

APPROVED

TOWN OF LAUDERDALE-BY-THE SEA
CODE COMPLIANCE HEARING MINUTES
Town Commission Meeting Room (Jarvis Hall)
Thursday, March 28, 2024 at 5:00PM

I. CALL TO ORDER, SPECIAL MAGISTRATE JUDITH SECHER

Special Magistrate Judith Secher called the hearing to order at approximately 5:00PM on Thursday, March 28, 2024 with Development Services Director Jhanelle Campbell, Senior Code Compliance Officer Eric Villanueva, Code Compliance Officer Hector Barrett, and Special Magistrate Clerk Megan Small to record the minutes.

II. SWEARING OF WITNESSES

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

III. OPENING STATEMENT

Please note for the record that this is an in-person hearing.

IV. PUBLIC COMMENTS

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

V. CODE CASES

The cases were heard in the order they were typed and the cases called first were for people who were attending the hearing. All discussions/actions in the matters were not limited to the case summaries typed below.

SPECIAL SET

ITEM #V.16

***TAKEN OUT OF SEQUENCE**

Case #: 22030014

Property Owner: Sea Echo Associates LLC

Address/Folio: 4209 El Mar Drive

Senior Code Compliance Officer Villanueva testified that this was a case for work without permits. The Town was seeking to vacate the Final Order that was established May 6, 2022. The case was now complied and they wanted to bring the fees and fines to zero. The Special Magistrate said there was a basis to vacate and she understood that the new owners were completely in compliance. The Code Compliance Officer said they were vacating for service of the new ownership and the new owners have complied in full. Nothing further needed to be done at this hearing. The Special Magistrate ordered vacating the Final Order which would vacate any liens, fines, and fees for the new owner bringing them down to zero. Development Services Director Campbell answered that the order to vacate was to vacate the Final Order which would subsequently invalidate the lien that was recorded against this property for failure to establish proper service per State Statute for the new owner.

OLD BUSINESS

ITEM #V.7

***TAKEN OUT OF SEQUENCE**

For the record, there was no one in attendance to represent the property. Code Compliance Officer Barrett testified that service was obtained by green card for this work without permit case. The Town was recommending a Finding of Fact that the violation existed but was in compliance prior to this hearing but should it reoccur within the next five years under the same ownership, it may be deemed a repeat violation subject to higher and more immediate fines. He answered the Special Magistrate that the violation was work without permits (after-the-fact permits needed to be obtained for the work done). The Special Magistrate ordered a Finding of Fact that the violation existed but was complied prior to this hearing and should this violation reoccurred at this property within the next five years with the same owner, it may be deemed a repeat violation subject to immediate and higher fines. No fees were assessed for this hearing.

The Special Magistrate announced that no one else was present now to represent the property in the following cases.

ITEM #V.10 *TAKEN OUT OF SEQUENCE
Case #: 24030001 - Recreational Vehicle & Boat Violation
Property Owner: Magee, Vincent & Teri B
Address/Folio: 1972 Sailfish Pl
Code Section(s): Chapter 19 – Traffic And Motor Vehicles Section 19-21(b)(3).
Parking or storage of motor vehicles and vessels.

For the record, there was no one in attendance to represent the property. Code Compliance Officer Barrett testified that service was obtained by green card. This was a citation for parking a vessel (jet skis) in the driveway. The Town was recommending a Finding of Fact that the violation existed but was complied prior to this hearing and should it reoccur within the next five years under the same ownership, it may be deemed a repeat violation subject to higher and more immediate fines. The Special Magistrate ordered a Finding of Fact that the violation existed but was complied prior to this hearing and should this violation happen again at this property within the next five years with the same owner, it may be deemed a repeat violation subject to immediate and higher fines. No fees were assessed for today's hearing.

ITEM #V.12 *TAKEN OUT OF SEQUENCE
Case #: 24030002 - Building Code (FBC) Violation
Property Owner: Vento, Phillip M
Address/Folio: 233 Neptune Ave
Code Section(s): Florida Building Code Section 105.1 Required

For the record, there was no one in attendance to represent the property. Senior Code Compliance Officer Villanueva testified that this case was continued to the April Hearing due to the fact that there was no Building Official present tonight. The Special Magistrate ordered this case continued to the April 25, 2024 Hearing and no fees were assessed this evening.

ITEM #V.13
Case #: 24030003 - Sign Violations
Property Owner: ACS 218 LLC
Address/Folio: 222 E Commercial Blvd
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-503 (a-q)

For the record, there was no one in attendance to represent the property. Senior Code Compliance Officer Villanueva testified that this case would be continued to April 25, 2024. The

Special Magistrate ordered this case continued to the April 25, 2024 Hearing with no fees assessed for tonight's hearing.

Special Magistrate Clerk Small read into the record the cases that were continued to April 25, 2024.

CONTINUED TO THE APRIL 25, 2024 HEARING		
Item #	Case #	Property Address
1	21120003	2000 S Ocean Blvd
2	22070008	4553 Bougainvillea Dr
3	22050002	229 E Commercial Blvd
4	23050002	4520 El Mar Dr
5	24010006	2000 S Ocean Blvd, 2G
9	24020001	5400 N Ocean Blvd
11	24030006	275 Codrington Dr
14	24030004	4629 Poinciana St, 215
15	24030005	2073 Coco Palm Pl

VI. ADJOURNMENT

Not having any additional business to be heard, Special Magistrate Judith Secher adjourned the Hearing on March 28, 2024 at 5:18PM.

APPROVED BY:



Special Magistrate Judith Secher

ATTEST:



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