

TOWN OF LAUDERDALE-BY-THE SEA
CODE COMPLIANCE HEARING MINUTES
Town Commission Meeting Room (Jarvis Hall)
Thursday, July 25, 2024 at 5:00PM

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

Special Magistrate Judith Secher called the hearing to order at approximately 5:00PM on Thursday, July 25, 2024 with Development Services Director Jhanelle Campbell, Assistant Development Services Director Muriel Ramirez, Building Official Simo Mansor, Senior Code Compliance Officer Eric Villanueva, Code Compliance Officer Hector Barrett, and Special Magistrate Clerk Laeasha Saddler to record the minutes.

II. SWEARING OF WITNESSES

Special Magistrate Clerk Laeasha Saddler 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 and to please turn off or silence devices.

IV. PUBLIC COMMENTS

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

V. CODE CASES

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

NEW BUSINESS

ITEM #V.42

***TAKEN OUT OF SEQUENCE**

Case #: 24070004 - Building Code (FBC) Violation

Property Owner: Ruiz, Noel

Address/Folio: 5450 N Ocean Blvd 52-M

Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits

Senior Code Compliance Officer Eric Villanueva testified that the home was renovated with no permits. The owner was told to obtain after-the-fact building permits for interior remodel. He showed his photo evidence to the respondent and then gave them to the Special Magistrate who entered them into the file as the Town's Composite Exhibit of photos showing work that was done without permits. The code officer said the owner was here today to speak on this case. Noel Ruiz testified that he was the owner of unit 52. Upon his return from being out of Town, he called the Building Department regarding the notice. He spoke with Eric and others and understood what he needed to do. He began to open the permits and explained how far he got in the process.

The code officer answered the Special Magistrate that this case was for a full interior remodel (e.g., kitchen, bathroom, flooring, etc.). Building Official Mansor testified and reiterated that it was a full remodel of the condo apartment. The owner testified that he started small but one thing led to another and he did not realize he needed a permit as he did not do structural work. The condo sold and the new owner would take over August 12th. The Special Magistrate said that the current owner was in the process of complying but asked the Town how that would work with new owners.

The Building Official testified that the work was already done so it would depend on when permits were obtained. He recommended that an engineer should get this job finished for the current owner especially for the concealed work. Mr. Ruiz, current owner, said he had the plans but they were not officially stamped by the engineer. He explained that he did not remove any walls. The Building Official suggested compliance by the day before the next hearing. Development Services Director Campbell testified that since there was a sale pending, the Town would like to wrap this up before ownership of the condo changed hands. She suggested, if okay with the Building Official, to get a full and complete building permit application in by next Thursday, August 1st, or fines would commence at \$100/day. The Special Magistrate ordered the full and complete permit applied for by August 1, 2024 or \$100/day fine would commence until compliance was met plus \$50 cost for today's hearing due immediately or payable within thirty days.

OLD BUSINESS

ITEM #V.27

***TAKEN OUT OF SEQUENCE**

Case #: 24050051 - Building Code (FBC) Violation
Property Owner: Vecchitto, Michael
Address/Folio: 2121 S Ocean Blvd 604
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits.

For the record, no one was in attendance to represent the property. Code Compliance Officer Barrett testified that they were cited for work without permits. However, the permit was in and in review. He suggested continuing this case until the August 22nd hearing. The Special Magistrate ordered continuance to the August 22, 2024 Special Magistrate Hearing.

COMPLIED CASES****

ITEM #V.11

***TAKEN OUT OF SEQUENCE**

Case #24050004 - Building Code (FBC) Violation
Property Owner: A Plus Management Inc
Address/Folio: 3261 Oleander Way
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits.

For the record, no one was in attendance to represent the property. Senior Code Compliance Officer Villaneuva testified that this case was complied. He answered the Special Magistrate that this agenda item did not need to be heard today and it was closed as complied.

