

APPROVED

TOWN OF LAUDERDALE-BY-THE SEA
CODE COMPLIANCE HEARING MINUTES
Town Commission Meeting Room (Jarvis Hall)
Thursday, August 28, 2025 at 5:00PM

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

Special Magistrate Judith Secher called the hearing to order at approximately 5:05PM on Thursday, August 28, 2025 with Assistant Director Code Compliance Terry-Ann Boyd, Building Official Simo Mansor, Code Officer Donovan Williams, Code Officer Ralph DesRoches and Special Magistrate Clerk Megan Small to record the minutes.

II. SWEARING OF WITNESSES

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

III. OPENING STATEMENT

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

IV. PUBLIC COMMENTS

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

V. CODE CASES

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

SPECIAL SET

ITEM #V. 31

***TAKEN OUT OF SEQUENCE**

Case #: 24010005 - Building and Building Regulations

Property Owner: Bricker 1670 LLC

Address/Folio: 1670 E Terra Mar Drive

Code Section(s): Sec. 6-12.(a)(2) Time limits for completing construction and repair.
Construction time limits. Exterior repair or renovation.

Assistant Director Code Compliance Terry-Ann Boyd testified that the property was in compliance now for the violation of time limits for completing construction and repair. She said that on their way to compliance, the property amassed \$44,450.00 in fines. The case started September 2023 and was complied in July 2025. Reed Baker, property owner, testified that he was here to ask for mitigation. He read a prepared statement (which sounded garbled in some areas of the video) into the file. He showed his photos to the City/Town. The Special Magistrate asked for the City/Town's recommendation. The Assistant Director answered that the Town would be good with 10% of \$44,450.00 or \$4,440 but it was the Special Magistrate's decision. The Special Magistrate noted that the wife was in the audience. Special Magistrate Secher felt that the City/Town did the best they could with their generous recommendation but decided on a fine in

the amount of \$4,000 inclusive of administrative fees. The Assistant Director suggested thirty days to pay the fine. The Special Magistrate ordered the fine mitigated down to a total of \$4,000 inclusive of administrative fees to be paid within thirty days.

NEW BUSINESS

ITEM #V.30

***TAKEN OUT OF SEQUENCE**

Case #: 25080005 - Building Code (FBC) Violation
Property Owner: Santorelli, Vincent R Albano Santorelli, Kristine
Address/Folio: 5200 N Ocean Blvd 1411A
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits

Code Officer Ralph DesRoches testified that this was a condo, residential property. On August 7, 2025 the residents were issued a Notice of Violation for work done without permit. He has photos for evidence depicting that the respondents were in the process of completely renovating their unit. He answered the Special Magistrate that as of today, no permits were requested by the respondents. The Town recommended a Final Order that a demolition permit must be obtained by September 24, 2025 or a \$100/day fine to accrue starting September 25, 2025 until compliance was reached plus \$100 hearing fee for today. The Special Magistrate was answered by Special Magistrate Clerk Small that this gave them 27 days to comply. The Code Officer answered the Special Magistrate that the unit was completely gutted and there was a Stop Work Order issued. Building Official Simon Mansor testified that the demo work was done without a permit and it was very unsafe. Walls were gone and wires were hanging. This was an emergency. Vincent Santorelli and Kristine Albano Santorelli, owners, testified by answering the Special Magistrate that they would get a demo permit by September 24, 2025. The Special Magistrate said that just for the purpose of today's meeting, the owners have until September 24, 2025 to obtain a demolition permit and then if they wanted to rebuild, they would have to get permits for that before work began. The Special Magistrate ordered a Final Order to obtain an after-the-fact demolition permit by September 24, 2025 or \$100/day fine to start to accrue on September 25, 2025 until compliance was reached plus \$100 administrative cost for today's hearing due immediately but payable within 30 days. Code Officer DesRoches showed his pictures depicting the present state of the unit to the Santorelli's and then gave the pictures to the Special Magistrate who accepted them into the record without objection.

