

Town of Lauderdale-By-The-Sea
Code Compliance Hearing

Agenda

Thursday, November 20, 2025

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, November 20, 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: November 20, 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. 11-20-25 Agenda Summary
2. 11-20-25 Agenda Backup
3. 11-20-25 Special Set



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • November 20, 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	25100005	4051 N OCEAN DR 6	4051 N OCEAN DRIVE LLC	21
2	25060015	4652 POINCIANA ST 2	SENOUCI,CARL LE SENOUCCI,JOSHUA & JEDJIGA,HOUALI	5
3	25060016	4652 POINCIANA ST 5	SILVA, KRISTI, SILVA, NELSON	7
4	25060018	4652 POINCIANA ST 6	SHORE THING STAYS LLC	8
5	25070009	4652 POINCIANA ST 5	SILVA KRISTI AND SILVA NELSON	15
6	25080006	1439 S OCEAN BLVD 202	THOMPSON,JANICE	16
7	25090007	4536 POINCIANA ST	4536 HOME LAND TR GRINBERG,TOM TRSTEE	20

Cases To Be Continued

Item #	Case #	Property Address	Property Owner	Page #
8	25070007	4025 THOMAS WAY	HILL,CHARLES F JR	13
9	25060023	2041 CORAL REEF DR	2041 CORAL LLC	9
10	25050002	1480 S OCEAN BLVD	COMMON AREA	30
11	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	34
12	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	32
13	25090006	247 IMPERIAL LN	LAMBERT,DENISE & GREGG	19
14	25050003	226 CORSAIR AVE	SERPIN,NIDA SERPIN,ADNAN & KILIC,KORAY	1
15	25100007	4400 EL MAR DR	PUMP REALTY TR GREEN,BRUCE DAVID TRSTEE	23
16	25100008	1597 BLUE WATER TER	JONNA,NANCY S NANCY S JONNA TR	25

Old Business

Item #	Case #	Property Address	Property Owner	Page #
17	18020015	2 E COMMERCIAL BLVD	FISHERMANS PIER INC	27
18	25060008	4652 POINCIANA ST 4	MCKIM,SHAUN	3
19	24120001	228 IMPERIAL LN	PHILLIPS,ROSA & SCOTT	29
20	25070006	4412 E TRADEWINDS AVE 1-2	HERNANDEZ,HECTOR WOLLISTON,DEON	11

New Business

Item #	Case #	Property Address	Property Owner	Page #
21	25090002	236 E COMMERCIAL BLVD	ARGUELLO DENTISTRY LLC	17

Special Set

Item #	Case #	Property Address	Property Owner	Page #
22	25110003	1581 W TERRA MAR DR	GRIMALDI,MARK A	N/A

VI.ADJOURNMENT

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	10/24/2025 12:00:00 AM

1. 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	11/20/2025		
	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	10/24/2025 12:00:00 AM

2. 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	11/20/2025		
	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	6/25/2025	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 2	INSPECTOR	Terry-Ann Boyd	STATUS DATE	10/24/2025 12:00:00 AM

3. 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	11/20/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: SENOUCI,CARL LE SENOUCI,JOSHUA & JEDJIGA,HOUALI
 Owner
 13 79E AV *MONTREAL QC, CA H1A 2L9

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@lbtz-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	10/24/2025 12:00:00 AM

4. 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	11/20/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

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@lbs-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	10/24/2025 12:00:00 AM

5. 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	11/20/2025	
	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.

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	10/24/2025 12:00:00 AM

6. CASE 25060023

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 23	COMMENTS FINAL ORDER
	INSPECTION DATE 10/14/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 11/20/2025	
	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	10/14/2025	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	10/14/2025	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	10/14/2025	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@lbtz-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	10/29/2025 12:00:00 AM

7. CASE 25070006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004044285	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	13	COMMENTS FINAL ORDER	At the October 23, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by November 19, 2025, or a fine of \$200 per violation, per day will begin to accrue on November 20, 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 November 20, 2025, Hearing.
	INSPECTION DATE	11/19/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	11/20/2025		
	FINAL ORDER MEETING DATE	10/23/2025		
	FINAL ORDER COMPLY BY DATE	11/19/2025		
NOTICE NAMES:	HERNANDEZ,HECTOR WOLLISTON,DEON		Owner	
	1323 SE 17 ST FORT LAUDERDALE, FL 33316 LEGAL P.A., VERGANA			
	1792 BELL TOWER LN. WESTON , FL33326 LLC, PENNSYLVANIA GROWERS			
	4412 E. TRADEWINDS AVE. #1-2 LAUDERDALE BY THE SEA, FL33308			

