

Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday, August 28, 2025

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, August 28, 2025, 5:00 PM
Jarvis Hall 4505 N. Ocean Drive

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

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

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

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

PROCEDURES FOR PUBLIC COMMENTS:

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

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

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

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

INVOCATION:

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



Agenda Item No: 4.a.

Code Compliance Hearing Agenda Item Report

Meeting Date: August 28, 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. 8-28-2025 Agenda Summary
2. 8-28-2025 Agenda Backup
3. Special Set- 24010005
4. Special Set- 25080011



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • August 28, 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	25060014	2121 S OCEAN BLVD 706	RAHIMI,ABBAS PRANJIC,IVANA	2
2	25070003	4221 BOUGAINVILLA DR	MARENAS 2010 LLC	7
3	25070008	250 PINE AVE	BARBARA FAM REV TR BARBARA,LOUIS & JANETTE M TRSTEE	10
4	25070001	4109 N OCEAN DR 1-9	4051 N OCEAN DRIVE LLC	3
5	25060004	1431 S OCEAN BLVD 78	CHISHOLM, DONALD J. MACDONALD, SANDRA M.	1
6	25070002	248 CODRINGTON DR	CHANON,DAVID & AMANDA	5
7	25080002	267 OCEANIC AVE	ATIA, LUKE & GRACE	18
8	25080003	223 CODRINGTON DR	BLACKMAN,BOZENA T BOZENA T BLACKMAN TR	11
9	25080007	4521 N OCEAN DR 1-6	BELL,ROBERT K	15

Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
10	25060023	2041 CORAL REEF DR	2041 CORAL LLC	20
11	25050002	1480 S OCEAN BLVD	COMMON AREA	38

Old Business

Item #	Case #	Property Address	Property Owner	Page #
12	21120018	3900 N OCEAN DR	FOUNTAINHEAD ASSOCIATION, INC.	46
13	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	44
14	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	42
15	25040006	4644 BOUGAINVILLA DR 1-5	BEACHY BOUGAINVILLA LLC	36
16	24050073	4461 W TRADEWINDS AVE	AGUIRRE MARIN,JORGE A MARTIN	34



TOWN OF LAUDERDALE-BY-THE-SEA

CODE COMPLIANCE HEARING

- AGENDA -

Town Commission Meeting Room (Jarvis Hall)
Thursday • August 28, 2025 • 5:00 PM

New Business

Item #	Case #	Property Address	Property Owner	Page #
17	25060011	4652 POINCIANA ST 1	SENOUCI,CARL LE SENOUCCI,JOSHUA & JEDJIGA,HOUALI	33
18	25070004	4520 EL MAR DR 1 #1	DIGIOVANNI, LYNN M	22
19	25070005	245 N TRADEWINDS AVE	245TRADEWINDS LLC	23
20	25070006	4412 E TRADEWINDS AVE 1-2	HERNANDEZ,HECTOR WOLLISTON,DEON	24
21	25070007	4025 THOMAS WAY	HILL,CHARLES F JR	25
22	25060016	4652 POINCIANA ST 5	SILVA, KRISTI, SILVA, NELSON	29
23	25060018	4652 POINCIANA ST 6	SHORE THING STAYS LLC	30
24	25060019	4652 POINCIANA ST 8	SENOUCI,BRAHIM	9
25	25070009	4652 POINCIANA ST 5	SILVA KRISTI AND SILVA NELSON	17
26	25060015	4652 POINCIANA ST 2	SENOUCI,CARL LE SENOUCCI,JOSHUA & JEDJIGA,HOUALI	27
27	25050003	226 CORSAIR AVE	SERPIN,NIDA SERPIN,ADNAN & KILIC,KORAY	40
28	25060008	4652 POINCIANA ST 4	MCKIM,SHAUN	31
29	25080004	2031 COCO PALM PL	2031 HOUSE BUYER LLC	12
30	25080005	5200 N OCEAN BLVD 1411A	SANTORELLI, VINCENT R ALBANO SANTORELLI, KRISTINE	13

Special Set

Item #	Case #	Property Address	Property Owner	Page #
31	24010005	1670 E TERRA MAR DR	BRICKER 1670 LLC	N/A
32	25080011	4326 N OCEAN DR	4326 OCEAN DR LLC	N/A

VI.ADJOURNMENT

CASE TYPE	Building Permit Violation	DATE ESTBL	6/11/2025	STATUS	Closed
ADDRESS	1431 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 78	INSPECTOR	Donovan Williams	STATUS DATE	8/12/2025 12:00:00 AM

1. CASE 25060004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Regular Mail
	DAYS TO COMPLY	28
	INSPECTION DATE	8/12/2025
	COMPLIED DATE	8/12/2025
	SCHEDULED HEARING DATE	8/28/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: CHISHOLM, DONALD J. MACDONALD, Sandra M. Owner

52 STONECROFT TER *KANATA ON, CA K2K 2T9

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/12/2025	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	8/12/2025

FINES:

NARRATIVE: (WWOP) FBC 105.1 - Work done without a Permit from the Town. (Demolition)
As per Building Official Simo Mansor, the following work was done without a permit for demolition
Stop Work Order posted (6/11/2025).

