

APPROVED

TOWN OF LAUDERDALE-BY-THE SEA
CODE COMPLIANCE HEARING MINUTES
Town Commission Meeting Room (Jarvis Hall)
Thursday, September 25, 2025 at 5:00PM

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

Special Magistrate Judith Secher called the hearing to order at approximately 5:02PM on Thursday, September 25, 2025 with Assistant Director Code Compliance Terry-Ann Boyd, 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 testifying today, other than to lawyers who would be speaking.

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.

CASES TO BE CONTINUED

ITEM #V. 11 *TAKEN OUT OF SEQUENCE

Case #: 25060016 - Business Tax Receipt Req (BTR)
Property Owner: Silva, Kristi, Silva, Nelson
Address/Folio: 4652 Poinciana St 5
Code Section(s): Sec. 12-2(a) - Business tax receipt required.

For the record, no one was present to represent this property. Assistant Director Code Compliance Terry-Ann Boyd testified that this case would be continued to the October 23rd Special Magistrate Hearing. The person who was in attendance tonight was for case number 25060008 which is item #14 on the agenda. The Special Magistrate ordered this case (item #11) continued to the October 23, 2025 Special Magistrate Hearing.

ITEM #V. 14 *TAKEN OUT OF SEQUENCE

Case #: 25060008 - Building Code (FBC) Violation

Property Owner: McKim, Shaun
Address/Folio: 4652 Poinciana St 4
Code Section(s): Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required.
Florida Building Code FBC BCA Section 105.1. Work Without Permits.

For the record, no one was present to represent this property but there was a member of the public who signed in to speak. Assistant Director Code Compliance Terry-Ann Boyd testified that this case would also be continued to the October 23rd Hearing and that the case involved two violations. She reported that the BTR was submitted but they needed after-the-fact permit(s) for demolition and for the major work the unit required. The gentleman in attendance tonight wanted to put some points on the record as it pertained to the condo association.

Carl Pearson testified that he represented Dr. Susan Wilson Brooks (unit 7) and Mrs. Edith Wacker (unit 3). He explained why they could not attend tonight and spoke about the ownership of all the units. For example, the president of the condo association, Carl Sennouchi, owned two units and his brother owned one unit (unit 4) and was on the board. Besides unit 3 (Mrs. Wacker) and unit 7 (Dr. Brooks), the other units were Airbnb except unit 8 which was a permanent rental. Mr. Pearson said that those other owners had control of the vote and circumvent or tort the rules and regulations towards their needs and not the needs of unit 3 and unit 7 who wanted to live in a safe and clean environment. Unit 3 and Unit 7 felt that they have no say and have to put up with inconsistent and shoddy work, etc. He answered the Special Magistrate that (1) he was not an owner and was here as a representative and (2) the condo had a total of eight units. Special Magistrate Secher explained that she could not do anything about the situation he described. However, the record of what he reported was made tonight regarding the situation he identified. The Special Magistrate ordered the continuance of this agenda item to the October 23, 2025 Special Magistrate Hearing.

OLD BUSINESS

ITEM #V. 17

***TAKEN OUT OF SEQUENCE**

Case #: 18020015 - Property Maintenance (General)
Property Owner: Fishermans Pier Inc.
Address/Folio: 2 E Commercial Blvd
Code Section(s): Chapter 6 - Building and Building Regulations Section 6-37(a)(1).
Maintenance appearance standards

For the record, no one was present to represent this property. Assistant Director Code Compliance Terry-Ann Boyd testified that she wanted to present information to the Special Magistrate for the file. She also wanted to update anyone interested in information regarding the pier. She presented the permit binder to the Special Magistrate to submit into evidence. The Special Magistrate accepted it into evidence without objection as Composite Exhibit 1 (Anglin's Pier Permit Binder 2CG #22-0087.001 received on August 13, 2025) and the timeline was read into the record by the Assistant Director. The Assistant Director said that pier information would also be on the Town's website which is updated and kept current. Today was a Status Hearing and the Town was suggesting a Status Hearing for the November 20, 2025 Hearing to see if there were any more updates after they bored for sand samples in October. The Special Magistrate ordered another Status Hearing for the pier at the November 20, 2025 Code Compliance Hearing.