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/19/2025	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

\$200.00

11/19/2025

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) 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	Property Maintenance (General)	DATE ESTBL	7/11/2025	STATUS	Open
ADDRESS	4025 THOMAS WAY, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	9/29/2025 12:00:00 AM

8. CASE 25070007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Posted to Property
	DAYS TO COMPLY	25
	INSPECTION DATE	8/25/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/20/2025
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: HILL, CHARLES F JR Owner
 4025 THOMAS WAY LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/25/2025	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 exterior of the property is weathered, the roof is dirty, and the paint on the garage door is peeling. This is a violation of the Town’s code Sec. 6-41(b) — Maintenance of the exterior of premises

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 clean the roof to maintain its appearance and condition. Additionally, repaint or repair the garage door to address the visible peeling paint. These issues should be corrected to comply with the town's exterior property maintenance standards.

Thank you for your attention to this matter. Please inform me immediately if you have any

questions regarding this notice or have already addressed it.

Respectfully,

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

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	10/24/2025 12:00:00 AM

9. 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 11/20/2025	
	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	8/14/2025	STATUS	Open
ADDRESS	1439 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 202	INSPECTOR	Donovan Williams	STATUS DATE	10/24/2025 12:00:00 AM

10. 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 11/20/2025	
	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	9/4/2025	STATUS	Open
ADDRESS	236 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	10/24/2025 12:00:00 AM

11. 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 11/14/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 11/20/2025	
	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	11/14/2025	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@lbs-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	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	10/24/2025 12:00:00 AM

12. CASE 25090006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Posted to Property
	DAYS TO COMPLY	8
	INSPECTION DATE	11/14/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	11/20/2025
	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	11/14/2025	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	11/4/2025 12:00:00 AM

13. 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 11/20/2025	
	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(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 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	Commercial Vehicles	DATE ESTBL	10/4/2025	STATUS	Open
ADDRESS	4051 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 #Unit 6	INSPECTOR	Donovan Williams	STATUS DATE	10/17/2025 12:00:00 AM

14. CASE 25100005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004044582	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	5	COMMENTS FINAL ORDER
	INSPECTION DATE	10/22/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	11/20/2025	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: 4051 N OCEAN DRIVE LLC Owner
 418 S DIXIE HWY HALLANDALE BEACH, FL 33009
 CONCERN, TO WHOM IT MAY MR
 4051 N OCEAN DR Unit # 6 LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/22/2025	Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(4) Parking or storage of motor vehicles and vessels. Restrictions and prohibitions. In the east and west zones as defined in this section, vessels, commercial vehicles and recreational vehicles are prohibited and restricted as hereinafter set forth. West zone. It shall be unlawful for any person to park, store or maintain any commercial vehicle, recreational vehicle, vessel, personal watercraft or trailer on the streets, rights-of-way, or public or private property in any district of the Town located in the west zone between the hours of 9:00 p.m. and 6:00 a.m. except as provided below. Uses not prohibited. Nothing herein shall prohibit the parking of commercial vehicles in the west zone while in the process of making deliveries or service calls. Commercial vehicles, recreational vehicles, vessels, personal watercrafts or trailers must be wholly enclosed within a garage or enclosed within a carport surrounding the vehicle on three sides and the vessel or vehicle does not protrude from the carport. A for-hire vehicle utilized for the t...	Not in Compliance	

FINES:

NARRATIVE: Violation 1.) Unauthorized overnight parking of a commercial vehicle.

The following Town code was cited:
 Sec. 19-21(4)(a) - Parking or storage of motor vehicles and vessels

(4) West Zone (a) It shall be unlawful for any person to park, store or maintain any commercial vehicle, recreational vehicle, vessel, personal watercraft or trailer on the streets, rights-of-way, or public or private property in any district of the Town located in the west zone between the hours of 9:00 p.m. and 6:00 a.m.

