

Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday October 27, 2022

5:00 PM



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

Code Compliance Hearing

Thursday, October 27, 2022, 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
 - [10-27-22 Agenda Summary.pdf](#)
 - [10-27-22 Agenda Backup.pdf](#)
 - [SS-A 230 Pine Ave.pdf](#)
 - [SS-B 4326 N Ocean Dr..pdf](#)

5. FIRE CASES

- 5.a. Fire Cases
 - [Fire Case 22-1351.pdf](#)
 - [Fire Case- 22-1352.pdf](#)
 - [Fire Case- 22-1353.pdf](#)

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.



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • October 27, 2022 • 5:00 PM*

- I. CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO
- II. SWEARING OF WITNESSES
- III. OPENING STATEMENT
- IV. PUBLIC COMMENTS
- V. CODE CASES

Cases to be Continued

Item #	Case #	Property Address	Property Owner	Page #
1	21060005	3210 OLEANDER WAY,	D'ANGELO,MICHAEL S HARRIS,JONATHAN & AMEIJERAS,MAR	112
2	21080006	4324 SEAGRAPE DR, 1-4	ISLA BELLA LLC	110
3	21100022	1620 S OCEAN BLVD,	OCEAN COLONY CONDOMINIUM ASSOCIATION	118
4	21120003	2000 S OCEAN BLVD,	ROYAL COAST CONDO ASSN INC	33
5	22010002	238 CORSAIR AVE,	KELLEY,SEAN KELLEY,RENEE	37
6	22010004	2011 CORAL REEF DR,	ESTEVEZ,JOHN P	3
7	22020002	262 COMMERCIAL BLVD,	FPA HOLDINGS LLC	39
8	22020007	1984 SAILFISH PL,	RHINO REAL ESTATE LLC	81
9	22030004	4420 E TRADEWINDS AVE,	APCE ACQUISITIONS LLC ARNOLD, JOAN G	104
10	22040002	4213 EL MAR DR, 1-6	PALM LAKES I ASSOCIATES INC	99
11	22040017	222 E COMMERCIAL BLVD,	ACS 218 LLC	102
12	22060004	224 CODRINGTON DR,	ESTIHOMES LLC	48
13	22070006	2049 OCEAN MIST DR,	OCEAN MIST PROPERTY LLC	62
14	22070008	4553 BOUGAINVILLE DR,	STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D	64
15	22070010	4655 BOUGAINVILLE DR,	PULSO MIAMI LLC	66
16	22070024	4050 N OCEAN DR,	THE CARIBE, INC. OF BROWARD COUNTY	73
17	22070025	4600 SEAGRAPE DR, 1-2	4600 SEAGRAPE DRIVE LLC	75
18	22070026	265 COMMERCIAL BLVD,	VICNSONS REALTY GROUP LLC	76
19	22080002	4109 N OCEAN DR, 1-8	4051 N OCEAN DRIVE LLC	78
20	22080004	4533 POINCIANA ST,	POINCIANA 4533 LLC	80
21	22080011	4533 POINCIANA ST,	POINCIANA 4533 LLC	91
22	22080025	216 E COMMERCIAL BLVD,	ANGLIN FAM TR % RAYMOND ANGLIN	83
23	21-1336	224 HIBISCUS AVE,	SOUTH LEISURE BY THE SEA CONDO	N/A
24	21100012	1470 S OCEAN BLVD,	EL DORADO CLUB AKA DELRADO INC	114



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

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Old Business

Item #	Case #	Property Address	Property Owner	Page #
25	18020015	2 E COMMERCIAL BLVD,	ANGLIN FAM TR % RAYMOND ANGLIN	41
26	21110002	1439 S OCEAN BLVD,	WHITTIER TOWERS APARTMENTS ASSOCIATION, INC.	31
27	22060022	263 COMMERCIAL BLVD,	VICNSONS REALTY GROUP LLC	60
28	22070011	4507 W TRADEWINDS AVE,	COLANER,JOSEPH A	67
29	22020004	1801 E TERRA MAR DR,	LIEVANO, GUILLERMO A HERNANDEZ, ALFREDO J	13
30	22060015	234 HIBISCUS AVE, 172	COOPER,GARY	50
31	22060016	234 HIBISCUS AVE, 369	COOPER, GARY M COOPER, RICHARD PAUL	52
32	22060017	234 HIBISCUS AVE, 365	COOPER, GARY M	54
33	22060018	234 HIBISCUS AVE, 362	COOPER, GARY M	56
34	22060019	224 HIBISCUS AVE, 360	COOPER,GARY	58