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	6/20/2025	STATUS	Closed
ADDRESS	2121 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 706	INSPECTOR	Donovan Williams	STATUS DATE	8/12/2025 12:00:00 AM

2. CASE 25060014

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	13
	INSPECTION DATE	8/12/2025
	COMPLIED DATE	8/12/2025
	SCHEDULED HEARING DATE	8/28/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: RAHIMI,ABBAS PRANJIC,IVANA Owner
2121 S OCEAN BLVD #706 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/12/2025	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	8/12/2025

FINES:

NARRATIVE: (WWOP) FBC 105.1 - Work done without a Permit from the Town.
As per Building Official Simo Mansor, the following work was done without permits:
1) Electrical
2) Plumbing
3) Mechanical
4) Structural

Stop Work Order posted (6/20/2025).

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@lbtz-fl.gov.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	7/10/2025	STATUS	Closed
ADDRESS	4109 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-9	INSPECTOR	Donovan Williams	STATUS DATE	8/12/2025 12:00:00 AM

3. CASE 25070001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004044391	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	12	COMMENTS FINAL ORDER	At the July 24 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by August 27, 2025, or a fine of \$250 per violation, per day will begin to accrue on August 28. 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 August 28, 2025, hearing.
	INSPECTION DATE	8/12/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	8/12/2025		
	SCHEDULED HEARING DATE	8/28/2025		
	FINAL ORDER MEETING DATE	7/24/2025		
	FINAL ORDER COMPLY BY DATE	8/27/2025		

NOTICE NAMES:	4051 N OCEAN DRIVE LLC	Owner
	418 S DIXIE HWY HALLANDALE BEACH, FL 33009	
	SELA, NIR	MR
	418 S DIXIE HWY HALLANDALE BEACH, FL33009	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/12/2025	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	8/12/2025

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	8/27/2025

NARRATIVE: (WWOP) FBC 105.1 - Work done without a Permit from the Town.
As per Building Official Simo Mansor, the following work was done without permits:
1) Electrical

Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work

done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbs-fl.gov.

CASE TYPE	Property Maintenance (General)	DATE ESTBL	5/6/2025	STATUS	Closed
ADDRESS	248 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	8/7/2025 12:00:00 AM

4. CASE 25070002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$100.00
DAYS TO COMPLY	11	COMMENTS FINAL ORDER	At the July 24 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by August 27, 2025, or a fine of \$100 per violation, per day will begin to accrue on August 28, 2025. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by having roof clean free of discoloration. The case is scheduled for follow-up at the August 28, 2025 hearing.
INSPECTION DATE	8/4/2025	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE	8/4/2025		
SCHEDULED HEARING DATE	8/28/2025		
FINAL ORDER MEETING DATE	7/24/2025		
FINAL ORDER COMPLY BY DATE	8/27/2025		

NOTICE NAMES: CHANON,DAVID & AMANDA Owner
248 CODRINGTON DR LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/4/2025	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	8/4/2025

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	8/27/2025

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 TYPE	Property Maintenance (General)	DATE ESTBL	6/10/2025	STATUS	Closed
ADDRESS	4221 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	7/26/2025 12:00:00 AM

5. CASE 25070003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	16
	INSPECTION DATE	7/25/2025
	COMPLIED DATE	7/26/2025
	SCHEDULED HEARING DATE	8/28/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: MARENAS 2010 LLC Owner
17070 COLLINS AVE #256 SUNNY ISLES BEACH, FL 33160
BROKERS LLC, CAPITAL
19790 W DIXIE HWY SUITE 1001 MIAMI, FL33180

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/25/2025	Chapter 10 - Garbage and Refuse Section 10-28(e) - Maintenance. The receptacle shall be kept in a place easily accessible to the garbage collector, but never upon any street or sidewalk. In residential districts, receptacles and other trash or debris shall be maintained in the side yard of the property no further street-side than the front edge of the building structure, except on designated collection days when the receptacles may be placed on street edge. For purposes of this subsection, a designated collection day begins at 6:00 p.m. on the night before and ends at midnight of the designated collection day.	Closed	7/26/2025
	2	7/25/2025	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	7/26/2025

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

(Trash can placement, left in the road on a non-service day) Sec. 10-28(e) – Bulk trash and trash receptacle placement. Trash carts and bulk trash must be stored on the side of the building except for collection days. For purposes of this subsection, a designated collection day begins at 6:00 p.m. on the night before and ends at midnight of the designated collection day.