Corrective Action: Please ensure that Commercial vehicle (U-Haul truck) is not parked in Town between the hours of 9 p.m. and 6 a.m.

If you have any further questions, please do not hesitate to contact me.

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

CASE TYPE	Building Permit Violation	DATE ESTBL	10/30/2025	STATUS	Open
ADDRESS	4400 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	11/7/2025 12:00:00 AM

15. CASE 25100007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 15	COMMENTS FINAL ORDER
	INSPECTION DATE 11/10/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 11/20/2025	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: PUMP REALTY TR GREEN, BRUCE DAVID TRSTEE Owner
1313 S ANDREWS AVE FORT LAUDERDALE, FL 33316

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/10/2025	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 1.) (WWOP) FBC 105.1 - Work done without a Permit from the Town.

This property is in violation of Florida Building Code 105.1 which states, 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.

As per Building Official Simo Mansor, the following work was done without permits:
1) A/C changeout

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

Respectfully,
Donovan Williams
LBTS Code Compliance Officer
donovanw@lbts-fl.gov

CASE TYPE	Building Permit Violation	DATE ESTBL	8/22/2024	STATUS	Open
ADDRESS	1597 BLUE WATER TER, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Ralph DesRoches	STATUS DATE	10/30/2025 12:00:00 AM

16. CASE 25100008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 15	COMMENTS FINAL ORDER
	INSPECTION DATE 11/14/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 11/20/2025	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: JONNA,NANCY S NANCY S JONNA TR Owner
 1597 BLUE WATER TER N LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	11/14/2025	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	
	2	11/14/2025	Chapter 10 - Garbage and Refuse Section 10-28(g) - Maintenance. Trash boxes or receptacles shall be maintained in such manner as not to be visible from the street, except on pickup days, and shall be sufficient for the storage of all general combustible waste, paper, rags, pasteboard boxes, berry boxes, whole bottles, broken glass and empty tins, fruit or vegetable cans.	Not in Compliance	
	3	11/14/2025	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required 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 and obtain the required permit.	Not in Compliance	

FINES:

NARRATIVE: • VIOLATION(S) OBSERVED:

1. An outdoor kitchen was constructed, and wooden fencing was unlawfully erected on the property without acquiring the necessary permits. This a violation of the Town’s adopted code section FBC 105.1 — Work without permits.

2. The property’s thrash carts are being stored in the front of the property and are clearly visible from the street. This violates the Town’s code Sec. 10-28(e) and 10-28(g) — Maintenance.

PLEASE REFER TO THE CODE SECTIONS PROVIDED ABOVE FOR REFERENCE

• CORRECTIVE ACTION(S) REQUIRED:

1. As per the Building Official, Simo Mansor, submit an application and obtain an approved DEMOLITION PERMIT for removal of all sections/ parts of the illegal wood fencing that have been erected/ added. The completed work must be verified. Additionally, submit an application and obtain an approved AFTER-THE-FACT permit for the outdoor kitchen that was constructed without a permit. For assistance with the permitting process or to inquire about a violation, please contact the Building Department at 954-640-4215 or via email at building@lbts-fl.gov.

2. Please ensure that the trash carts are returned to and maintained at the side yard of the property, positioned no further street-side than the front edge of the building structure, except on designated collection days when the receptacles may be placed on the street edge. Please ensure that the trash carts are not visible from the street when put away.

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	Property Maintenance (General)	DATE ESTBL	2/22/2018	STATUS	Open
ADDRESS	2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/29/2025 12:00:00 AM

17. CASE 18020015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$53,475.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER	FINAL ORDER: PER SPECIAL MAGISTRATE, ALL PIER REPAIR IS TO BE COMPLETED BY MARCH 26, 2019 OR A FINE OF \$250 PER DAY WILL BEGIN TO COMMENCE THEREAFTER. THIS CASE WILL RETURN TO THE JANUARY 24, 2019 CODE COMPLIANCE HEARING FOR A STATUS UPDATE. A HEARING COST OF \$50 WAS ALSO ASSESSED AT THE SEPTEMBER 27, 2018 CODE COMPLIANCE HEARING.
	INSPECTION DATE	4/24/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	11/20/2025		
	FINAL ORDER MEETING DATE	9/27/2018		
	FINAL ORDER COMPLY BY DATE	3/26/2019		

NOTICE NAMES: FISHERMANS PIER INC Owner
 2 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL 33308
 C/O DAVID J WALLACE, ANGLIN FAMILY TRUST
 215 N FEDERAL HWY DANIA BEACH, FL33004
 MARCHELOS, SPIRO
 2 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/24/2025	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE: Section 6-37(a)(1) - The east end of the Pier has damage that has not been repaired. The Pier is not in good condition as required by Town Ordinances. Please obtain building permits and make all necessary repairs to the Pier to return it to good condition.