New Business

Item #	Case #	Property Address	Property Owner	Page #
35	22040004	262 TROPIC DR,	FAURER,MARTIN FAURER,YARLIN	101
36	22060003	239 E COMMERCIAL BLVD,	SWANTON STREET 184 LLC	47
37	22070017	6000 N OCEAN BLVD, 16D	RUMBAUGH,GEORGE F & RUMBAUGH,JAMES L	70
38	22070018	6000 N OCEAN BLVD, 1D	ROBERT J SPARKS REV LIV TR MARYLOU SPARKS REV LIV TR	71
39	22070029	4344 E TRADEWINDS AVE,	ENDEAVOR CAPITAL LLC HOMESTEAD FINANCIAL MORTGAGE LLC	77
40	22080012	4300 SEAGRAPE DR,	SEAGRAPE ONE APARTMENTS LLC	94
41	22080016	4641 BOUGAINVILLA DR,	STANLEY,GEORGE STANLEY,ROSE	96
42	22080017	263 COMMERCIAL BLVD,	VICNSONS REALTY GROUP LLC	98
43	22080018	224 CODRINGTON DR,	ESTIHOMES LLC	12
44	22090006	3231 SPANISH RIVER DR,	WILLIAM B REGIS LIV TR REGIS,WILLIAM B TRSTEE	85
45	22100008	230 PINE AVE	827 NW 114 ST LLC	87
46	22100009	230 PINE AVE	827 NW 114 ST LLC	88
47	22100010	230 PINE AVE	827 NW 114 ST LLC	89
48	22100012	2036 COCO PALM PLACE	SHANAHAN, GEORGE C EST	90



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Item #	Case #	Property Address	Property Owner	Page #
49	21100018	4641 N OCEAN DR, 1-8	O'SEAN VILLA LLC	116
50	21100025	4652 POINCIANA ST, 1	SENOUCI,CARL	15
51	21100025	4652 POINCIANA ST, 1	SENOUCI,CARL	15
52	21100025	4652 POINCIANA ST, 1	SENOUCI,CARL	15
53	21100026	4652 POINCIANA ST, 2	SENOUCI,CARL	17
54	21100027	4652 POINCIANA ST, 3	WACHTER,WILHELM & EDITH	19
55	21100028	4652 POINCIANA ST, 4	ROBERTO,JOHN A EST	21
56	21100029	4652 POINCIANA ST, 5	ROBERTO,JOHN A	23
57	21100030	4652 POINCIANA ST, 6	FAVALE,JOSEPH FAVALE,VINCENT MARIO	25
58	21100031	4652 POINCIANA ST, 7	BROOKS,WILLIE J WILSON-BROOKS,SUSAN K	27
59	21100032	4652 POINCIANA ST, 8	SENOUCI,BRAHIM	29
60	22030010	226 HIBISCUS AVE,	LEISURE BY THE SEA ASSOCIATION, INC. C/O EXCLUSIVE PROPERTY MANAGEMENT	106
61	22060001	259 MIRAMAR AVE,	ROYAL IMPERIAL GROUP LLC	45

Special Set

Item #	Case #	Property Address	Property Owner
62	SS-A	230 PINE AVE	827 NW 114 ST LLC
63	SS-B	4326 N OCEAN DR	4326 OCEAN DR LLC

Fire Cases

Item #	Case #	Property Address	Property Owner
64	22-1351	1900 S Ocean 16L	EMPRESS ESTATES LLC
65	22-1352	4540 N Ocean Dr	LEISURE MAR CONDOMINIUM
66	22-1353	4326 N Ocean Dr	4326 OCEAN DR LLC

VI.ADJOURNMENT

CASE TYPE	Property Maintenance	DATE ESTBL	8/31/2021	STATUS	Closed
ADDRESS	224 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/23/2022 12:00:00 AM

1. CASE 21080010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$125.00
	DAYS TO COMPLY	10	COMMENTS FINAL ORDER At the September 23, 2021 Special Magistrate hearing, the Magistrate ordered that by October 7, 2021, a full and valid application be submitted for a building permit to make the structure safe, which shall include signed and sealed plans by a Florida-licensed engineer. If not complied, a fine of \$250 per day will accrue beginning October 8, 2021. The case will be brought back to the October 28, 2021 hearing. A cost of \$100 was assessed and is now due.
	INSPECTION DATE	7/28/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	6/24/2022	
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	9/23/2021	
	FINAL ORDER COMPLY BY DATE	10/7/2021	

NOTICE NAMES: CORPORATE CENTER BY THE SEA INC % WATERHOUSE REAL ESTATE INVESTM
224 COMMERCIAL BLVD STE 203 LAUDERDALE BY THE SEA, FL 33308
., MORAITIS, GEORGE R
915 MIDDLE RIVER DRIVE, SUITE 506 FORT LAUDERDALE, FL33316

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/28/2022	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	6/24/2022

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE: Section 6-37(a)(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 surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate maintenance.

-Concrete disrepair, including spalling (rebar visible) was observed on columns in under-building parking garage. Due to the perceived imminent threat to public health, safety and/or welfare, this violation has been scheduled for the September 23, 2021 Special Magistrate Hearing.

-Please immediately retain the services of a licensed contractor and apply for permits to fix the violations: Building@lbts-fl.gov or 954-640-4215.

-Contact me directly at 954-640-4220 if you have any questions regarding this notice and I will be glad to assist.

