

Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday, October 23, 2025

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, October 23, 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: October 23, 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. 10-23-25 Agenda Summary
2. 10-23-25 Agenda Backup



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • October 23, 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	25060011	4652 POINCIANA ST 1	SENOUCI,CARL LE SENOUUCI,JOSHUA & JEDJIGA,HOUALI	7
2	25060019	4652 POINCIANA ST 8	SENOUCI,BRAHIM	1
3	25040006	4644 BOUGAINVILLA DR 1-5	BEACHY BOUGAINVILLA LLC	2
4	25070004	4520 EL MAR DR 1 #1	DIGIOVANNI, LYNN M	17
5	25080005	5200 N OCEAN BLVD 1411A	SANTORELLI, VINCENT R ALBANO SANTORELLI, KRISTINE	22

Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
6	25060015	4652 POINCIANA ST 2	SENOUCI,CARL LE SENOUUCI,JOSHUA & JEDJIGA,HOUALI	8
7	25060023	2041 CORAL REEF DR	2041 CORAL LLC	15
8	25050002	1480 S OCEAN BLVD	COMMON AREA	12
9	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	44
10	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	42
11	25060016	4652 POINCIANA ST 5	SILVA, KRISTI, SILVA, NELSON	10
12	25060018	4652 POINCIANA ST 6	SHORE THING STAYS LLC	11
13	25070009	4652 POINCIANA ST 5 #5	SILVA KRISTI AND SILVA NELSON	21
14	25060008	4652 POINCIANA ST 4	MCKIM,SHAUN	5
15	25090006	247 IMPERIAL LN	LAMBERT,DENISE & GREGG	35
16	24120001	228 IMPERIAL LN	PHILLIPS,ROSA & SCOTT	14
17	25080006	1439 S OCEAN BLVD 202	THOMPSON,JANICE	24
18	25050003	226 CORSAIR AVE	SERPIN,NIDA SERPIN,ADNAN & KILIC,KORAY	3

Old Business

Item #	Case #	Property Address	Property Owner	Page #
19	25080008	4653 N OCEAN DR	SMTP HOLDINGS LLC (LAND) OCEAN EQUITIES LTD	25
20	25090004	1612 BEL-AIR AVE	INTROINI,ANDY RYAN	29
21	25090005	1624 BEL-AIR AVE	INTROINI,ANDY RYAN	32



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • October 23, 2025 • 5:00 PM*

New Business

Item #	Case #	Property Address	Property Owner	Page #
22	25090002	236 E COMMERCIAL BLVD	ARGUELLO DENTISTRY LLC	27
23	25090007	4536 POINCIANA ST	4536 HOME LAND TR GRINBERG,TOM TRSTEE	36
24	25090009	245 N TRADEWINDS AVE	245TRADEWINDS LLC	37
25	25070006	4412 E TRADEWINDS AVE 1-2	HERNANDEZ,HECTOR WOLLISTON,DEON	19
26	25100002	3260 S TERRA MAR DR	LUONG,VIET T & MINH T	38
27	25100003	3280 S TERRA MAR DR	ATKINS, BRIAN W TESTA, KENNETH J JR	39
28	25100004	1801 E TERRA MAR DR	1801 E TERRA MAR DR LLC	40

VI.ADJOURNMENT

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	9/2/2025 12:00:00 AM

1. 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	10/23/2025	
	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:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
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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	Building Code (FBC) Violation	DATE ESTBL	4/3/2025	STATUS	Closed
ADDRESS	4644 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308 1-5	INSPECTOR	Terry-Ann Boyd	STATUS DATE	9/30/2025 12:00:00 AM

2. 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	9/30/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	9/30/2025	
	SCHEDULED HEARING DATE	10/23/2025	
	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	9/30/2025	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	9/30/2025

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@lbts-fl.gov.
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CASE TYPE	Vacation Rental Regulation	DATE ESTBL	5/1/2025	STATUS	Closed
ADDRESS	226 CORSAIR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	10/2/2025 12:00:00 AM

3. 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	9/17/2025	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE	9/17/2025	
SCHEDULED HEARING DATE	10/23/2025	
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	9/17/2025	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.	Closed	9/17/2025

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.