NEW BUSINESS

ITEM #V.37

***TAKEN OUT OF SEQUENCE**

Case #: 24060011 - Zoning Violations
Property Owner: Tognini, Francesco H/E Interesting Investments LLC
Address/Folio: 262 Basin Dr
Code Section(s): Chapter 30 - Unified Land Development Regulations Sec. 30-

137.(d)(2)a. Duplex properties. Sec. 30-137.(d)(2)a. –
Nonconforming uses and structures. Duplex properties.

Francesco Tognini testified that he was the property owner. He was sworn in by the Special Magistrate Clerk. Senior Code Compliance Officer Eric Villanueva testified that the owner was requested to contact the Development Services Department to get the issue resolved. The Code Officer answered the Special Magistrate that there was a prohibited lot sub-division meaning one building could not be divided into two separate properties. Development Services Director Campbell testified that this property was located in a zoning district that allowed duplexes. However, our Town Code prohibited property owners from separating it into two separate parcels. Mr. Tognini needed to unify the two separate parcels back into one parcel to be compliant. She sent him an email and knew they were working on this. DS Director Campbell suggested continuing this to the September Hearing but later on decided on the October Hearing. The Special Magistrate asked if this was one duplex structure which was made into two parcels. The DS Director answered and then explained that this was done so that the owners could sell the structure to two different people.

Mr. Tognini explained that when they bought this property, they demolished the duplex and built another structure from scratch. He moved into one side and made that his home. A friend of his now owned the other side. Mr. Tognini was retired and had homestead and split the folio to keep his taxes low. He went to an attorney who contacted Broward County who said the split could be done. He thought he was doing everything “by the books”. Director Campbell testified that on November 28, 2016 the Town recorded and noted prohibited lot subdivision on the property (Instrument #114062091). If a title search was run, this should have come up. Mr. Tognini asked if he could ask the lady from the lawyer’s office what they did and she, a legal assistant, came up to the podium and was sworn in. Patricia Ann Chacon said they were not required to do a title search when they contacted the County. Director Campbell explained that when Mr. Tognini bought the property in 2019, this should have come up if a title search was done then. The Special Magistrate clarified that what the Town was requiring was to put the two parcels back to one. Mr. Tognini wanted to know if he could keep this as two parcels and Director Campbell answered that the Town was willing to give him time to work this out and reconvene in approximately 90 days at the October 24, 2024 Hearing. She explained that in order to comply, he would need a complete unification of title, have it recorded, and show Director Campbell that it was back to being one lot. This item would be continued to the October 24, 2024 Hearing with no costs for today’s hearing. The Special Magistrate ordered this item continued to the October 24, 2024 Hearing with no costs for today’s hearing.

OLD BUSINESS

ITEM #V.28

Case #24050006 - Building Permit Violation
Property Owner: 1973 Sailfish PI LLC
Address/Folio: 1973 Sailfish PI
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits.

Robert Smith, owner, was at the podium. Senior Code Compliance Officer Villanueva testified that this case had a Final Order requiring compliance by June 26, 2024 but they complied on July 22, 2024. They incurred fines of \$6,500. He said that Mr. Smith was here today to see if the Town would mitigate the fines. The code officer said the Town was requesting at least \$2,500 in fines. The Special Magistrate said the fine was \$250/day for the days not in compliance and the Town was recommending the fine be reduced from \$6,500 to \$2,500. When the Special