ITEM #V.18

***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

For the record, no one was present to represent the property. Code Compliance Officer Ralph DesRoches testified that there were attempts by the respondent to comply this case but there were setbacks regarding some permit issues. The Town was recommending an extension of the compliance date to October 22, 2025 and to be on the October 23, 2025 Special Magistrate Code Compliance Hearing Agenda. He answered the Special Magistrate that this case had to do with a Stop Work Order. He also answered the Special Magistrate Clerk that there were no hearing costs for today. The Special Magistrate ordered a revised Final Order with a change reflecting an extension of the comply-by date to October 22, 2025 and return to the October 23, 2025 Special Magistrate Hearing.

NEW BUSINESS

ITEM #V.21

***TAKEN OUT OF SEQUENCE**

Case #: 25080008 - Building Code (FBC) Violation
Property Owner: SMTP Holdings LLC (Land) Ocean
Address/Folio: 4653 N Ocean Dr
Code Section(s): Chapter 6 - Building and Building Regulations Section 6-37(a)(1)
Florida Building Code FBC BCA Section 105.1. Work Without Permits

For the record, no one was present to represent the property. Code Compliance Officer Ralph DesRoches testified that a Notice of Violation was issued for both violations. He had photos substantiating the violations which were for several outdoor a/c units being exchanged without permits and concern for their not being structurally sound plus the parking lot surface was discolored. He answered the Special Magistrate that they bought new a/c units and installed them without permits. He gave his photos to the Special Magistrate. She accepted them into the record as City's/Town's Composite Exhibit 1 which was four pages of photos of a/c units replaced/removed for new a/c units without permits, City's/Town's Composite Exhibit 2 was depicting spots and stains in the driveway, Composite Exhibit 3 was a permit list indicated that there were no permits applied for any of the a/c work done, and Composite Exhibit 4 was Affidavits of Non-Compliance and Service. The Special Magistrate ordered a Final Order to comply the two violations by October 22, 2025 or a fine of \$150/day to commence on October 23, 2025 until compliance was achieved plus \$100 Hearing Costs for today due immediately or payable within thirty days.

ITEM #V.24

***TAKEN OUT OF SEQUENCE**

Case #: 25090004 - Nuisance
Property Owner: Introini, Andy Ryan
Address/Folio: 1612 Bel-Air Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas.
Chapter 6 - Building and Building Regulations Section 6-41(a)(1) - Maintenance of exterior of premises.
Chapter 6 - Building and Building Regulations Section 6-41(a)(12)- Maintenance of exterior of premises.
Chapter 6 - Building and Building Regulations Section 6-41(a)(19)- Maintenance of exterior of premises.
Chapter 6 - Building and Building Regulations Section 6-41(a)(3) - Maintenance of exterior of premises.

For the record, no one was present to represent the property. Code Compliance Officer Donovan Williams testified that the Notice of Violation was issued on September 6, 2025. Service was achieved by posting the property on that date. He explained the five violations that were cited. He answered the Special Magistrate that he was unsure who occupied the property or if it was unoccupied but the owner was regularly on the premises. It looked like a fixer-upper type of property or a work in slow progress for which the progress needed to be started on this home. The Town was recommending a Final Order to comply all five violations by October 22, 2025 or fines of \$100/day/violation to commence thereafter. The Special Magistrate was answered that there was no BTR on this property. He gave his photos to the Special Magistrate which included a photo of an expired California license plate, tree debris, etc. She accepted the photos into the record with no objection as Composite Exhibit 1. It was brought out that this home was not just recently purchased. The Special Magistrate ordered a Final Order to comply all five violations by October 22, 2025 or a fine of \$100/day/violation to commence thereafter and return to the October 23, 2025 Special Magistrate Hearing plus \$100 hearing cost for tonight to be paid immediately but payable within thirty days.