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

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/25/2025	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 8	INSPECTOR	Terry-Ann Boyd	STATUS DATE	7/31/2025 12:00:00 AM

6. CASE 25060019

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	95890710527007224071	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY		COMMENTS FINAL ORDER
INSPECTION DATE	7/18/2025	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	8/28/2025	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: SENOUCI,BRAHIM Owner
13 79E AVE *POINTE-AUX-TREMBLES QC, CA H1A 2L9

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
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FINES:

NARRATIVE: BTR required - Sec. 12-2(a) - Business tax receipt required. Every person, firm, corporation, and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession, or occupation, they shall submit an application for a business tax receipt. Unit 8 is being rented without the required Business Tax Receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. Please contact our BTR Department at 954-640-4210 or btr@lbts-fl.gov.

CASE TYPE	Property Maintenance (General)	DATE ESTBL	5/19/2025	STATUS	Closed
ADDRESS	250 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	8/11/2025 12:00:00 AM

7. CASE 25070008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	17
	INSPECTION DATE	8/8/2025
	COMPLIED DATE	8/11/2025
	SCHEDULED HEARING DATE	8/28/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: BARBARA FAM REV TR BARBARA,LOUIS & JANETTE M TRSTEE Owner
4430 W TRADEWINDS LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/8/2025	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	8/11/2025

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 TYPE	Landscape Violations	DATE ESTBL	8/1/2025	STATUS	Closed
ADDRESS	223 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	8/7/2025 12:00:00 AM

8. CASE 25080003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	7
	INSPECTION DATE	8/6/2025
	COMPLIED DATE	8/7/2025
	SCHEDULED HEARING DATE	8/28/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: BLACKMAN,BOZENA T BOZENA T BLACKMAN Owner TR
223 CODRINGTON DR LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/6/2025	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;	Closed	8/7/2025

FINES:

NARRATIVE: • VIOLATION – The grass has overgrown, a violation of the Town’s code Sec. 6-41(a)(18) — Maintenance of exterior premises.

As per the Town’s code Sec. 6-41(a)(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 ACTION(S) – Please cut the grass, remove any dead vegetation or rubbish, eradicate any weeds, and keep landscaping maintained.

Thank you for your attention to this matter. Please inform me immediately if you have any questions regarding this notice or have already addressed it.

Respectfully,

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

CASE TYPE	Nuisance/Overgrowth Weeds & Grass	DATE ESTBL	8/8/2025	STATUS	Open
ADDRESS	2031 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	8/8/2025 12:00:00 AM

9. CASE 25080004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004044216	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	19	COMMENTS FINAL ORDER
	INSPECTION DATE	8/27/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/28/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/27/2025	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: (Overgrowth) Sec. 6-41(a)(18) - Overgrown landscaping.

(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, (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 Action: Please cut, trim, edge and mow all overgrown landscaping and grass.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	8/8/2025	STATUS	Open
ADDRESS	5200 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 1411A	INSPECTOR	Ralph DesRoches	STATUS DATE	8/8/2025 12:00:00 AM

10. CASE 25080005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Posted to Property
	DAYS TO COMPLY	14
	INSPECTION DATE	8/22/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/28/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: SANTORELLI, VINCENT R ALBANO
SANTORELLI, KRISTINE
5200 N OCEAN BLVD UNIT 1411 LAUDERDALE BY THE SEA, FL 33308

Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/22/2025	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	

FINES:

NARRATIVE: • VIOLATION(S) – The Building Official, Simo Mansor, found that the property was being entirely renovated without obtaining the necessary permits before starting the work, violating the Town's adopted code Sec. FBC 105.1 — Work without permits.

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 at the property on August 6, 2025. Cease all work and submit application(s) and obtain the AFTER-THE-FACT permit(s) for all work done without a permit(s). For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or

building@lbts-fl.gov.

Thank you in advance for your attention to this urgent matter. Please inform me immediately if you have further questions or have resolved this issue.

Respectfully,

Ralph DesRoches
Code Compliance Inspector
Town of Lauderdale By The Sea
(954) 734-3450
ralphd@lbts-fl.gov
www.lauderdalebythesea-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	8/14/2025	STATUS	Open
ADDRESS	4521 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-6	INSPECTOR	Donovan Williams	STATUS DATE	8/14/2025 12:00:00 AM