Magistrate asked Mr. Smith if he was okay with a reduced \$2,500 fine, he asked the code officer if the \$2,500 was part of the total with the double permit fee. The code officer explained that the \$2,500 was the code fine and anything from the Building Department (permit fee) was a separate amount. The Florida Building Code required a double permit fee on any work done without a permit. The Special Magistrate asked if anyone in attendance knew anything about the building fine. Building Official Mansor testified that he explained this to Mr. Smith who did a complete renovation of the unit. The Florida Building Code was clear as to it being a minimum of a double fee to get a permit after the work was done and he already told him it would be around \$10,000. That \$10,000 amount had nothing to do with this case. Mr. Smith explained that when he bought the house, there were no architectural plans with the Town, Pompano Beach, or the County. He took off the drywall so the architect could start drawing plans in order to submit them. What he did was just the surface. Everyone gave him good advice and he spoke about being told about the after-the-fact permit. His mother got very ill and he was her 24/7 caregiver. He was not at this house until things were in order. Now \$12,500 would be in addition to the work that cost \$2,500 to do but there were no plans. The code officer showed Mr. Smith the photo evidence dated April 18th that was submitted at the original hearing and he re-submitted it today to the Special Magistrate who entered it into the file as Town Exhibit 1. The Building Official had to post a Stop Work Order and the Town did not hear from Mr. Smith until about last week for the first time. There were multiple inspections of the home and that was why the Town requested \$2,500 in fines. The Special Magistrate said she could not address the \$10,000 permit fee as it did not have to do with code and the \$2,500 fee reduced from \$6,500 was very generous but she asked if \$2,000 would be okay with the Town. She was answered that \$2,000 was acceptable to be paid in thirty days. The Special Magistrate ordered the mitigation of the \$6,500 fine to be reduced to \$2,000 payable within thirty days or it would revert back to the original \$6,500 fine.

ITEM #V.33

***TAKEN OUT OF SEQUENCE**

Case #: 24060008 - Sidewalk Café Violations
Property Owner: Commercial East LLC
Address/Folio: 100 E Commercial Blvd
Code Section(s): Chapter 17 – Streets, Sidewalks, and other private places Sec 17-86 (a) (1-7) Sidewalk café permit required.

Dmitri Serevriamik, owner of the restaurant, was sworn in. He leased the restaurant (Harat's) property. Senior Code Officer Villaneuva testified that Staff informed him that he complied with all the required documents for a sidewalk café agreement with the Town but the Town would send out one more document on Monday which would need his signature for complete compliance. The \$50 hearing costs from the previous hearing were also due. Assistant Development Services Director Muriel Ramirez explained about the agreement that would be sent out on Monday that needed to be signed as well as the payment for the sidewalk café in addition to payment of the previous \$50 hearing costs. The Special Magistrate ordered the case complied when the document sent by the Town on Monday was signed, payment for the sidewalk café paid, and paying the previous \$50 hearing costs.

ITEM #V29

Case #: 24050011 - Business Tax Receipt Req (BTR)
Property Owner: Serpin, Nida Serpin, Adnan & Kilic, Koray
Address/Folio: 226 Corsair Ave
Code Section(s): Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required
Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d)

homesteaded. If they want to rent this property, they need to get a contractor. If they rent, the homestead on the property would go away. As this case was about work without permit, that would be the only thing that would be discussed. The Building Official asked if they were going to rent the property within the year or live in the property for a full year after they finished everything and then he could advise them what needed to be done. Since they planned to rent it, the Building Official said to get a contractor who would guide them through what had to be done. The code officer said that the case would be continued to August 22, 2024 for a Status Hearing. He hoped they had a contractor hired and a permit for all the items listed that were done without a permit. The Special Magistrate ordered this item continued to the August 22, 2024 Hearing for a Status Hearing with no costs for today's hearing.

OLD BUSINESS

ITEM #V.32

Case #: 24060004 - Zoning Violations
Property Owner: Creason, James B Creason, Jeremy T
Address/Folio: 275 Hibiscus Ave
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits

For the record, no one was in attendance to represent the property. Senior Code Compliance Officer Villaneuva testified that there was a Final Order with a comply-by date of July 24, 2024. The Town was requesting to extend the comply-by date to August 21, 2024 and, hopefully by then, there would be a permit on file and no cost of hearing to be assessed for today. The Special Magistrate ordered a revised Final Order by just changing the compliance date to August 21, 2024 and the fine of \$250/day remained until compliance was achieved since only the compliance date was changed.