Respectfully,

Bethany Banyas
954-640-4220
bethanyb@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	1/4/2022	STATUS	Closed
ADDRESS	2011 CORAL REEF DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	8/30/2022 12:00:00 AM

2. CASE 22010004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	28
	INSPECTION DATE	8/24/2022
	COMPLIED DATE	8/24/2022
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ESTEVES,JOHN P Owner
2011 CORAL REEF DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/24/2022	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	8/24/2022

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
Per Building Official: Work Without Permit (accessible chair lift, underground/in-ground television, new wiring, and extension of pool patio). Stop Work Order posted on 1/5/2022..
Corrective Action required: Please obtain an after-the-fact permit for the work done without a permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.
For assistance with permitting, you may contact:
-David Lee, Permit Administrator, 954-640-4224.
-Kay Burgess, Permit Technician, 954-640-4215.
Building@LBTS-FL.gov
Thank you in advance for your diligent attention to this matter. Please contact me when you receive this so I can offer any needed assistance in correcting this issue.

Respectfully,

Bethany Banyas

Senior Inspector, Code Compliance
954-857-5563
bethanyb@lbs-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	4/13/2022	STATUS	Closed
ADDRESS	4617 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/18/2022 12:00:00 AM

3. CASE 22040018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	37
	INSPECTION DATE	10/18/2022
	COMPLIED DATE	10/18/2022
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: DEE JAY ENTERPRISES INC GREENBERG,MARISSA C Owner
4617 EL MAR DR LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/18/2022	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...	Closed	10/18/2022

FINES:

NARRATIVE: FBC 110.15 Building Safety Inspection Program. Compliance Required. Please comply with all the requirements of the inspection program. Information is located at:
<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>.
For questions on the Building Safety Program requirements, please contact BuildingOfficial@lbts-fl.gov.
For questions regarding your code case, please contact Bethanyb@lbts-fl.gov.

Respectfully,

Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220

CASE TYPE	Permits Required Violations	DATE ESTBL	2/15/2022	STATUS	Closed
ADDRESS	1439 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 217	INSPECTOR	Bethany Banyas	STATUS DATE	8/3/2022 12:45:00 PM

4. CASE 22020010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$1,050.00
	DAYS TO COMPLY	14	COMMENTS FINAL ORDER At the March 24, 2022 Special Magistrate Hearing, the Special Magistrate ordered that the respondent must comply by June 22, 2022. Compliance is to be reached by: Issuance of after-the-fact permits for the hot water pump and for the water heater, and payment of the \$50 Hearing Cost. If compliance is not reached as ordered, a fine of \$200 per day will begin to accrue on June 23, 2022 and the case will return to the June 23, 2022 Special Magistrate Hearing.
	INSPECTION DATE	7/28/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	7/26/2022	
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	6/23/2022	
	FINAL ORDER COMPLY BY DATE	6/22/2022	

NOTICE NAMES: SAWICKI,STANLEY D Owner
161 BROWNELL AVE NEW BEDFORD, MA 02740

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/28/2022	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	7/26/2022

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY	\$1,000.00	9/28/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
1) Water heater installed without permit, and
2) Water heat pump installed without permit, both as per Building Official.
.
Corrective Action: You may apply for and obtain an after-the-fact permit for the work done without a permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed. A permit application may be obtained

by coming in to the Building Department at 4501 N Ocean Drive or by emailing
Building@lbts-fl.gov.

Thank you for your attention to this matter. Please kindly contact me if you have any
questions.

Respectfully,

Bethany Banyas
954-640-4220
bethanyb@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	3/25/2022	STATUS	Closed
ADDRESS	269 LOMBARDY AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/20/2022 12:00:00 AM

5. CASE 22030021

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	INSPECTION DATE	10/20/2022
	COMPLIED DATE	10/19/2022
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	LABIRIS, NANCY RENEE & PETER	Owner
	65 ST GEORGE RD PARIS, ON N3L 3E1	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/20/2022	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.	Closed	10/19/2022

FINES:

NARRATIVE: FBC 105.1 - Work Without Permits. The interior of the single family home at 269 Lombardy Ave was demolished without a permit. The Building Official posted a Stop Work Order on March 24, 2022.
Corrective Action required: Apply for and obtain an after-the-fact permit for the work.

For questions with permitting, you may contact Building@lbts-fl.gov or call the Building Department at 954-640-4215.
For questions regarding this code case or the hearing date of May 26, 2022, you may contact bethanyb@lbts-fl.gov or call 954-640-4220.