11. CASE 25080007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	7
	INSPECTION DATE	8/21/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/28/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	BELL,ROBERT K	Owner
	1416 SW 15 TER FORT LAUDERDALE, FL 33312	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2025	Chapter 6 - Building and Building Regulations Section 6-41(a)(4) - 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: Loose and overhanging objects which by reason of location above ground level constitute a danger of falling on persons in the vicinity thereof;	Not in Compliance	
	2	8/21/2025	Florida Building Code Section 116.1 General. 116.1.1 Buildings or structures that in the opinion of the Building Official are, or hereafter shall become unsafe, unsanitary or deficient in adequate facilities for means of egress, or which constitute a fire or windstorm hazard, or illegal or improper use, occupancy or maintenance, or which do not comply with the provisions of the applicable Minimum Housing Code, or which have been substantially damaged by the elements, acts of God, fire, explosion or otherwise, shall be deemed unsafe buildings and a permit shall be obtained to demolish the structure or bring the building to comply with the applicable Codes.	Not in Compliance	

FINES:

NARRATIVE:	Violations: The sign of this motel is in serve disrepair and poses a threat to life safety
	Sec 6-41(a)(4) 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 (4)loose and overhanging objects which by reason of location above ground level constitute a danger of falling on persons in the vicinity thereof
	FBC 116.1.1 Buildings or structures that, in the opinion of the Building Official, are, or hereafter shall become unsafe, unsanitary, or deficient in adequate facilities for means of

egress, or which constitute a fire or windstorm hazard, or illegal or improper use, occupancy or maintenance, or which do not comply with the provisions of the applicable. Minimum Housing Code, or which have been substantially damaged by the elements, acts of God, fire, explosion, or otherwise shall be deemed unsafe buildings, and a permit shall be obtained to demolish the structure or bring the building to comply with the applicable codes.

Corrective Action: Safely remove sign and replace sign to be in safe and working order.

CASE TYPE	Building Permit Violation	DATE ESTBL	7/31/2025	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 5 #5	INSPECTOR	Terry-Ann Boyd	STATUS DATE	7/31/2025 12:00:00 AM

12. CASE 25070009

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 22 COMMENTS FINAL ORDER

INSPECTION DATE 8/22/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/28/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: SILVA KRISTI AND SILVA NELSON Owner

331 AUBIN STREET SEEKONK, MA 02771

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/22/2025	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	

FINES:

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

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

For further questions regarding your case, you may contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov.

CASE TYPE	Permits Required Violations	DATE ESTBL	7/3/2025	STATUS	Open
ADDRESS	267 OCEANIC AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	8/5/2025 12:00:00 AM

13. CASE 25080002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Posted to Property	PROSECUTION COSTS
DAYS TO COMPLY	17	COMMENTS FINAL ORDER
INSPECTION DATE	8/22/2025	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	8/28/2025	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: ATIA, LUKE & GRACE Owner
267 OCEANIC AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/22/2025	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	

FINES:

NARRATIVE: • VIOLATION(S) – The property’s AC was exchanged without first acquiring the necessary permits, violating the Town’s adoptive code Sec. FBC 105.1 — Work without permits.

As per Florida Building Code (FBC) 105.1, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

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

Thank you in advance for your attention to this matter. If you have further questions

regarding this issue or have resolved it, please inform me immediately.

Respectfully,

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

CASE TYPE	Property Maintenance (General)	DATE ESTBL	5/6/2025	STATUS	Open
ADDRESS	2041 CORAL REEF DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Ralph DesRoches	STATUS DATE	7/31/2025 12:00:00 AM

14. CASE 25060023

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 7/23/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/28/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: 2041 CORAL LLC Owner

2041 CORAL REEF DR LAUDERDALE BY THE SEA, FL 33062

SIZOVA, KSENIA

2041 CORAL REEF DR LAUDERDALE BY THE SEA, FL33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/23/2025	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	
	2	7/23/2025	Chapter 6 - Building and Building Regulations Section 6-37(a)(2). Maintenance appearance All surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected. Painted surfaces shall be maintained free of graffiti and with uniform colors void of any evidence of deterioration.	Not in Compliance	
	3	7/23/2025	Chapter 6 - Building and Building Regulations Section 6-41(b) - 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: The exterior of every building or structure shall be maintained in a good state of repair and all surfaces thereof shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance. Garbage storage receptacles or garbage disposal facilities shall be provided and maintained for the disposal of garba...	Not in Compliance	

FINES:

NARRATIVE: • VIOLATION(S) – The Code Department observed the following maintenance violations at your property.

1. Discolored roof.
2. Deterioration and stains on the fascia board plate (roof side).
3. Paint peeling and stains along the brick wall.
4. Cracks throughout the driveway.

As per the town's code Sec. 6-37(a)(1-2), 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 surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected.

As Per the Town's code Sec. 6-41(b), the exterior of every building or structure shall be maintained in a good state of repair and all surfaces thereof shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance. Garbage storage receptacles or garbage disposal facilities shall be provided and maintained for the disposal of garbage at every occupied building or structure.