ITEM #V.25

Case #: 25090005 - Property Maintenance (General)
Property Owner: Introini, Andy Ryan
Address/Folio: 1624 Bel-Air Ave
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). -
Maintenance appearance standards.
Chapter 6 - Building and Building Regulations Section 6-41(a)(1) -
Maintenance of exterior of premises.
Chapter 6 - Building and Building Regulations Section 6-41(a)(11)-
Maintenance of exterior of premises.

For the record, no one was present to represent the property. Code Compliance Officer Donovan Williams testified that the Notice of Violation was issued on September 6, 2025. He answered the Special Magistrate that this property and the 1612 Bel-Air Ave property were two separate properties and were not physically linked. It appeared to him as if someone lived in this property because of the cars on site. He further answered that he was unsure if this property had a BTR. The Special Magistrate suggested checking to ensure if the property was rented. Posting the property was how service was achieved on September 6, 2025. He explained the four violations cited on this property to include repairing the fence, the need for property maintenance, pavers were stacked on the side of the property in plain view, non-operational vehicle on the property, etc. Code Compliance Officer Donovan spoke briefly with the owner who told him that he started some of the processes to correct the violations and striving to comply the violations by October 22, 2025. The Town recommended a Final Order to comply all four violations by October 22, 2025 or a fine of \$100/day/violation plus \$100 hearing cost for today. He gave his photos to the Special Magistrate. She said that Composite Exhibit 1 was photos of the violations for this house and she accepted them into the record without objection. The Special Magistrate ordered a Final Order to comply all four violations by October 22, 2025 or a fine of \$100/day/violation to commence thereafter and return to the October 23, 2025 Special Magistrate Hearing plus \$100 hearing cost for tonight to be paid immediately but payable within thirty days.

CERTIFICATION OF LIEN

ITEM #V.26

***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 that they had until yesterday to come into compliance or we were going to certify the fines. Up until yesterday, the Town was given nothing to show that compliance was achieved with after-the-fact permit(s) for the work done without a permit. The Assistant Director reported that they came in today to submit for those after-the-fact permit(s). The Town was requesting to continue the imposition of the fine hearing to October 23, 2025 with the fines running in the background. The Special Magistrate ordered this agenda item continued to the October 23, 2025 Hearing with the fines still running.

Special Magistrate Clerk Small then read into the record the cases that were continued to the October 23, 2025 Hearing

CONTINUED TO OCTOBER 23, 2025 HEARING		
Item #	Case #	Property Address
4	25060023	2041 Coral Reef Dr
5	25050002	1480 S Ocean Blvd
6	21100051	1850 S Ocean Blvd
7	21100022	1620 S Ocean Blvd
8	25040006	4644 Bougainvillea Dr 1-5
9	25070006	4412 E Tradewinds Ave 1-2
12	25060018	4652 Poinciana St 6
13	25070009	4652 Poinciana St 5 #5
15	25050003	226 Corsair Ave
16	25090006	247 Imperial Ln
19	24120001	228 Imperial Ln
20	25080006	1439 S Ocean Dr 202

Special Magistrate Clerk Small then read into the record the case that was continued to the November 20, 2025 Hearing.

CONTINUED TO NOVEMBER 20, 2025 HEARING		
Item #	Case #	Property Address
10	25070007	4025 Thomas Way

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

COMPLIED CASES		
Item #	Case #	Property Address
1	21120018	3900 N Ocean Dr
2	24050073	4461 W Tradewinds Ave
3	25090001	235 Codrington Dr
22	25080010	4532 Bougainvillea Dr
23	25090003	2031 Coco Palm Pl

Not having any additional business to be heard, Special Magistrate Judith Secher adjourned the Hearing on September 25, 2025 at approximately 5:44PM.

APPROVED BY:

ATTEST:


Special Magistrate Judith Secher


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