Respectfully,

Bethany Banyas
Senior Inspector, Code Compliance

CASE TYPE	Property Maintenance	DATE ESTBL	6/2/2022	STATUS	Closed
ADDRESS	233 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/14/2022 12:00:00 AM

6. CASE 22080006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	48
	INSPECTION DATE	10/14/2022
	COMPLIED DATE	10/14/2022
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	NGUYEN,DUNG K QUACH,DUNG A	Owner
	3600 SW 141ST AVE MIRAMAR, FL 33027	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/14/2022	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Closed	10/14/2022

FINES:

NARRATIVE: Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight.
Corrective action: Please repair the roof so it's in a watertight condition and remove the tattered and torn tarp.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Vacation Rental	DATE ESTBL	8/5/2022	STATUS	Closed
ADDRESS	4420 E TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/14/2022 12:00:00 AM

7. CASE 22080008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	14
	INSPECTION DATE	10/14/2022
	COMPLIED DATE	10/14/2022
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: APCE ACQUISITIONS LLC ARNOLD, JOAN G Owner
1141 S MAIN ST MILAN, TN 38358

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/14/2022	Chapter 30 - Unified Land Development Regulations Sec. 30-327(b). - Vacation rentals and short term rentals. Vacation rentals and short term rentals prohibited unless in compliance with this section. No person shall rent or lease all or any portion of a single-family or townhouse dwelling or a duplex/two-family dwelling, multifamily dwelling of 3 or 4 units, or dwelling unit in a mixed use development with 1 to 4 dwelling units in the Town's RS-4, RS-5, RD-10, RM-15, RM-16, RM-25 and RM-50 residential zoning districts or the B-1 or B-1-A business zoning districts as a vacation rental or short term rental as defined in section 30-11 of the Town Code without first (i) obtaining a business tax receipt from the Town pursuant to Chapter 12 of the Code, and (ii) complying with the supplemental regulations contained herein.	Closed	10/14/2022

FINES:

NARRATIVE: Sec. 30-327(b). - Vacation rentals and short term rentals. No person shall rent a single family, duplex, triplex or quadplex property as a vacation rental or short term rental without first obtaining a business tax receipt from the Town pursuant to Chapter 12 of the Code, and complying with the supplemental regulations contained herein.
CORRECTIVE ACTION: Property shall 1) cease renting and 2) cease advertising as a rental, until such time as all violations are corrected, requirements are met, and the Town approves the Business Tax Receipt.
NOTES:
-Please refer to Final Order #22030004 as a BTR cannot be issued while that case is still in violation.
-All advertisements, including the one at <https://www.airbnb.com/rooms/593203419832162892> must be removed.

Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.

Respectfully,

Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbtz-fl.gov

CASE TYPE	Bulk Trash	DATE ESTBL	8/13/2022	STATUS	Closed
ADDRESS	224 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/23/2022 12:00:00 AM

8. CASE 22080018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	2
	INSPECTION DATE	9/10/2022
	COMPLIED DATE	9/10/2022
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	ESTIHOMES LLC	Owner
	9511 SAVONA WINDS DR DELRAY BEACH, FL 33446	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/10/2022	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.	Closed	9/10/2022

FINES:

NARRATIVE: Section 10-28(e). 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.
Corrective Action: Adhere to the schedule for bulk pickups (enclosed). ***DUE TO THE RECURRING NATURE OF THIS VIOLATION, IT WILL BE PRESENTED TO THE SPECIAL MAGISTRATE ON SEPTEMBER 22, 2022 REGARDLESS OF WHETHER IT IS COMPLIED OR NOT***
Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.

Respectfully,
Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbtz-fl.gov

CASE TYPE	BTR Housing Inspection	DATE ESTBL	2/2/2022	STATUS	Closed
ADDRESS	1801 E TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

9. CASE 22020004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	6/23/2022
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$250.00
	DAYS TO COMPLY	59	COMMENTS FINAL ORDER At the (4-28-22) Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by (6-22-22) or a fine of \$100 per violation per day will accrue beginning (6-23-22) until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the (6-23-22) Hearing for Certification of Lien
	INSPECTION DATE	8/15/2022	COMMENTS - IMPOSITION OF FINE At the June 23, 2022 Special Magistrate Hearing, the Magistrate found that the violations were not corrected as required and certified the lien. The Magistrate also certified a Hearing Cost of \$200 for this hearing. The original Hearing Cost was not paid and has been certified.
	COMPLIED DATE	8/15/2022	
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	4/28/2022	
	FINAL ORDER COMPLY BY DATE	6/22/2022	
NOTICE NAMES:	LIEVANO, GUILLERMO A HERNANDEZ, ALFREDO J	Owner	
	10104 SW 94 CT MIAMI, FL 33176		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/15/2022	Chapter 30 - Unified Land Development Regulations Section 30-480(a) - Tree removal and replacement. It shall be unlawful to: Cut down, destroy, remove, relocate or effectively destroy through damaging any tree within the Town which has a caliper of four inches or larger without first obtaining approval by the Town and a permit from Broward County; or allow any dead tree that has a caliper of four inches or larger to remain on any property.	Closed	3/29/2022
	2	8/15/2022	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Closed	7/18/2022
	3	8/15/2022	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	Closed	8/15/2022