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	9/29/2025 12:00:00 AM

4. 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	10/23/2025	
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	8/29/2025 12:00:00 AM

5. 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	10/23/2025	
	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	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	9/2/2025 12:00:00 AM

6. 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	10/23/2025	
	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	7/18/2025	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	9/29/2025 12:00:00 AM

7. 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	10/23/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

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.

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	9/29/2025 12:00:00 AM

8. 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	10/23/2025	
	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. 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.
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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	9/29/2025 12:00:00 AM

9. 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	9/24/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	10/23/2025		
	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	9/24/2025	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	Building Code (FBC) Violation	DATE ESTBL	12/5/2024	STATUS	Open
ADDRESS	228 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	9/29/2025 12:00:00 AM

10. CASE 24120001

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

TYPE OF SERVICE Regular Mail PROSECUTION COSTS

DAYS TO COMPLY 12 COMMENTS FINAL ORDER

INSPECTION DATE 12/17/2024 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 10/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: PHILLIPS, ROSA & SCOTT Owner
228 IMPERIAL LN LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/17/2024	Chapter 30 - Unified Land Development Regulations Sec. 30-313(t)(2) - General provisions. These general provisions shall govern development within the corporate limits of the Town, as follows: Accessory buildings and structures. On a waterfront lot, side and rear setbacks abutting the water shall be the same as for the primary structure.	Not in Compliance	

FINES:

NARRATIVE: The generator slab is poured in the incorrect location. SEC.30-313. T (2)(B)(1) Permanent generators. b).Permanent generators not exceeding 60 KW output. One permanent generator with an output of not more than 60 KW shall be allowed in a required side or rear yard setback provided said generator meets the following conditions:

1.The generator is set back a minimum of five feet from the side or rear property line.

Corrective Actions: Please remove concrete slab for generator to a minimum of five feet from the side or rear property line.

If you have any questions or concerns, please contact Building Department- 954-640-4215, Building@lbts-fl.gov Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov Permit administrator- David Lee: 954-640-4224, DavidL@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	9/29/2025 12:00:00 AM

11. CASE 25060023

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	23
	INSPECTION DATE	7/23/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/23/2025
	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	9/29/2025 12:00:00 AM

12. CASE 25070004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	38	COMMENTS FINAL ORDER At the August 28 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by September 24, 2025 or a fine of \$250 per violation, per day will begin to accrue on September 25, 2025. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit for bathroom and kitchen renovations and a/c installation. The case is scheduled for follow-up at the September 25 hearing.
	INSPECTION DATE	9/24/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/23/2025	
	FINAL ORDER MEETING DATE	8/28/2025	
	FINAL ORDER COMPLY BY DATE	9/24/2025	
NOTICE NAMES:	DIGIOVANNI, LYNN M	Owner	
	4520 EL MAR DR. LAUDERDALE BY THE SEA, FL 33308		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/24/2025	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	9/24/2025

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) 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	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	9/29/2025 12:00:00 AM

13. 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	10/23/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/23/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	HERNANDEZ, HECTOR WOLLISTON, DEON	Owner
	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	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/23/2025	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
	FLAT PENALTY		1/1/0001

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	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	9/29/2025 12:00:00 AM

14. 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 10/23/2025

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	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	9/29/2025 2:59:00 PM

15. CASE 25080005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Posted to Property	PROSECUTION COSTS \$100.00
DAYS TO COMPLY	14	COMMENTS FINAL ORDER At the August 28, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by September 24, 2025 or a fine of \$100 per violation, per day will begin to accrue on September 25, 2025. 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 September 25, 2025 hearing.
INSPECTION DATE	10/22/2025	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/23/2025	
FINAL ORDER MEETING DATE	8/28/2025	
FINAL ORDER COMPLY BY DATE	9/24/2025	
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	10/22/2025	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	10/22/2025

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	1439 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 202	INSPECTOR	Donovan Williams	STATUS DATE	9/29/2025 12:00:00 AM