ITEM #V.18

***TAKEN OUT OF SEQUENCE**

Case #: 25070004 - Building Code (FBC) Violation
Property Owner: Digiovanni, Lynn M
Address/Folio: 4520 El Mar Dr #1
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits

Assistant Director Code Compliance Terry-Ann Boyd testified she and the Building Official went to this property. The Building Official determined that this property had work done (bathroom and kitchen) without a permit. The Town was requesting that an after-the-fact permit would have to be submitted for the work done to the unit within thirty days or \$250/day fine to commence on September 25, 2025. The Special Magistrate also mentioned that an a/c changeout was on the paperwork. Brian Bauer testified that he is also an owner. Al Frevola testified that he is also a co-owner and also an attorney. Mr. Bauer, co-owner, answered the Special Magistrate that Lynn DiGiovanni was a third co-owner who was absent today and that the property was a condo. Mr. Bauer said that they purchased this condo with the work already done. They did not do the work but would get the after-the-fact permit. He explained that this was a problem because no general contractor wanted to take responsibility for someone else's work. They did find someone and the

application was ready but it could not be submitted until they get drawings from an engineer. He further explained that the permit for the windows was already opened by the HOA and closed he thought for a few years already. The Special Magistrate explained that if there was a problem getting the drawings within thirty days, the City/Town was to be made aware of that and the respondents would have to ask for an extension before the days given to comply were up. Special Magistrate Clerk Small reiterated that the compliance date would be in 27 days, September 24, 2025. The Special Magistrate ordered a Final Order for compliance by submitting an after-the-fact permit for the work done in the unit without permit by September 24, 2025 or \$250/day fine to start to accrue September 25, 2025 until compliance was achieved plus \$100 hearing cost for today due immediately but payable within thirty days. The Building Official answered the respondent's question regarding the \$250/day amount for this fine.

ITEM #V.29

***TAKEN OUT OF SEQUENCE**

Case #: 25080004 - Nuisance/Overgrowth Weeds & Grass
 Property Owner: 2031 House Buyer LLC
 Address/Folio: 2031 Coco Palm Pl
 Code Section(s): Chapter 6 - Building and Building Regulations Section 6-41(a)(18)
 - Maintenance of exterior of premises.

For the record, the Special Magistrate said that there were no persons present now to represent any property on the agenda. However, one person did leave the room and staff was unsure if that person would return today.

The Special Magistrate reminded that for this item #29, case #25080004, there was no one present to represent the property. Code Officer Donovan Williams testified that for this case #25080004, he was here to withdraw the case. He explained that there was a new property owner – a new LLC. He would now redirect this to the new owner and it would be refiled. The Special Magistrate ordered this case #25080004 withdrawn.

SPECIAL SET

ITEM #V. 32

***TAKEN OUT OF SEQUENCE**

Case #: 25080011 - Building and Building Regulations
 Property Owner: 4326 Ocean Dr LLC
 Address/Folio: 4326 N Ocean Dr
 Code Section(s): Section 6-41(a)(1) - Maintenance of exterior of premises.
 Section 6-41(a)(7) - Maintenance of exterior of premises.

While waiting for the Assistant Director to present this case, Special Magistrate Clerk Small read into the record the complied cases. Then she read into the record cases continued to the September 2025 and the October 2025 Hearings. The Special Set case (#25080011) was then heard (see bottom of page 4 and page 5).

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

COMPLIED CASES		
Item #	Case #	Property Address
1	25060014	2121 S Ocean Blvd 706
2	25070003	4221 Bougainvillea Dr
3	25070008	250 Pine Ave
4	25070001	4109 N Ocean Dr 1-9
5	25060004	1431 S Ocean Blvd 78
6	25070002	248 Codrington Dr
7	25080002	267 Oceanic Ave

COMPLIED CASES		
Item #	Case #	Property Address
8	25080003	223 Codrington Dr
9	25080007	4521 N Ocean Dr 1-6

Special Magistrate Clerk Small then read into the record the cases that were continued to the September 25, 2025 Hearing.

CONTINUED TO SEPTEMBER 25, 2025 HEARING		
Item #	Case #	Property Address
10	25060023	2041 Coral Reef Dr
11	25050002	1480 S Ocean Blvd
12	21120018	3900 N Ocean Dr
13	21100051	1850 S Ocean Blvd
14	21100022	1620 S Ocean Blvd
15	25040006	4644 Bougainvillea Dr 1-5
16	24050073	4461 W Tradewinds Ave
17	25060011	4652 Poinciana St 1
20	25070006	4412 E Tradewinds Ave 1-2
21	25070007	4025 Thomas Way
22	25060016	4652 Poinciana St 5
23	25060018	4652 Poinciana St 6
25	25070009	4652 Poinciana St 5
27	25050003	226 Corsair Ave
28	25060008	4652 Poinciana St 4

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

CONTINUED TO OCTOBER, 2025 HEARING		
Item #	Case #	Property Address
24	25060019	4652 Poinciana St 8
26	25060015	4652 Poinciana St 2

SPECIAL SET

ITEM #V. 32

***TAKEN OUT OF SEQUENCE**

Case #: 25080011 - Building and Building Regulations

Property Owner: 4326 Ocean Dr LLC

Address/Folio: 4326 N Ocean Dr

Code Section(s): Section 6-41(a)(1) - Maintenance of exterior of premises.