Special Magistrate Secher made a statement that there were no other persons in attendance to represent the property for the remaining cases. The following cases would have no representation for the properties.

NEW BUSINESS

ITEM #V.43

Case #: 24070005 - Building Code (FBC) Violation
Property Owner: 4403 Tradewinds Inc.
Address/Folio: 4405 N Ocean Dr
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits

For the record, no one was in attendance to represent the property. Senior Code Compliance Officer Villaneuva testified that this was a new case and per Building Official Mansor, there was an a/c installed without a permit. The code officer thought this was discovered because of a fire at the building. He did not have any pictures for evidence. The Building Official testified that this was a restaurant that caught fire. The fire was started by an a/c that was put in without a permit. The restaurant owner was told to get a permit for the new a/c that would have to be put in as the other a/c was no good. There was a column that was next to the fire that got really heated up and the Building Official requested the status on that by the engineer but no one contacted him. The Building Official suggested a continuation for this case to August 22, 2024 so that they could figure out exactly what happened. He wanted to talk to the Fire Marshal as well regarding the status. The Town recommended the continuation so they could get the status on this case and

fire. The code officer mentioned something about the address of the restaurant. The Special Magistrate ordered a continuation for this case to the August 22, 2024 Hearing.

Building Official Mansor left the Hearing at approximately a little after 6:00PM.

OLD BUSINESS

ITEM #V.34

***TAKEN OUT OF SEQUENCE**

Case #: 24050073 - Building Permit Violation
Property Owner: Aguirre Marin, Jorge A Martin
Address/Folio: 4461 W Tradewinds Ave
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits

For the record, no one was in attendance to represent the property. Senior Code Compliance Officer Villanueva testified that this case was on a final order to comply by yesterday. Since they did submit for permit, the Town was requesting to just extend the comply-by date to August 21, 2024 on a revised Final Order. For the record, he said the contractor reached out regarding the dock on the intercoastal. He said they have to get permits from the Army Corps of Engineers. They requested a couple of months but the Town was giving them a thirty day extension with no cost for today’s hearing so they did not accrue fines and then we would get a Status to see where they were in thirty days. He answered the Special Magistrate that since they submitted for permit, he knew they were working on this and said no cost for today’s hearing. The Special Magistrate ordered a revised Final Order depicting the change of the comply-by date extended to August 21, 2024 and no cost of hearing for today.

NEW BUSINESS

ITEM #V.35

***TAKEN OUT OF SEQUENCE**

Case #: 24070003 - Vacation Rental Violation
Property Owner: Leclair, Mathieu
Address/Folio: 4218 Seagrape Dr
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-327(f)10: VACATION RENTAL AGREEMENT Section 30-327(f)10 VACATION RENTAL AGREEMENT (f)Application for a rental certificate.

For the record, no one was in attendance to represent the property. Code Compliance Officer Barrett testified that the owner’s agreement was to use his or her best efforts to assure that the vacation rental or short-term rental use of the dwelling would not disrupt the residential character of the neighborhood. Tonight was for a finding of fact establishing that the violation did occur but was complied prior to this hearing. Should the same type of violation come back in front of the Special Magistrate within the next five years under the same ownership, it could be deemed a repeat violation subject to immediate and higher fines. He had a copy of the police report and gave that to the Special Magistrate who read that the date of the violation was July 1, 2024 and saw that there were fifteen occupants. The code officer answered the Special Magistrate that they have a vacation rental license. There was a fight outside and the police were called. That violation was then complied. The Special Magistrate ordered a Finding of Fact that the violation existed but was in compliance prior to this hearing and if the same violation happened again at this residence under the same property ownership within the next five years, it may be deemed a repeat violation subject to immediate and higher fines. The Special Magistrate entered the police report of the response to the violation into the record as Town Exhibit 1.