• CORRECTIVE ACTION(S) – Please address the issue by pressure washing the roof, repairing areas where the fascia board shows deterioration, and painting the brick fence.

Thank you in advance for your attention to these matters. If you have any questions regarding these issues or have already resolved them, please notify me immediately.

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	7/21/2025	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 1 #1	INSPECTOR	Terry-Ann Boyd	STATUS DATE	7/22/2025 12:00:00 AM

15. CASE 25070004

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 38 COMMENTS FINAL ORDER

INSPECTION DATE 8/28/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/28/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: DIGIOVANNI, LYNN M Owner

4520 EL MAR DR. LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/28/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: (WWOP) FBC 105.1 - Work done without a Permit from the Town. As per Building Official Simo Mansor, the following work was done without permits:

- 1) Kitchen remodel
- 2) 1 Bathroom remodel
- 3) A/C changeout
- 4) Windows changed

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

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	7/23/2025	STATUS	Open
ADDRESS	245 N TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	7/23/2025 12:00:00 AM

16. CASE 25070005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	701601000001279710	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	30	COMMENTS FINAL ORDER
	INSPECTION DATE	8/22/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/28/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	245TRADEWINDS LLC	Owner
	382 NE 191 ST #834715 MIAMI, FL 33179	
	AGENTS, INC., UNITED STATES CORPORATION	
	AGENTS, INC.	
	476 RIVERSIDE AVE. JACKSONVILLE, FL32202	

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	8/22/2025	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 6 nights must be corrected. You may have to contact the web advertising company / booking site for direction on how to make corrections to your calendar and ad.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	7/23/2025	STATUS	Open
ADDRESS	4412 E TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308 1-2	INSPECTOR	Donovan Williams	STATUS DATE	7/23/2025 12:00:00 AM

17. CASE 25070006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004044285	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	13	COMMENTS FINAL ORDER
	INSPECTION DATE	8/5/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/28/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	HERNANDEZ, HECTOR WOLLISTON, DEON 1323 SE 17 ST FORT LAUDERDALE, FL 33316 LEGAL P.A., VERGANA 1792 BELL TOWER LN. WESTON, FL 33326 LLC, PENNSYLVANIA GROWERS 4412 E. TRADEWINDS AVE. #1-2 LAUDERDALE BY THE SEA, FL 33308	Owner
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VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/5/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE:	(WWOP) FBC 105.1 - Work done without a Permit from the Town. As per Building Official Simo Mansor, the following work was done without permits: 1) Renovations Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.
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CASE TYPE	Property Maintenance (General)	DATE ESTBL	7/11/2025	STATUS	Open
ADDRESS	4025 THOMAS WAY, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	7/28/2025 12:00:00 AM

18. CASE 25070007

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE
TYPE OF SERVICE Posted to Property PROSECUTION COSTS
DAYS TO COMPLY 25 COMMENTS FINAL ORDER
INSPECTION DATE 8/22/2025 COMMENTS - IMPOSITION OF FINE
COMPLIED DATE
SCHEDULED HEARING DATE 8/28/2025
FINAL ORDER MEETING DATE
FINAL ORDER COMPLY BY DATE

NOTICE NAMES: HILL,CHARLES F JR Owner
4025 THOMAS WAY LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/22/2025	Chapter 6 - Building and Building Regulations Section 6-41(b) - 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: The exterior of every building or structure shall be maintained in a good state of repair and all surfaces thereof shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance. Garbage storage receptacles or garbage disposal facilities shall be provided and maintained for the disposal of garba...	Not in Compliance	

FINES:

NARRATIVE: • VIOLATION(S) – The exterior of the property is weathered, the roof is dirty, and the paint on the garage door is peeling. This is a violation of the Town’s code Sec. 6-41(b) — Maintenance of the exterior of premises

As Per the Town's code Sec. 6-41(b), The exterior of every building or structure shall be maintained in a good state of repair and all surfaces thereof shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance. Garbage storage receptacles or garbage disposal facilities shall be provided and maintained for the disposal of garbage at every occupied building or structure.

• CORRECTIVE ACTION(S) – Please clean the roof to maintain its appearance and condition. Additionally, repaint or repair the garage door to address the visible peeling paint. These issues should be corrected to comply with the town's exterior property maintenance standards.

Thank you for your attention to this matter. Please inform me immediately if you have any

questions regarding this notice or have already addressed it.

Respectfully,

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

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/25/2025	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 2	INSPECTOR	Terry-Ann Boyd	STATUS DATE	7/31/2025 12:00:00 AM

19. CASE 25060015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052700722404954	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	23	COMMENTS FINAL ORDER
	INSPECTION DATE	7/18/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/28/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	SENOUCI,CARL LE SENOUIC,JOSHUA & JEDJIGA,HOUALI	Owner
	13 79E AV *MONTREAL QC, CA H1A 2L9	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/18/2025	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	
	2	7/18/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: 1. BTR required - Sec. 12-2(a) - Business tax receipt required. Every person, firm, corporation, and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession, or occupation, they shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. Please contact our BTR Department at 954-640-4210 or btr@lbs-fl.gov.