16. CASE 25080006

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 14 COMMENTS FINAL ORDER

INSPECTION DATE 10/22/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 10/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: THOMPSON,JANICE Owner

8201 NW 51 CT LAUDERHILL, FL 33351

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/22/2025	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: DESCRIPTION CHARGE DATE BOARD ORDER COMPLY

FLAT PENALTY 1/1/0001

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 renovations

2) 2 Bathroom 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.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	8/7/2025	STATUS	Open
ADDRESS	4653 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	9/29/2025 3:02:00 PM

17. CASE 25080008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER	At the September 25, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by October 22, 2025 or a fine of \$150 per violation, per day will begin to accrue on October 23, 2025. 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 October 23, 2025 hearing.
	INSPECTION DATE	10/22/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	10/23/2025		
	FINAL ORDER MEETING DATE	9/25/2025		
	FINAL ORDER COMPLY BY DATE	10/22/2025		
	NOTICE NAMES:	SMTP HOLDINGS LLC (LAND) OCEAN EQUITIES LTD (BLDG)%PF FIN		Owner
		1460 S OCEAN BLVD POMPANO BEACH, FL 33062 INN, AWAY		
	4653 N OCEAN DR LAUDERDALE BY THE SEA, FL33308 OCEAN EQUITIES LTD (BLDG)%PF FIN, SMTP HOLDINGS LLC (LAND)			
	1460 S OCEAN BLVD APT 403 POMPANO BEACH, FL33062 POULOPOULOS, THEOPHILOS			
	1460 S OCEAN BLVD APT 403 POMPANO BEACH, FL33062			

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/22/2025	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	10/22/2025	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	Not in Compliance	

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...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER</u>
			<u>COMPLY</u>
	DAILY FINE	\$150.00	10/22/2025
	DAILY FINE	\$150.00	10/22/2025

NARRATIVE:

- VIOLATION(S) OBSERVED:
 1. Work was conducted on an air conditioning unit without acquiring the necessary permits, violating the Town's adopted code section FBC 105.1 — Work without permits.
 2. The parking lot surface was observed to be discolored due to accumulated oil stains and other spills, which violates the Town's code Sec. 6-37(a)(1) — Maintenance and appearance standards.

PLEASE READ THE CODE SECTION(S) PROVIDED ABOVE

- REQUIRED CORRECTIVE ACTION(S):
 1. 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.
 2. Restore the parking lot's appearance to a well-maintained condition, free from discoloration, by pressure washing or other means, and establish a regular maintenance and cleaning schedule to prevent reoccurrences.

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

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	9/4/2025	STATUS	Open
ADDRESS	236 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	9/8/2025 12:00:00 AM

18. CASE 25090002

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 9/25/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 10/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: ARGUELLO DENTISTRY LLC Owner

100 N STATE RD 7 STE 300 MARGATE, FL 33063

ARGUELLO, VIGARNY A, Jr.

100 N STATE ROAD 7 SUITE 300 MARGATE, FL33063

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/25/2025	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:

NARRATIVE: • VIOLATION(S) OBSERVED – A garden wall was constructed without a permit, violating the Town's adopted code section FBC 105.1 — Work without permits.

PLEASE READ THE CODE SECTION(S) PROVIDED ABOVE

• REQUIRED 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. Please immediately inform me if you have any further questions or if you have resolved these issues.

Respectfully,

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

CASE TYPE	Nuisance	DATE ESTBL	9/6/2025	STATUS	Open
ADDRESS	1612 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	9/29/2025 3:13:00 PM

19. CASE 25090004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	18	COMMENTS FINAL ORDER At the September 25, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by October 22, 2023 or a fine of \$100 per violation, per day will begin to accrue on October 23, 2025. A Hearing Cost of \$100 was assessed.
	INSPECTION DATE	10/22/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/23/2025	
	FINAL ORDER MEETING DATE	10/23/2025	
	FINAL ORDER COMPLY BY DATE	10/22/2025	
NOTICE NAMES:	INTROINI, ANDY RYAN	Owner	
	1612 BEL-AIR AVE LAUDERDALE BY THE SEA, FL 33062		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/22/2025	Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.	Closed	9/24/2025
	2	10/22/2025	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;	Not in Compliance	
	3	10/22/2025	Chapter 6 - Building and Building Regulations Section 6-41(a)(12) - 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: Motor vehicles without a current license tag;	Not in Compliance	