ITEM #V.36

Case #: 24060005 - Recreational Vehicle & Boat Violation
Property Owner: Gadsby, David T
Address/Folio: 259 Imperial Lane
Code Section(s): Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(4)
Parking or storage of motor vehicles and vessels

For the record, no one was in attendance to represent the property. Code Compliance Officer Barrett testified that service was obtained by posting. He explained about the restricted and the prohibited in the east and west zone as designed in Section 19-21 (b) (4) of the Traffic and Motor Vehicles Section for parking or storage of motor vehicles and vessels. Today was for a Finding of Fact. He was submitting into evidence a photo of a large boat stored in the front of the garage establishing that the violation existed but was in compliance prior to this hearing. If this violation should come before the Special Magistrate within the next five years with the property under the same ownership, it could be deemed a repeat violation subject to immediate and higher fines. The code officer answered the Special Magistrate that the violation occurred on June 10, 2024. The Town's evidence was accepted into the record as Town's Exhibit 1. The Special Magistrate ordered a Finding of Fact that the violation did exist and occurred on June 10, 2024 but was in compliance prior to this hearing and if this violation should reoccur within the next five years under the same ownership, it could be deemed a repeat violation subject to more immediate and higher fines.

ITEM #V.39

Case #: 24060012 - Zoning Violations
Property Owner: White Cap of FI Inc
Address/Folio: 4325 N Ocean Dr
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-504 (2) (a) Temporary signs

For the record, no one was in attendance to represent the property. Senior Code Officer Villanueva testified that this case was complied. The Special Magistrate ordered the case closed as complied.

ITEM #V.41

Case #: 24070002 - Vacation Rental Violation
Property Owner: Cardelfe, Martha Level Cardelfe, Philip
Address/Folio: 290 Tropic Dr
Code Section(s): Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration.
Chapter 30 - Unified Land Development Regulations Section 30-327(f)10: VACATION RENTAL AGREEMENT Section 30-327(f)10 VACATION RENTAL AGREEMENT (f)Application for a rental certificate.

For the record, no one was in attendance to represent the property. Senior Code Officer Villanueva testified that this case was complied but the Town requested a Finding of Fact for this case. Service was obtained by posting. One violation was Sec. 30-327.(d) for vacation rentals and short-term rentals. They could not rent for less than seven consecutive days. They have corrected this in their advertising. They were also cited on Sec. 30-327.(f) 10 for applicant to use his or her best efforts to assure that the vacation rental or short-term rental use of the dwelling would not disrupt the residential character of the neighborhood, and would not interfere with the

rights of neighboring property owners to the quiet enjoyment of their residences. He had a BSO report for a disturbance call on July 3, 2024 at 23:41 hours (loud noise coming from the people in the pool area). The officer spoke with the renters (eight occupied the residence) who said they were there for four nights which was in violation of the Town Code. They agreed to stop the noise so that was complied. He submitted that noise violation BSO report into evidence for which the noise was corrected and the Special Magistrate accepted it into the file as Town Exhibit 1. It also stated about the four night rental which was corrected in the advertisement. The Town was requesting a Finding of Fact that they were renting for less than seven consecutive days and also a Finding of Fact that there was a disturbance call (loud noise). If one or both of these violations would happen again within the next five years under the same ownership but not necessarily at the same address, it may be deemed a repeat violation subject to higher and more immediate fines. The Special Magistrate ordered that they violated on July 3, 2024 two ordinances that state must rent for a minimum of seven consecutive days and also the disturbance call and both were complied but if either or both reoccurred within the next five years under the same ownership, they may be deemed a repeat violation subject to more immediate and higher fines and no hearing costs for today's hearing.

The following item #46 was called and it was not listed on the agenda but the Case History Report was in the agenda packet (page 51).