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...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER</u>
			<u>COMPLY</u>
	DAILY FINE	\$100.00	6/22/2022
	DAILY FINE	\$100.00	6/22/2022
	DAILY FINE	\$100.00	6/22/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
 As per Building Official: Work has been done without permits.
 Corrective Action required: Please obtain after-the-fact permits for all work done without a permits including the new A/C split, new electrical panels inside and outside, new door, kitchen renovations and bathroom renovations. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.
 For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Sec. 30-480(a) - Dead tree in the rear yard. Removal and replacement is required. Please obtain a tree removal permit from Broward County and then from the town of Lauderdale by the Sea. You may contact Sue Leven: 954-640-4221, for the towns tree removal permit and Alex Schore: (954) 519-1282, ASCHORE@broward.org, for the County's tree removal permit.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Corrective action: Please repair all windows so that they are in proper operational condition.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	10/16/2021	STATUS	Closed
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 1	INSPECTOR	Bethany Banyas	STATUS DATE	9/20/2022 12:00:00 AM

10. CASE 21100025

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$6.25
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER
			At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due.
	INSPECTION DATE	9/2/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	9/2/2022	
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	1/27/2022	
	FINAL ORDER COMPLY BY DATE	7/27/2022	
NOTICE NAMES:	SENOUCI,CARL	Owner	
	13 79E AV MONTREAL , QC H1A 2L9		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/2/2022	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	Closed	9/2/2022

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...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$200.00	8/24/2022

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 Violations	DATE ESTBL	10/16/2021	STATUS	Closed
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 2	INSPECTOR	Bethany Banyas	STATUS DATE	9/2/2022 12:00:00 AM

11. CASE 21100026

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$6.25
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER
			At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due.
	INSPECTION DATE	9/2/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	9/2/2022	
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	1/27/2022	
	FINAL ORDER COMPLY BY DATE	7/27/2022	
NOTICE NAMES:	SENOUCI,CARL	Owner	
	13 79E AV MONTREAL, QC H1A 2L9		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/2/2022	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	Closed	9/2/2022

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...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$200.00	8/24/2022

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 Violations	DATE ESTBL	10/16/2021	STATUS	Closed
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 3	INSPECTOR	Bethany Banyas	STATUS DATE	9/2/2022 12:00:00 AM

12. CASE 21100027

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$6.25
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER
			At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due.
	INSPECTION DATE	9/2/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	9/2/2022	
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	1/27/2022	
	FINAL ORDER COMPLY BY DATE	7/27/2022	
NOTICE NAMES:	WACHTER,WILHELM & EDITH	Owner	
	4652 POINCIANA ST UNIT 3 LAUDERDALE BY THE SEA, FL 33308		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/2/2022	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	Closed	9/2/2022

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...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$200.00	8/24/2022

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 Violations	DATE ESTBL	10/16/2021	STATUS	Closed
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 4	INSPECTOR	Bethany Banyas	STATUS DATE	9/2/2022 12:00:00 AM

13. CASE 21100028

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$6.25
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER
			At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due.
	INSPECTION DATE	9/2/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	9/2/2022	
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	1/27/2022	
	FINAL ORDER COMPLY BY DATE	7/27/2022	
NOTICE NAMES:	ROBERTO,JOHN A EST	Owner	
	4652 POINCIANA ST #4 LAUDERDALE BY THE SEA, FL 33308		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/2/2022	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	Closed	9/2/2022

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...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$200.00	8/24/2022

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 Violations	DATE ESTBL	10/16/2021	STATUS	Closed
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 5	INSPECTOR	Bethany Banyas	STATUS DATE	9/2/2022 12:00:00 AM

14. CASE 21100029

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$6.25
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER
			At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due.
	INSPECTION DATE	9/2/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	9/2/2022	
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	1/27/2022	
	FINAL ORDER COMPLY BY DATE	7/27/2022	
NOTICE NAMES:	ROBERTO,JOHN A	Owner	
	4652 POINCIANA ST #5 LAUDERDALE BY THE SEA, FL 33308		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/2/2022	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	Closed	9/2/2022

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...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$200.00	8/24/2022

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 Violations	DATE ESTBL	10/16/2021	STATUS	Closed
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 6	INSPECTOR	Bethany Banyas	STATUS DATE	9/2/2022 12:00:00 AM

15. CASE 21100030

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$6.25
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER
			At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due.
	INSPECTION DATE	9/2/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	9/2/2022	
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	1/27/2022	
	FINAL ORDER COMPLY BY DATE	7/27/2022	
NOTICE NAMES:	FAVALE,JOSEPH FAVALE,VINCENT MARIO	Owner	
	3000 NE 48 ST #101 FORT LAUDERDALE, FL 33308		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/2/2022	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	Closed	9/2/2022

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...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$200.00	8/24/2022

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 Violations	DATE ESTBL	10/16/2021	STATUS	Closed
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 7	INSPECTOR	Bethany Banyas	STATUS DATE	9/2/2022 12:00:00 AM

16. CASE 21100031

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$6.25
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER
			At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due.
	INSPECTION DATE	9/2/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	9/2/2022	
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	1/27/2022	
	FINAL ORDER COMPLY BY DATE	7/27/2022	
NOTICE NAMES:	BROOKS,WILLIE J WILSON-BROOKS,SUSAN K 1725 BRYDEN RD COLUMBUS, OH 43205	Owner	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/2/2022	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	Closed	9/2/2022

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...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$200.00	8/24/2022