4	10/22/2025	Chapter 6 - Building and Building Regulations Section 6-41(a)(19) - 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: Motor vehicles or motorcycles parked or stored on unpaved surfaces.	Not in Compliance
5	10/22/2025	Chapter 6 - Building and Building Regulations Section 6-41(a)(3) - 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: Dead or drying trees and limbs;	Not in Compliance

FINES:

<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
FLAT PENALTY		1/1/0001
DAILY FINE	\$100.00	10/22/2025
DAILY FINE	\$100.00	10/22/2025
DAILY FINE	\$100.00	10/22/2025
DAILY FINE	\$100.00	10/22/2025

NARRATIVE:

VIOLATION #1.) - Vegetation exceeded standard height and patches of dead grass

Sec 30-477(a) The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.

Corrective Action: Please mow the lawn so that grass may be less than the standard height of six inches. Also, water, fertilize, or treat dry areas of landscaping.

VIOLATION #2.) - Maintenance of exterior of premises- Dead tree branches

Sec 6-41. (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, the following: Violation #2.) Sec. 6-41(3)- Dead or drying trees and limbs

Corrective Action: Please remove tree limbs from the plain view of the property by putting them out for bulk trash on a designated collection day begins at 6:00 p.m. on the night before.

VIOLATION #3.) - Maintenance of exterior of premises- multiple 5-gallon buckets resurfacing filler and sealer, wheel barrel, pallet with tiles stacked on it, and boxes stored in car port

Sec 6-41. (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, the following: Sec 6-41(1)- Junk, trash, debris or construction materials not being actively utilized for construction

Corrective Action: Please remove materials, debris, or anything that may categorized as junk. Please store wheel barrel and Drive Maxx buckets out of the plain view of the property

VIOLATION #4.) - Maintenance of exterior of premises- Expired tag- California 2019

Sec 6-41. (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, the following: Sec 6-41(12)- Motor vehicles without a current license tag

Corrective Action: Obtain current registration sticker for license tag

VIOLATION #5.) - Maintenance of exterior of premises- Parking on the grass

Sec 6-41. (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, the following: Sec 6-41(19)- Motor vehicles or motorcycles parked or stored on unpaved surfaces.

Corrective Action: Remove vehicle/s off of grass and ensure that it is being parked on a paved surface.

CASE TYPE	Property Maintenance (General)	DATE ESTBL	9/6/2025	STATUS	Open
ADDRESS	1624 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	9/29/2025 3:18:00 PM

20. CASE 25090005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004044513	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	18	COMMENTS FINAL ORDER	At the September 25, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by October 22, 2023 or a fine of \$100 per violation, per day will begin to accrue on October 23, 2025. A Hearing Cost of \$100 was assessed.
				No owner was present
	INSPECTION DATE	10/22/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	10/23/2025		
	FINAL ORDER MEETING DATE	9/25/2025		
	FINAL ORDER COMPLY BY DATE	10/22/2025		
NOTICE NAMES:	INTROIN,ANDY RYAN	Owner		
	1612 BEL AIR AVE LAUDERDALE BY THE SEA, FL 33062			

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/22/2025	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	9/24/2025
	2	10/22/2025	Chapter 6 - Building and Building Regulations Section 6-37(a). - Maintenance appearance standards. Maintenance and appearance standards shall be as follows: 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.	Not in Compliance	
	3	10/22/2025	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;	Not in Compliance	
	4	10/22/2025	Chapter 6 - Building and Building Regulations Section 6-41(a)(11) - Maintenance of exterior of premises. The exterior of buildings and	Not in Compliance	

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: Non-operating motor vehicles;

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	FLAT PENALTY		1/1/0001
	DAILY FINE	\$100.00	10/22/2025
	DAILY FINE	\$100.00	10/22/2025
	DAILY FINE	\$100.00	10/22/2025

NARRATIVE: VIOLATION #1.) - Maintenance of exterior of premises- Stack of pavers stored on the side of property but visible from plain view.