2. FBC BCA Section 105.1. Work Without Permits. - Door installed without a permit.

Corrective Action: Please submit an after the fact permit to the building department for the installation of the door performed at unit# 2. 954-640-4215 or building@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/25/2025	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 5	INSPECTOR	Terry-Ann Boyd	STATUS DATE	7/31/2025 12:00:00 AM

20. CASE 25060016

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	95890710527007224078	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	23	COMMENTS FINAL ORDER
INSPECTION DATE	7/18/2025	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	8/28/2025	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: SILVA, KRISTI, SILVA, NELSON
331 AUBIN STREET SEEKONK, MA 02771
Owner

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	7/18/2025	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	

FINES:

NARRATIVE: BTR required - Sec. 12-2(a) - Business tax receipt required. Every person, firm, corporation, and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession, or occupation, they shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. Please contact our BTR Department at 954-640-4210 or btr@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/25/2025	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 6	INSPECTOR	Terry-Ann Boyd	STATUS DATE	7/31/2025 12:00:00 AM

21. CASE 25060018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527007224085	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	23	COMMENTS FINAL ORDER
	INSPECTION DATE	7/18/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/28/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	SHORE THING STAYS LLC	Owner
	31 AUBIN ST SEEKONK, MA 02771	
	JAMILAH, KHALIL	
	3220 NE 10th St 10 Pompano Beach, FL33062	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/18/2025	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	

FINES:

NARRATIVE:	BTR required - Sec. 12-2(a) - Business tax receipt required. Every person, firm, corporation, and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession, or occupation, they shall submit an application for a business tax receipt.
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Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. Please contact our BTR Department at 954-640-4210 or btr@lbts-fl.gov.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	6/16/2025	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 4	INSPECTOR	Terry-Ann Boyd	STATUS DATE	7/31/2025 12:00:00 AM

22. CASE 25060008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	32	COMMENTS FINAL ORDER At the July 24, 2025, Special Magistrate Hearing, the Magistrate issued a final order for compliance by August 27, 2025 or fines of \$100 per day, per violation will begin to accrue in August 28, 2025. Hearing Cost of \$100.00 was assessed
	INSPECTION DATE	8/27/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/28/2025	
	FINAL ORDER MEETING DATE	7/24/2025	
	FINAL ORDER COMPLY BY DATE	8/27/2025	

NOTICE NAMES: MCKIM,SHAUN Owner
4421 NW 7 ST COCONUT CREEK, FL 33066

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/27/2025	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	
	2	8/27/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	8/27/2025
	DAILY FINE	\$100.00	8/27/2025

NARRATIVE: 1. (WWOP) FBC 105.1 - Work done without a Permit from the Town. Unit 4 has been

separated to create unit 4a and 4b. This also creates a density issue at the property, as per BCPA property has 8 units. This work has created an additional unit.

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. For further questions or assistance, you may also contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov

2. (BTR required) Sec. 12-2(a) - Business tax receipt required. Every person, firm, corporation, and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession, or occupation, they shall submit an application for a business tax receipt. Property is being rented without the required business tax.

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

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/18/2025	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 1	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/18/2025 12:00:00 AM

23. CASE 25060011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	95890710527007224049	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	29	COMMENTS FINAL ORDER
	INSPECTION DATE	7/17/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/28/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: SENOUCI,CARL LE SENOUCI,JOSHUA & JEDJIGA,HOUALI
13 79E AV *MONTREAL QC, CA H1A 2L9
Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/17/2025	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	

FINES:

NARRATIVE: BTR required - Sec. 12-2(a) - Business tax receipt required. Every person, firm, corporation, and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession, or occupation, they shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. Please contact our BTR Department at 954-640-4210 or btr@lbts-fl.gov.

CASE TYPE	Building Permit Violation	DATE ESTBL	5/30/2024	STATUS	Open
ADDRESS	4461 W TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	7/31/2025 12:00:00 AM

24. 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	7/23/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/28/2025	
	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	7/23/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	7/23/2025

NARRATIVE: PLEASE CONTACT THE BUILDING DEPARTMENT TO OBTAIN AN AFTER THE FACT PERMIT FOR DOCK WORK BEING DONE AT HOME.
BUILDING@LBTS-FL.GOV----954-640-4216
THANK YOU

CASE TYPE	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	7/31/2025 12:00:00 AM

25. 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	8/28/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	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@lbtz-fl.gov.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/1/2025	STATUS	Open
ADDRESS	1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	7/31/2025 12:00:00 AM

26. 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	7/23/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	8/28/2025		
	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	7/23/2025	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 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	7/31/2025 12:00:00 AM

27. CASE 25050003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER At the June 26, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by July 23, 2025 or a fine of \$250 per violation, per day will begin to accrue on July 24. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by obtaining an vacation rental certificate. The case is scheduled for follow-up at the July 24, 2025 hearing and no one was present.
	INSPECTION DATE	7/23/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/28/2025	
	FINAL ORDER MEETING DATE	6/26/2025	
	FINAL ORDER COMPLY BY DATE	7/23/2025	
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	7/23/2025	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	7/23/2025

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.