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 Violations	DATE ESTBL	10/16/2021	STATUS	Closed
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 8	INSPECTOR	Bethany Banyas	STATUS DATE	9/2/2022 12:00:00 AM

17. CASE 21100032

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$6.25
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER
			At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due.
	INSPECTION DATE	9/2/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	9/2/2022	
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	1/27/2022	
	FINAL ORDER COMPLY BY DATE	7/27/2022	
NOTICE NAMES:	SENOUCI,BRAHIM	Owner	
	1545 BOUL DE LA GRANDE-ALLEE *BOISBRIAND, QC J7G 2T6		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/2/2022	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	Closed	9/2/2022

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...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$200.00	8/24/2022

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	Permits Required Violations	DATE ESTBL	11/3/2021	STATUS	Open
ADDRESS	1439 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Greg Wienbarg	STATUS DATE	8/30/2022 12:00:00 AM

18. CASE 21110002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	6/23/2022
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$300.00
	DAYS TO COMPLY	79	COMMENTS FINAL ORDER At the (1-27-22) Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by (3-23-22) or a fine of \$250 per violation per day will accrue beginning (3-24-22) until compliance is reached and verified by the Town. Hearing Cost of \$100 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the (3-24-22) Hearing.
	INSPECTION DATE	8/24/2022	COMMENTS - IMPOSITION OF FINE At the June 23, 2022 Special Magistrate Hearing the Magistrate ordered a certification of the lien along with the unpaid Hearing Cost and an additional Hearing Cost of \$200.
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	1/27/2022	
	FINAL ORDER COMPLY BY DATE	3/23/2022	
NOTICE NAMES:	WHITTIER TOWERS APARTMENTS ASSOCIATION, INC.	Owner	
	4800 N. STATE ROAD 7 #105 FORT LAUDERDALE, FL 33319		
	c/o Jeremy Shir / Becker & Poliakoff, The Palm Yacht & Beach Club, Inc		
	1 E Broward Blvd, Ste 1800 Ft Lauderdale, FL33301		
	c/o Kathy Galullo, President, Whittier Towers Apts. Assoc. Inc.		
	1439 S Ocean Blvd #118 Lauderdale By The Sea, FL33062		
	c/o Kaye Bender Rembaum, Whittier Towers Apts. Assoc. Inc.		
	1200 Park Central Blvd South Pompano Beach, FL33064		
	c/o Seiler, John P. , Whittier Towers Apts. Assoc. Inc.		
	2850 N Andrews Ave Ft Lauderdale, FL33311		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/24/2022	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	Not in Compliance	

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	\$250.00	3/23/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
 As per Assistant Building Official: Dock and seawall work done without a permit.
 Corrective Action required: Please obtain an after-the-fact permit for all work including but not limited to the piling dock, the floating dock and the concrete restoration work on the seawall that was done without an approved permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.
 For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

 If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	12/3/2021	STATUS	Open
ADDRESS	2000 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	8/30/2022 12:00:00 AM

19. CASE 21120003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	30
	INSPECTION DATE	8/25/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ROYAL COAST CONDO ASSN INC Owner
2000 S OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062
., BECKER & POLIAKOFF,P.A.
1 E BROWARD BLVD STE 1800 FORT LAUDERDALE, FL33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/25/2022	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:

NARRATIVE: 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

CASE TYPE	Permits Required Violations	DATE ESTBL	12/27/2021	STATUS	Open
ADDRESS	4620 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/19/2022 12:00:00 AM

20. CASE 22010001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	59
	INSPECTION DATE	10/20/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	SHMF ESCAPE LLC	Owner
	138 EAST 31 ST STE C1 NEW YORK, NY 10016	
	OVED, STEVEN	
	2901 N FEDERAL HWY BOCA RATON, FL33431	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/20/2022	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.	Closed	3/23/2022
	2	10/20/2022	Chapter 6 - Building and Building Regulations Section 6-41(a)(18) - 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: 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;	Closed	3/23/2022
	3	10/20/2022	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	Not in Compliance	

	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...		
4 10/20/2022	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	10/19/2022

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done inside and outside without permits.
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbt-fl.gov.
1) New water heaters (manufacture date, 6-13-2012) and new tankless water heater in the office without permits.
2) New wooden fence without a permit on the south side of the property.
3) New deck on second floor without a permit.
4) Unpermitted washing and drying machines operating outside.
5) Unpermitted A/C work in unit 109.

Sec. 6-41(a)(18) - Overgrown landscaping. Please cut and trim all overgrown landscaping including the hedges. The hedges in the front need to be trimmed so that they are not blocking the walkways.

Sec. 10-28(E) - Trash receptacle placement. Trash carts need to be kept behind the fence on the north side of the property. They can't be left in plain view where you have them on the south side of the property next to the parking lot. The bulk trash items in that area need to be removed and kept on the side of the property behind the fence until bulk pick up day.