Sec. 6-41. (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, the following:

Sec. 6-41(1) Junk, trash, debris or construction materials not being actively utilized for construction

Corrective Action: Please remove pavers from plain view. Discard or relocate

VIOLATION #2.) Maintenance and Appearance standards - Driveway is dirty/discolored and weeds are overgrowing in the driveway

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 standards:

Sec. 6-37 (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: Please clean or pressure wash driveway. Weed eat or kill weeds that are growing through pavers on the driveway.

VIOLATION #3.) -Maintenance of exterior of premises- yellow pick-up truck has flat tire

Sec. 6-41. (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, the following:

Sec. 6-41. (11) non-operating motor vehicles

Corrective Action: Inflate tires so they do not appear to be flat and make sure all vehicles are currently registered

VIOLATION #4.) Maintenance of exterior of premises- Fences in disrepair

Sec. 6-37(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: Repair fence by first getting the required permits.

Thank you for your attention to this matter.

Respectfully,

Donovan Williams
Code Compliance Officer
(954) 734-3013
donovanw@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	7/11/2025	STATUS	Open
ADDRESS	247 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	9/29/2025 12:00:00 AM

21. CASE 25090006

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

TYPE OF SERVICE Posted to Property PROSECUTION COSTS

DAYS TO COMPLY 8 COMMENTS FINAL ORDER

INSPECTION DATE 9/19/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 10/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: LAMBERT,DENISE & GREGG Owner

247 IMPERIAL LN LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/19/2025	Florida Building Code FBC BCA Section 105.3.2.1 – Expired Permits. Time Limitation: Every permit issued shall become null and void if work, as defined in Paragraph 105.3.2.6 authorized by such permit is not commenced within 180 days from the date of the permit or if the work authorized by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced.	Not in Compliance	

FINES:

NARRATIVE: • VIOLATION(S) – The building permits #LBS16-004731 (standby generator/ precast slab), LBS18-006748 (new swimming pool w/deck), and LBS18-006994 (addition of outdoor decks and kitchen area) have expired and are considered abandoned, violating the Town's adopted code Sec. FBC 105.3.2 — Limitation of application.

As per the Town's code Sec. FBC 105.3.2, An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

• CORRECTIVE ACTION(S) REQUIRED – Please contact the Building Department at (954) 640-4215 or building@lbts-fl.gov to address the permit issue. The permit needs renewal and final inspections must be completed.

Thank you for your attention to this matter. Please notify me immediately if you have any further questions regarding this notice or if you have already addressed either or all the violation(s).

Respectfully,

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

CASE TYPE	Garbage Carts	DATE ESTBL	9/17/2025	STATUS	Open
ADDRESS	4536 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	9/17/2025 12:00:00 AM

22. CASE 25090007

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 7 COMMENTS FINAL ORDER

INSPECTION DATE 9/24/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 10/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: 4536 HOME LAND TR GRINBERG,TOM TRSTEE Owner
151 NW 79 ST MIAMI, FL 33150

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/24/2025	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.	Not in Compliance	

FINES:

NARRATIVE: Violation 1.)
Trash receptacle left out after schedule pick-up

Sec 10-28(c)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.

Corrective Action: Please return trash receptacles to its proper area out of view from the street by midnight the day of scheduled trash pick up.

If you have any further questions, please do not hesitate to contact me. I can be reached at (954) 640-4220

Respectfully,

Donovan Williams
LBTS Code Inspector
(954) 734-3013
donovanw@lbts-fl.gov

CASE TYPE	Landscape Violations	DATE ESTBL	9/19/2025	STATUS	Open
ADDRESS	245 N TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	10/4/2025 12:00:00 AM

23. CASE 25090009

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 6 COMMENTS FINAL ORDER

INSPECTION DATE 9/29/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 10/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: 245TRADEWINDS LLC Owner

382 NE 191 ST #834715 MIAMI, FL 33179

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/29/2025	Chapter 6 - Building and Building Regulations Section 6-41(c) - 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: No owner, occupant or operator of any real property shall allow the 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: Violation 1.) - Grass is overgrown

Sec. 6-41(c)- Maintenance of exterior of premises
No owner, occupant or operator of any real property shall allow the 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 mow, cut or trim the grass in a way that I that is uniform and does not exceed beyond the height of six inches.