28. CASE 21100022

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

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

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

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

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/9/2021	STATUS	Open
ADDRESS	1850 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	7/31/2025 12:00:00 AM

29. CASE 21100051

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70190700000027912669	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER
	INSPECTION DATE	2/25/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/28/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	CRANE - CREST APARTMENTS, INC.	Owner
	12270 SW 3RD ST PLANTATION, FL 33325	
	., Hillman Engineering Inc	
	970 W McNab Rd, Ste 200 Ft. Lauderdale, FL33309	
	CRANE CREST REG AGENT, BECKER & POLIAKOFF, P.A.	
	1 E BROWARD BLVD, STE 1800 FORT LAUDERDALE, FL33301	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/25/2025	Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...	Not in Compliance	

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

NARRATIVE: THIS VIOLATION IS ALLEGED AGAINST CRANE-CREST APARTMENTS, INC., ON THE PARCEL OF REAL PROPERTY LEGALLY DESCRIBED IN CONDO DOCUMENTS RECORDED 02/23/1996, BK 24522 PG 596, INSTRUMENT #96085426, BROWARD COUNTY PUBLIC RECORDS: A parcel of land in Government Lot One (1), Section 7, Township 49 South, Range 43 East, Broward County, Florida, bounded as follows: EAST of State Road No. A-1-A on the North by a line parallel to and 4350 feet southerly from, measured at right angles to, the East and West Quarter-Section line in Section 6, of said Township and Range; on the South by a line 2080 feet northerly from, measured at right

angles to, the South line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and the easterly extension of said South boundary; on the West by the easterly right-of-way line of State Road No. A-1-A; and on the East by the waters of the Atlantic Ocean; WEST of State Road No. A-1-A on the North by a line parallel to and 4350 feet southerly from, measured at right angles to, the East and West Quarter-Section line in Section 6, of said Township and Range; on the South by a line parallel to and 1861.75 feet southerly from, measured at right angles to, the North boundary of said Section 7; on the West by the West line of said Government Lot 1; and on the East by the westerly right-of-way line of State Road No. A-1-A.

Violation: Failure to comply with Florida Building Safety Inspection Program.

Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.

Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/3/2021	STATUS	Open
ADDRESS	3900 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	7/31/2025 12:00:00 AM

30. CASE 21120018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	29
	INSPECTION DATE	2/25/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/28/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: FOUNTAINHEAD ASSOCIATION, INC. Owner
3900 N OCEAN DR LAUDERDALE BY THE SEA, FL 33308
., Hillman Engineering Inc
970 W McNab Rd, Ste 200 Ft. Lauderdale, FL33309
President, Fountainhead Association, Jim Naughton/
3900 N Ocean Dr #2A Lauderdale By The Sea, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/25/2025	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

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

NARRATIVE: Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
BRICKER 1670 LLC	1615 S FEDERAL HWY #206 BOCA RATON, FL 33432	1670 E TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062

Legal Description

TERRA MAR ISLAND ESTATES FIRST ADD 31-10 B LOT 2 BLK 11

Description

Sec. 6-12. - Time limits for completing construction and repair.

Case Status Closed **Case #** 24010005

Notes Be advised that pursuant to Section 6-12 of the Town's Code of Ordinances you are required to complete construction, restoration and repairs to the structure located at 1670 E TERRA MAR DR, on or before the 17TH day of NOVEMBER, 2023. This day has now passed and this address is still not in compliance. A hearing will be held where the Town will seek a final order giving a final date for completion before fines begin. Please attend hearing in order to discuss your case with the special magistrate and ask for more time.