NOT ON AGENDA

ITEM #V.46

***TAKEN OUT OF SEQUENCE**

Case #: 24050022 - Business Tax Receipt Req (BTR)
Property Owner: JJTA Real Properties LLC
Address/Folio: 260 Allenwood Dr
Code Section(s): Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required

For the record, no one was in attendance to represent the property. Code Officer Barrett testified that this case was complied. The Special Magistrate ordered this case closed as complied.

OLD BUSINESS

ITEM #V.25

Case #: 23010015 - Building Code (FBC) Violation
Property Owner: MG Property Management
Address/Folio: 234 Hibiscus Ave
Code Section(s): Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program.

For the record, no one was in attendance to represent the property. Special Magistrate Clerk Saddler called this case and read into the record that this case would be continued to the August 22, 2024 Hearing. The Special Magistrate ordered continuance of this agenda item to the August 22, 2024 Hearing.

ITEM #V.26

Case #: 24050034 - Building Permit Violation
Property Owner: East Leisure Association, Inc
Address/Folio: 4117 Bougainvillea Dr
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits
Florida Building Code Section 105.1 Required

For the record, no one was in attendance to represent the property. Special Magistrate Clerk Saddler called this case and read into the record that this case was complied. The Special Magistrate ordered this case closed as complied.

ITEM #V.30

Case #: 22070008 - Permits Required Violations
Property Owner: Stonehorse Real Est Holdings Cook, Ronda A & Cook, Ricky D
Address/Folio: 4553 Bougainvilla Dr
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-509(a). - Administration and Permits (Signs).
Chapter 6 - Building and Building Regulations Section 6-36(a).
General structural specifications.
Florida Building Code FBC BCA Section 105.1. Work Without Permits.

For the record, no one was in attendance to represent the property. Special Magistrate Clerk Saddler read this item into the record and said that it has been continued until the August 22, 2024 Hearing. The Special Magistrate ordered this item continued to the August 22, 2024 Hearing.

CASES TO BE CONTINUED

ITEM #V.22

Case #: 24060014 - Property Maintenance (General)
Property Owner: Wallin, Anders G
Address/Folio: 1961 Windward Dr
Code Section(s): Chapter 6 - Building and Building Regulations Section 6-37(a)(1).
Maintenance appearance standards
Chapter 6 - Building and Building Regulations Section 6-37(a)(2).
Maintenance appearance

For the record, no one was in attendance to represent the property. Senior Code Officer Villaneuva testified that he was continuing this case because as soon as this was decided, the ownership changed. The Special Magistrate ordered continuance of this agenda item to the August 22, 2024 Hearing.

Special Magistrate Clerk Saddler was to read into the record the rest of the cases that were listed on the agenda as complied and not heard at this hearing and then the cases that were listed on the agenda as continued and not heard at this hearing.

Two cases listed as complied cases and not heard were requested to be heard tonight so (item #4 and item #7) were called into the record and heard tonight for a Finding Of Fact (see immediately below).

ITEM #V.4**

***TAKEN OUT OF SEQUENCE**

Case #: 24060009 - Vacation Rental Regulation
Property Owner: Grieco, Amanda & Preston W
Address/Folio: 258 Avalon Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration.
Chapter 30 - Unified Land Development Regulations Section 30-327(f)10: VACATION RENTAL AGREEMENT Section 30-327(f)10

VACATION RENTAL AGREEMENT (f)Application for a rental certificate.
Chapter 30 - Unified Land Development Regulations Section 30-327(h)2(i). Vacation rentals

There was no one in attendance to represent the property. Code Officer Barrett testified for item #4 and explained the three violations such as but not limited to rented for less than seven consecutive days. The narrative showed noise complaint, rental for fewer than seven consecutive days, and no call back from rental agent. The code officer had a police report (4 pages) and gave that to the Special Magistrate who entered it into the record as Town Exhibit 1. The report indicated a disturbance at that location, manager did not respond, no seven day consecutive rental and was used as the basis of the Finding of Fact. The violations were complied (music was turned off, website was corrected for the rental to be a minimum of seven consecutive days, and understanding about the manager being available, etc.). The Finding of Fact was the three violations on June 14, 2024 evidenced by the police report did exist and were complied and if all or any of these violations should reoccur within five years under the same property owner, it may be deemed a repeat violation subject to higher and more immediate fines. The Special Magistrate ordered a Finding of Fact that there were three violations on June 14, 2024 that were complied and if all or any of these three violations should reoccur within five years under the same ownership, it may be deemed a repeat violation subject to higher and more immediate fines.