Sec. 6-41(b) - All surfaces shall be maintained free of peeling paint or other condition reflective of deterioration or inadequate maintenance. Please paint the chipped and peeling paint on all walkways.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Vacation Rentals Inspection	DATE ESTBL	8/4/2021	STATUS	Open
ADDRESS	238 CORSAIR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

21. CASE 22010002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70190700000027914229	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	59	COMMENTS FINAL ORDER	At the May 26, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply by July 27, 2022 or a fine of \$150 per day will begin to accrue on July 28, 2022. Compliance shall be achieved by issuance of permit/s for all work done without a permit. A \$50 Hearing Cost was assessed and is now due, payable by July 27, 2022. The case will return to the July 28, 2022 hearing.
	INSPECTION DATE	9/21/2022	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	10/27/2022		
	FINAL ORDER MEETING DATE	5/26/2022		
	FINAL ORDER COMPLY BY DATE	7/27/2022		

NOTICE NAMES: KELLEY, SEAN KELLEY, RENEE Owner
4292 AUBURN FOLSOM RD LOOMIS, CA 95650

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.	Closed	3/11/2022
	2	9/21/2022	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	\$150.00	9/21/2022
	FLAT PENALTY		1/1/0001

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Interior remodel work without permit.
Corrective Action required: Please obtain an after-the-fact permit for all interior work including the kitchen renovation, new bathroom and bathroom renovations and bedroom conversions done without permits. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Sec. 30-327(d) - Section 30-327(d). Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days.

This single-family property is a registered vacation rental; it was observed to be offering stays of less than 7 days on web advertisement(s).

Please note that it is the Town's position that 7 consecutive days means 7 consecutive periods of 24 hours, each one including both a nighttime and a daytime. We understand that typical booking calendars commonly refer to "nights" rather than "days." If this is the case with your ad(s), then the expectation is that you will ensure that your ad reflects 7 nights minimum.

NOTE: As per Town Code Section 12-14, Evidence of engaging in business:

"The fact that any person represented himself as being engaged in any business, occupation or profession for which a business tax receipt is required for the transaction of business or the practice of such profession, shall be evidence of the liability of such person to pay a business tax, regardless of whether such person actually transacts any business or practices a profession. Displaying a sign or advertisement indicating the conduct of a business or profession at a given location, advertising a business or profession in the classified section of the telephone directory or Town directory or other media shall be evidence that such person is holding himself out to the public as being engaged in a business or profession."

Advertising for rentals of less than 7 consecutive nights is evidence that the advertiser is engaging in providing that service (rentals of less than 7 nights) to the public. The vacation rental certificate for this property does not permit rentals of less than 7 consecutive nights duration.

Correction Required: To comply with Town Code, please cease allowing possession of the property for stays of less than 7 nights duration. Please change all advertisements to indicate minimum rental stays of 7 nights. There are several places where minimum stay may be listed on you web ad(s). The calendars and all mentions of anything less than 7 nights must be corrected. You may have to contact the web advertising company / booking site for direction on how to make corrections to your calendar and ad.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	2/2/2022	STATUS	Open
ADDRESS	262 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	8/30/2022 12:00:00 AM

22. CASE 22020002

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	28	COMMENTS FINAL ORDER
INSPECTION DATE	8/24/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:

FPA HOLDINGS LLC Owner

262 E COMMERCIAL BLVD # C LAUDERDALE BY THE SEA, FL 33308

REGISTERED AGENT, HUMMEL, SEAN D, ESQ.

1701 W HILLSBORO BLVD #203 DEERFIELD BEACH, FL33442

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	8/24/2022	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:

NARRATIVE: Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. Compliance Required.

Corrective Action: According to Town Records and Broward County Records, this property is past due for compliance with the Florida Building Safety Inspection Program. Please comply with the requirements of the Building Safety Inspection Program by retaining the services of a licensed engineer(s), having them complete the required electrical and structural inspections, and obtaining the associated inspection reports to the Town for review. If any repairs are required, the repairs must be completed (permits may be required) and an updated report must be resubmitted to the Town afterward to close the violation.

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

CASE TYPE	Property Maintenance	DATE ESTBL	2/22/2018	STATUS	Open
ADDRESS	2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/23/2022 12:00:00 AM

23. CASE 18020015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	PROSECUTION COSTS	\$53,425.00
	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	9/21/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	9/27/2018
	FINAL ORDER COMPLY BY DATE	3/26/2019
NOTICE NAMES:	ANGLIN FAM TR % RAYMOND ANGLIN	Owner
	246 PINE AVE 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	9/21/2022	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
	DAILY FINE	\$200.00	1/26/2022

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@lbs-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	2/4/2022	STATUS	Open
ADDRESS	4305 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308 1-7	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

