CASE NUMBER 25040025**

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	5/29/2025 12:00:00 AM

11. 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 6/26/2025	
	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:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	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 HISTORY REPORT
CASE NUMBER 25040029**

CASE TYPE	Citizen Complaint	DATE ESTBL	4/18/2025	STATUS	Open
ADDRESS	1967 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 307	INSPECTOR	Ralph DesRoches	STATUS DATE	5/1/2025 12:00:00 AM

12. CASE 25040029

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004042564	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	52	COMMENTS FINAL ORDER
	INSPECTION DATE	6/20/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	6/26/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: MAZZIO,ANITA Owner
1967 S OCEAN BLVD #307 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	6/20/2025	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required 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 and obtain the required permit.	Not in Compliance	

FINES:

NARRATIVE: • VIOLATION NOTICE – Our Code Department has determined that work was conducted on your property that requires necessary permits from the Town:

1. Installation of an on-demand water heater.
2. Work to or relocation of an electric panel box.
3. Kitchen remodeling or alteration.

The Building Official, Simo Mansor, has determined that the work conducted required permits that should have been obtained prior to completing the work.

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 – 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 HISTORY REPORT
CASE NUMBER 25040030**

CASE TYPE	Citizen Complaint	DATE ESTBL	4/18/2025	STATUS	Open
ADDRESS	1967 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 108	INSPECTOR	Ralph DesRoches	STATUS DATE	5/1/2025 12:00:00 AM

13. CASE 25040030

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 52	COMMENTS FINAL ORDER
	INSPECTION DATE 6/20/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/26/2025	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: RADFORD,PAMELA ANN KING,PATRICIA DIANE ETAL Owner
33694 CHIEF LN WESTLAND, MI 48185
KING,PATRICIA DIANE ETAL,
RADFORD,PAMELA ANN &
1967 S OCEAN BLVD #108 LAUDERDALE BY THE SEA, FL33362

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	6/20/2025	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required 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 and obtain the required permit.	Not in Compliance	

FINES:

NARRATIVE: • VIOLATION NOTICE – Our Code Department has determined that work was conducted on your property that requires necessary permits from the Town:

1. Installation of an on-demand water heater.
2. Work to the electric panel box.
3. Kitchen renovation.

The Building Official, Simo Mansor, has determined that the work conducted required permits that should have been obtained prior to completing the work.

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 – 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 HISTORY REPORT
CASE NUMBER 25040032**

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	5/29/2025 12:00:00 AM

14. 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	6/25/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	6/26/2025	
	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:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	6/25/2025	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:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	FLAT PENALTY		1/1/0001

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@lbs-fl.gov.

**CASE HISTORY REPORT
CASE NUMBER 25040033**

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	5/29/2025 11:50:00 AM

15. CASE 25040033

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER At the May 22, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 25, 2025 or a fine of \$250 per violation, per day will begin to accrue on June 26. A Hearing Cost of \$100.00 was assessed. The case is scheduled for follow-up at the June 26, 2025 hearing.
	INSPECTION DATE	6/25/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	6/26/2025	
	FINAL ORDER MEETING DATE	5/22/2025	
	FINAL ORDER COMPLY BY DATE	6/25/2025	

NOTICE NAMES: HOOK,CHARLES H JR Owner
41 COPPERFIELD DRIVE THE WOODLANDS, TX 77381

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/25/2025	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
	DAILY FINE	\$250.00	6/25/2025

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 HISTORY REPORT
CASE NUMBER 25040035

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	5/29/2025 12:00:00 AM

16. 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 6/26/2025	
	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 HISTORY REPORT
CASE NUMBER 25040039

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	5/29/2025 12:00:00 AM

17. CASE 25040039

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	21
	INSPECTION DATE	5/22/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/26/2025
	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	5/22/2025	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 HISTORY REPORT
CASE NUMBER 25050002**

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	5/30/2025 12:00:00 AM

18. CASE 25050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004042601	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	11	COMMENTS FINAL ORDER	At the May 22, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 25, 2025 or a fine of \$250 per violation, per day will begin to accrue on June 26. A Hearing Cost of \$100.00 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit. The case is scheduled for follow-up at the June 26, 2025 hearing.
	INSPECTION DATE	6/25/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	6/26/2025		
	FINAL ORDER MEETING DATE	6/26/2025		
	FINAL ORDER COMPLY BY DATE	6/25/2025		

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	6/25/2025	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
	DAILY FINE	\$250.00	6/25/2025

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@lbts-fl.gov.