Section 6-41(a)(7) - Maintenance of exterior of premises.

For the record, no one was in attendance to represent the property. Assistant Director Boyd returned to the hearing and testified that this case represented the sixth repeat violation for an ongoing issue for this property regarding the reoccurrence of bees. Also, it was the fourth repeat violation for substantial overgrowth, litter and debris. She answered the Special Magistrate that no one was here today to represent this property and that was part of the issue. There has been little interaction with the owner and when there was interaction, it was very minimal. The interaction was to address the problem(s) and then the violation(s) reoccurred a year or so later. She answered the Special Magistrate that the property was notified based on the information on the Broward County Property Appraiser's website and gave the address for notice. The representative for the listed owner, 4326 Ocean Dr LLC, is Tarn Tantikij and she gave that address for notice. Notices were sent to both addresses and the Town posted the property. They also

reached out by email which from time-to-time did get some response in the past. The last time this property came before the Special Magistrate for the bee problem, there was another person involved. She reached out to that gentleman who told the Assistant Director that he has had no contact with the owner. The Assistant Director answered the Special Magistrate that it was a multi-family property which was vacant at this point. Because the house was vacant and was a health and safety issue, the Town was asking the Special Magistrate to permit them to abate the two repeat-violation issues. She spoke about the bees and the litter all over the property but especially on the highly traveled road, North Ocean Drive. She presented photos (bees and overgrowth/litter) to the Special Magistrate to give her an idea of what was transpiring.

The Assistant Director explained that over the course of this ownership, there were many cases on this property with some outstanding with fines that total \$1,000,080.00 (one million eighty dollars). This absentee owner seemingly does not show any regard for surrounding neighbors. The Special Magistrate said that this was apparently an abandoned property fronting on Ocean Drive. The Assistant Director answered the Special Magistrate that the person she spoke to who abated the bees for the owner last time, did not want to have anything more to do with this owner for many reasons. For example, he did not get paid. The Assistant Director said that the history of the property depicted an absentee owner and a severe lack of maintenance at the property. The Special Magistrate said that she could enter an order to abate any and all violations including pests, bees, foliage, trees, and any broken windows or anything broken and the cost of the abatement to be sent to the owner. The Assistant Director said that they would add the abatement costs to the \$1,000,080 each time another abatement was done. The Special Magistrate asked if the City/Town Attorney was aware of this property and the Assistant Director answered. She spoke about priority enforcement. The Special Magistrate ordered on an emergency basis that the City/Town could abate any and all violations on the property and those abatement expenses would be at cost to the property/owner.

The Assistant Director said that in addition to the abatement the Town would do, the Town was also requesting to certify fines because this was the sixth repeat for the bees' violation and a fourth repeat for the overgrowth. For the bees, the photos were taken on August 19, 2025 and for everyday since August 19, 2025 that the Town observed the bee violation, it would be at \$500/day repeat violation fine and including today was a total of nine days. The Town contacted someone to abate the bee problem who was waiting for the "go ahead" to proceed. The Special Magistrate ordered certification of the nine-day observed repeat bee violation at \$500/day fine for a total of \$4,500.00 as of today.

NEW BUSINESS

ITEM #V.19

***TAKEN OUT OF SEQUENCE**

Case #:	25070005 - Vacation Rental Regulations
Property Owner:	245 Tradewinds LLC
Address/Folio:	245 N Tradewinds Ave
Code Section(s):	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration

For the record, no one was in attendance to represent the property. The Assistant Director testified that this case was for a Finding of Fact. The violation was for duration of stay and that violation did exist but was corrected. The advertisement was changed to reflect the minimum amount of seven consecutive day stay for short-term rental. The property was in compliance as the website was corrected. The Town was asking for a Finding of Fact that the violation existed but was corrected and if this violation should reoccur within the next five years under the same ownership, it could be deemed a repeat violation subject to immediate and higher fines. The Special Magistrate ordered a Finding of Fact that the violation regarding duration of stay did exist.

but was in compliance now and if this violation should reoccur within the next five years under the same ownership, it could be deemed a repeat violation subject to immediate and higher fines plus \$100 hearing cost for today was due immediately but payable within thirty days.

Discussion ensued about this type of violation. The Assistant Director said that some people who rent property feel that a seven-day stay was too long because they believe people did not want to stay that long. She further stated that the Town found duration violations and kept a record of these violations.

Not having any additional business to be heard, Special Magistrate Judith Secher adjourned the Hearing on August 28, 2025 at approximately 5:49PM.

APPROVED BY:


Special Magistrate Judith Secher

ATTEST:


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