If you have any further question or concerns, please do not hesitate to contact me.

Respectfully,
Donovan Williams
LBTS Code Compliance Inspector
(954) 734-3013
donovanw@lbts-fl.gov

CASE TYPE	Garbage Carts	DATE ESTBL	10/2/2025	STATUS	Open
ADDRESS	3260 S TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	10/4/2025 12:00:00 AM

24. CASE 25100002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	-1
	INSPECTION DATE	10/2/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/23/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	LUONG, VIET T & MINH T	Owner
	9710 NW 48 DR CORAL SPRINGS, FL 33076	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/2/2025	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.	Not in Compliance	

FINES:

NARRATIVE: Violation 1.) Trash receptacle was left out after the scheduled timeframe

Town ordinance being cited: Sec. 10-28(e)
(e)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.

Corrective action: Please remove all bulk trash from the property until the correct day for bulk pick up. Your trash is picked up each week Tuesdays and Fridays.

Any questions pertaining to this matter, please do not hesitate to contact me.

Respectfully,

Donovan Williams
LBTS Code Compliance Inspector
(954) 734-3013
donovanw@lbts-fl.gov

CASE TYPE	Garbage Carts	DATE ESTBL	10/3/2025	STATUS	Open
ADDRESS	3280 S TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	10/4/2025 12:00:00 AM

25. CASE 25100003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	0
	INSPECTION DATE	10/3/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/23/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ATKINS, BRIAN W TESTA, KENNETH J JR Owner
117 W MAIN ST CARY, IL 60013

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/3/2025	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	

FINES:

NARRATIVE: Violation 1.) Trash receptacle was left out after the scheduled timeframe

Town ordinance being cited: Sec. 10-28(e)
(e)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.

Corrective action: Please remove all bulk trash from the property until the correct day for bulk pick up. Your trash is picked up each week Tuesdays and Fridays.

Any questions pertaining to this matter, please do not hesitate to contact me.

Respectfully,

Donovan Williams
LBTS Code Compliance Inspector
(954) 734-3013
donovanw@lbts-fl.gov

CASE TYPE	Garbage Carts	DATE ESTBL	10/8/2025	STATUS	Open
ADDRESS	1801 E TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	10/10/2025 12:00:00 AM

26. CASE 25100004

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

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 7 COMMENTS FINAL ORDER

INSPECTION DATE 10/22/2025 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 10/23/2025

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: 1801 E TERRA MAR DR LLC Owner

1360 E TERRA MAR DR POMPANO BEACH, FL 33062

TROESCH, CHRISTOPHER MR

2500 N OCEAN BLVD POMPANO BEACH, FL33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/22/2025	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.	Not in Compliance	

FINES:

NARRATIVE: Violation 1.) Trash placed on street early or trash cans not returned to required trash location by the time established per code

Town ordinance being cited: Sec 10-28(e)

(e) 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.

Corrective Action: Moving forward, please remove trash receptacles by midnight the day of scheduled pick up.

Any further questions to this matter, please do not hesitate to contact me.

Respectfully,

Donovan Williams
LBTS Code Compliance Inspector
(954) 734-3013
donovanw@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/15/2021	STATUS	Open
ADDRESS	1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	9/29/2025 12:00:00 AM

27. CASE 21100022

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	INSPECTION DATE	5/21/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/23/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: OCEAN COLONY CONDOMINIUM ASSOCIATION Owner
1620 S OCEAN BLVD (OFFICE) LAUDERDALE BY THE SEA, FL 33062
Rembaum, Kaye Bender
1200 PARK CENTRAL BLVD SOUTH POMPANO BEACH , FL33064

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	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: Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.

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.

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	9/29/2025 12:00:00 AM

28. 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	10/23/2025	
	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.

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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