CASE HISTORY REPORT
CASE NUMBER 25050003

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	5/29/2025 12:00:00 AM

19. CASE 25050003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	20
	INSPECTION DATE	5/22/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/26/2025
	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	5/22/2025	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 HISTORY REPORT
CASE NUMBER 18020015**

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	5/16/2025 12:00:00 AM

20. CASE 18020015

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

CASE HISTORY REPORT
CASE NUMBER 24050073

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	5/29/2025 12:00:00 AM

21. 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	6/26/2025	
	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 HISTORY REPORT
CASE NUMBER 24120001

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/5/2024	STATUS	Open
ADDRESS	228 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	5/14/2025 12:00:00 AM

22. CASE 24120001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Regular Mail	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 12/17/2024	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/26/2025	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	PHILLIPS,ROSA & SCOTT	Owner
	228 IMPERIAL LN LAUDERDALE BY THE SEA, FL 33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/17/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-313(t)(2) - General provisions. These general provisions shall govern development within the corporate limits of the Town, as follows: Accessory buildings and structures. On a waterfront lot, side and rear setbacks abutting the water shall be the same as for the primary structure.	Not in Compliance	

FINES:

NARRATIVE: The generator slab is poured in the incorrect location. SEC.30-313. T (2)(B)(1) Permanent generators. b).Permanent generators not exceeding 60 KW output. One permanent generator with an output of not more than 60 KW shall be allowed in a required side or rear yard setback provided said generator meets the following conditions:
1.The generator is set back a minimum of five feet from the side or rear property line.

Corrective Actions: Please remove concrete slab for generator to a minimum of five feet from the side or rear property line.

If you have any questions or concerns, please contact Building Department- 954-640-4215, Building@lbts-fl.gov Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

**CASE HISTORY REPORT
CASE NUMBER 25010001**

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	5/29/2025 11:25:00 AM

23. 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	6/25/2025	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	6/26/2025	
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:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	6/25/2025	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:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	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 HISTORY REPORT
CASE NUMBER 25040002**

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	5/29/2025 12:00:00 AM

24. 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	5/20/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	6/26/2025		
	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	5/20/2025	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 HISTORY REPORT
CASE NUMBER 25040005**

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	6/11/2025 12:00:00 AM

25. CASE 25040005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404862	I. OF F. MEETING DATE	5/22/2025
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$200.00
	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	5/22/2025	COMMENTS - IMPOSITION OF FINE	At the May 22, 2025 Special Magistrate Hearing, the Magistrate certified the lien. A \$100 hearing cost was assessed.
	COMPLIED DATE			
	SCHEDULED HEARING DATE	6/26/2025		
	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

<u>#</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
1	5/22/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

VIOLATIONS:

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	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@lbts-fl.gov.

**CASE HISTORY REPORT
CASE NUMBER 25040006**

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	4/3/2025	STATUS	Open
ADDRESS	4644 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308 1-5	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/25/2025 5:16:00 PM

26. CASE 25040006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527007224049	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER
	INSPECTION DATE	6/25/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	6/26/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	6/25/2025	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:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	FLAT PENALTY		1/1/0001

NARRATIVE: (WWOP) FBC 105.1 - Work done without required permits from the Town. Property was observed to have work being done with no permits on file.

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

**CASE HISTORY REPORT
CASE NUMBER 25040009**

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	5/29/2025 11:29:00 AM

27. 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	6/25/2025	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	6/26/2025		
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:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	6/25/2025	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:

<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
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@lbts-fl.gov to discuss options.