ITEM #V.7***

***TAKEN OUT OF SEQUENCE**

Case #: 24060017 - Noise Violations
Property Owner: Hill, Charles F Jr
Address/Folio: 4025 Thomas Way
Code Section(s): Chapter 13 - Noise Section 13-6(a). - Noise limitations.
Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(4)
Parking or storage of motor vehicles and vessels. Restrictions and prohibitions
Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration.

There was no one in attendance to represent the property. Code Officer Barrett testified for item #7 and explained that for Chapter 13 - Noise Section 13-6(a). - Noise limitations, that they were having a party with loud noises / disturbance and people were jumping into the Intercoastal. As proof of violation(s), the police report was accepted into the record as Town Exhibit 2. For Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(4) Parking or storage of motor vehicles and vessels, there was a picture of a trailer parked on the property. This picture was accepted into the record by the Special Magistrate as Town Exhibit 1. For Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration, the Case History Report depicted the corrective action stating rental must be a minimum of seven consecutive days and all advertisements should state that. The Special Magistrate ordered that the violations existed but were complied and if any or all of the violations occurred again within five years under the same ownership, it may be deemed a repeat violation subject to higher and immediate fines.

Special Magistrate Clerk Saddler then read into the record the rest of the cases that were listed on the agenda as complied cases and were not heard at this hearing.

COMPLIED CASES		
Item #	Case #	Property Address
1	24050024	1985 Windward Dr

COMPLIED CASES		
Item #	Case #	Property Address
2	24050037	4117 Bougainvillea Dr 110
3	24050032	1780 E Terra Mar Dr
4 (see above**)	24060009 (previously heard)	258 Avalon Ave
5	24040014	3271 Cypress Creek Dr
6	24050043	4117 Bougainvillea Dr 105
7 (see above***)	24060017 (previously heard)	4025 Thomas Way
8	24060013	Ocean Bay Club Dr
9	24060015	1670 E Terra Mar Dr
10	24070006	228 E Commercial Blvd
11 (see page 2****)	24050004 (previously heard)	3261 Oleander Way
12	24030004	4629 Poinciana St 215
13	24020004	4317 N Ocean Dr
14	24060006	230 Pine Ave

Special Magistrate Clerk Saddler read into the record the cases that were continued to the August 22, 2024 hearing.

CONTINUED TO AUGUST 22, 2024 HEARING		
Item #	Case #	Property Address
15	24060003	1500 S Ocean Blvd
16	24060002	4117 Bougainvillea Dr 312
17	24050035	4117 Bougainvillea Dr 403
18	21100022	1620 S Ocean Blvd
19	21120003	2000 S Ocean Blvd
20	21100051	1850 S Ocean Blvd
21	21120018	3900 N Ocean Blvd
23	24030002	233 Neptune Ave
24	24050008	1597 Blue Water Ter
44 Special Set Item	24050066 (Not on agenda)	264 Hibiscus Ave
45	23050002 (Not on agenda)	4520 El Mar Dr

ADJOURNMENT

Not having any additional business to be heard, Special Magistrate Judith Secher adjourned the Hearing on July 25, 2024 at approximately 6:30PM.

APPROVED BY:


Special Magistrate Judith Secher

ATTEST:

 (Megan Small)
Special Magistrate Clerk Laeasha Saddler/Sub
Lauderdale-By-The-Sea, Florida