Thank you for your attention to this matter.

Bethany Banyas
Senior Inspector, Code Compliance
954-857-5563
bethanyb@lbtz-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	10/24/2025 12:00:00 AM

18. 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	11/20/2025	
	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	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	10/24/2025 12:00:00 AM

19. 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	11/20/2025		
	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	10/15/2021	STATUS	Open
ADDRESS	1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	10/24/2025 12:00:00 AM

20. CASE 21100022

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 21	COMMENTS FINAL ORDER
	INSPECTION DATE 5/21/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 11/20/2025	
	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	10/24/2025 12:00:00 AM

21. 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	11/20/2025	
	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.

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.

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



Town of Lauderdale-By-The-Sea
 4501 Ocean Drive
 Lauderdale-By-The-Sea, Florida 33308

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
GRIMALDI,MARK A	25110003	11/06/2025
1581 W TERRA MAR DR LAUDERDALE BY THE SEA, FL 33062		
Property Owner:	Property Description:	Certified Mail #:
GRIMALDI,MARK A	494306210580	
1581 W TERRA MAR DR LAUDERDALE BY THE SEA, FL 33062		
Legal Description:	AKA:	
TERRA MAR ISLAND ESTATES FIRST ADD 31-10 B LOT 6 BLK 10	1581 W TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/6/2025 the following violation(s) of the Town of Lauderdale-By-The-Sea Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from NOV Date
Chapter 19 - Traffic And Motor Vehicles	Section 19-21(b)(4) Parking or storage of motor vehicles and vessels.	Restrictions and prohibitions. In the east and west zones as defined in this section, vessels, commercial vehicles and recreational vehicles are prohibited and restricted as hereinafter set forth. West zone. It shall be unlawful for any person to park, store or maintain any commercial vehicle, recreational vehicle, vessel, personal watercraft or trailer on the streets, rights-of-way, or public or private property in any district of the Town located in the west zone between the hours of 9:00 p.m. and 6:00 a.m. except as provided below. Uses not prohibited. Nothing herein shall prohibit the parking of commercial vehicles in the west zone while in the process of making deliveries or service calls. Commercial vehicles, recreational vehicles, vessels, personal watercrafts or trailers must be wholly enclosed within a garage or enclosed within a carport surrounding the vehicle on three sides and the vessel or vehicle does not protrude from the carport. A for-hire vehicle utilized for the t...	10

Notes/Mean of Correction:

Violation 1.) Swamp buggy/watercraft parked overnight between the hours of 9:00pm and 6:00 am

This property is in violation of Sec 19-21(b)(4)(a) which states that if you're in the west zone, that it shall be unlawful for any person to park, store or maintain any commercial vehicle, recreational vehicle, vessel, personal watercraft or trailer on the streets, rights-of-way, or public or private property in any district of the Town located in the west zone between the hours of 9:00 p.m. and 6:00 a.m. except as provided below.

Corrective Action: To come into compliance the property will need to remove the vessel/swamp buggy from the Town between the hours of 9:00pm to 6:00am. Otherwise register they swamp buggy with the Town for a period of three consecutive days twice a month.

If you have any further questions, please do not hesitate to contact the Assistant Director of Development Services Terry-Ann Boyd at terry-annb@lbts-fl.gov

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

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance inspector at 954-640-4220.

Should all violations not be corrected and approved by the undersigned Code Compliance Inspector by the date and time specified above, you will be required to appear at the prosecution of this matter before the City's Special Magistrate for Code Compliance, pursuant to Chapter 37 of the Town of Lauderdale-By-The-Sea Code of Ordinances and Chapter 162, Florida Statutes.

Donovan Williams,

A handwritten signature in black ink, appearing to read 'D Williams', with a stylized flourish at the end.