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
9/12/2023	Complaint
9/18/2023	Courtesy Notice
1/29/2024	Notice of Violation
1/29/2024	Notice of Hearing
2/28/2024	Final Order
7/11/2025	Affidavit of Compliance

Violations

Ordinance/Regulation	Section	Description	Date Complied
Chapter 6 - Building and Building Regulations	Sec. 6-12.(a)(2) Time limits for completing construction and repair. Construction time limits. Exterior repair or renovation.	The exterior elements of any repair or renovation to an existing structure, which requires a building permit shall be completed and all construction material, equipment and debris removed from the property within six months of the issuance of the first building permit, unless otherwise provided in a Town development order or granted by the Town Commission prior to the issuance of the building permit.	7/11/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation	Sec. 6-12.(a)(2) Time limits for completing construction and repair. Construction time limits. Exterior repair or renovation.	Individual Violation	7/11/2025	\$40,800.00
Admin Fixed		Admin Fixed		\$3,750.00
			Total Fines	\$44,550.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$44,550.00



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

Sent To:

4326 OCEAN DR LLC
3317 NE 15 ST
FORT LAUDERDALE, FL 33304

Case #:

25080011

Date:

8/25/2025 12:00:00 AM

Property Owner:

4326 OCEAN DR LLC
3317 NE 15 ST
FORT LAUDERDALE, FL 33304

Property Description:

494318011310

Legal Description:

LAUDERDALE BY THE SEA 6-2 B LOT 7
BLK 15

AKA:

4326 N OCEAN DR, LAUDERDALE BY THE
SEA, FL 33308 1-4

Mailing Purposes Only

cc: TARN TANTIJIJ

3317 NE 15th ST FORT LAUDERDALE FL 33304-1707

TOWN OF LAUDERDALE-BY-THE-SEA

CODE COMPLIANCE DEPARTMENT

****NOTIFICATION OF REPEAT VIOLATION AND NOTICE OF PENALTY HEARING****

CASE #: 25080011

Sent To:

4326 OCEAN DR LLC
3317 NE 15 ST
FORT LAUDERDALE, FL 33304

Date:

08/25/2025

Property Owner:

4326 OCEAN DR LLC
3317 NE 15 ST
FORT LAUDERDALE, FL 33304

RE: Property located at 4326 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-4, also known by tax folio number 494318011310.

This letter is to advise you that the Town of Lauderdale-By-The-Sea Code Compliance Department has filed the enclosed Alleged Repeat Violation with the Special Magistrate for Code Compliance in regard to the above referenced property. The Affidavit alleges the property is again in violation of those City Ordinances listed below and thereby violates the provisions of the Final Order dated **6/3/2022 and 4/28/2023** issued in case number **22070021, 23030003**.

Ordinance/Regulation	Section	Description	Days to Comply from NOV Date
Chapter 6 - Building and Building Regulations	Section 6-41(a)(1) - Maintenance of exterior of premises.	The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Junk, trash, debris or construction materials not being actively utilized for construction;	9
Chapter 6 - Building and Building Regulations	Section 6-41(a)(7) - 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: Sources of infestation;	9

Your case is scheduled to be heard on Thursday, the **28th day of August, 2025** at 5:00 P.M. in the Town of Lauderdale-By-The-Sea Commission Meeting Room, 4501 Ocean Drive Lauderdale-By-The-Sea, Florida 33308, by the Special Magistrate. At that time you will have the opportunity to present evidence on your behalf. Your case will be heard by the Special Magistrate in your absence should you not appear.

The purpose of this Penalty Hearing is to determine whether or not the violation(s) cited in the prior case (s) have again occurred. Should the Special Magistrate find that a repeat violation did in fact occur, you may be subject to a fine of up to \$500.00 per violation per day for each day the violation(s) were repeated and/or for each day the violation(s) continues to exist, plus fines to cover the costs incurred by the City in the prosecution of this matter as provided for in Chapter 6.5 of the Town of Lauderdale-By-The-Sea Code of Ordinances and Chapter 162, Florida Statutes. Additionally, a fine of up to \$5,000 per violation may be imposed if the Special Magistrate finds the violation may be irreparable or irreversible in nature.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. **If you wish to be represented by an attorney, your attorney MUST notify the Special Magistrate's Clerk in writing at least seven working days before the Hearing.**

You may also have other rights which are set forth in Chapter 6.5 of the Town of Lauderdale-By-The-Sea Code Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional information, contact the Code Compliance Inspector, Terry-Ann Boyd at 9546404216 .

Enclosures

CERTIFIED MAIL #:

**Special Magistrate Clerk, 954-640-4220
4501 Ocean Drive
Lauderdale-By-The-Sea, Florida 33308**



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

Sent To:

TARN TANTIJIJ
3317 NE 15th ST
FORT LAUDERDALE, FL 33304-1707

Case #:

25080011

Date:

8/25/2025 12:00:00 AM

Property Owner:

4326 OCEAN DR LLC
3317 NE 15 ST
FORT LAUDERDALE, FL 33304

Property Description:

494318011310

Legal Description:

LAUDERDALE BY THE SEA 6-2 B LOT 7
BLK 15

AKA:

4326 N OCEAN DR, LAUDERDALE BY THE
SEA, FL 33308 1-4

Mailing Purposes Only

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