24. CASE 22040025

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	44
	PROSECUTION COSTS	\$50.00
	COMMENTS FINAL ORDER	At the June 23, 2022 Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by August 24, 2022 or a fine of \$100 per violation per day will accrue beginning August 25, 2022 until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the August 25, 2022 Hearing for Certification of Lien.
	INSPECTION DATE	8/24/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	6/23/2022
	FINAL ORDER COMPLY BY DATE	8/24/2022
NOTICE NAMES:	BEE BEE PROPERTIES INC	Owner
	4309 BOUGAINVILLA DR LAUDERDALE BY THE SEA, FL 33308	
	ALDAHWI, HAYDER y	
	4309 BOUGAINVILLA DR LAUDERDALE BY THE SEA, FL33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/24/2022	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	8/24/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including the A/C splits, enclosing a window and door, enclosing a room under the stairs that inhibits 3 foot clearance from the meters(needs to be removed), new electrical panel, and new electric for lighting.
Corrective Action required: Please obtain an after-the-fact permits for all work done without a permits. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	5/23/2022	STATUS	Open
ADDRESS	259 MIRAMAR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

25. CASE 22060001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	61
	PROSECUTION COSTS	\$50.00
	COMMENTS FINAL ORDER	At the August 25, 2022 Special Magistrate Hearing, the Magistrate ordered the property to comply by September 21, 2022 or a fine of \$100 per day will accrue thereafter. A hearing cost of \$50 was assessed and is now due.
	INSPECTION DATE	9/21/2022
	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	8/25/2022
	FINAL ORDER COMPLY BY DATE	9/21/2022

NOTICE NAMES: ROYAL IMPERIAL GROUP LLC Owner
3809 KING RICHARD CT SAINT CHARLES, IL 60174
SHARABURYAK, YURIY
2800 NE 35TH ST FORT LAUDERDALE, FL33306

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	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	9/21/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including kitchen renovations, bathroom renovations, water heater replacement, A/C replacement, and new pool heater. Corrective Action required: Please obtain an after-the-fact permit 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.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Property Maintenance	DATE ESTBL	6/1/2022	STATUS	Open
ADDRESS	239 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/23/2022 12:00:00 AM

26. CASE 22060003

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Verified	PROSECUTION COSTS
DAYS TO COMPLY	14	COMMENTS FINAL ORDER
INSPECTION DATE	7/20/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:

SWANTON STREET 184 LLC Owner
8412 STAGECOACH LN BOCA RATON, FL 33496
., GRANT, MICHAEL L, ESQ.
4800 N. FEDERAL HWY., STE. A-205 BOCA RATON, FL33431

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	7/20/2022	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:

Section 6-37(a)(1). Maintenance appearance standards. Black debris has been observed accumulated on the roof at 239 Commercial Blvd. The debris has been observed to make its way onto adjacent properties, causing a nuisance to neighboring properties. Please have the roof cleaned.

Previous notice was given to previous owner KOSEL LLC under Courtesy Notice #46243, issued April 2, 2022.

Thank you in advance for your kind attention to this matter. Please call or email with any questions.

Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbtts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	6/6/2022	STATUS	Open
ADDRESS	224 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienborg	STATUS DATE	10/17/2022 12:00:00 AM

27. CASE 22060004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	63	COMMENTS FINAL ORDER
INSPECTION DATE	9/21/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: ESTIHOMES LLC Owner
9511 SAVONA WINDS DR DELRAY BEACH, FL 33446

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
	2	9/21/2022	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: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including 1) Kitchen renovation. 2) Side door replacement in the garage. 3) Water heater replacement.
Corrective Action required: Please obtain an after-the-fact permit 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@lbs-fl.gov.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs,

windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Corrective action: Some of the windows don't lock and the mechanism that holds them open isn't working. The deadbolt and door handle on the side garage door need to be repaired to proper working condition. Please make sure that all the windows and doors are operating safely and properly. You also need door and window alarms on every door that has pool access and every window that's lower than 48 inches and has pool access. Please be aware that you'll need a permit when replacing the damaged front doors. The pool will need to be filled with water allowing proper circulation and filtration.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	6/21/2022	STATUS	Open
ADDRESS	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 172	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

28. CASE 22060015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	61	COMMENTS FINAL ORDER At the (8-25-22) Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by (9-21-22) or a fine of \$100 per violation per day will accrue beginning (9-22-22) until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the (9-22-22) Hearing for Certification of Lien.

INSPECTION DATE 9/21/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 10/27/2022

FINAL ORDER MEETING DATE 8/25/2022

FINAL ORDER COMPLY BY DATE 9/21/2022

NOTICE NAMES: COOPER,GARY Owner
4 GATE RD ST JAMES, NY 11780

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	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	9/21/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including blocking in the front door with a wall unit, kitchen and bathroom renovations, A/C unit and water heater replacement. Corrective Action required: Please obtain an after-the-fact permit 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.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	6/21/2022	STATUS	Open
ADDRESS	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 369	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

29. CASE 22060016

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	61
	PROSECUTION COSTS	\$50.00
	COMMENTS FINAL ORDER	At the (8-25-22) Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by (9-21-22) or a fine of \$100 per violation per day will accrue beginning (9-22-22) until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the (9-22-22) Hearing for Certification of Lien.
	INSPECTION DATE	9/21/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	8/25/2022
	FINAL ORDER COMPLY BY DATE	9/21/2022
	COMMENTS - IMPOSITION OF FINE	

NOTICE NAMES: COOPER, GARY M COOPER, RICHARD PAUL Owner
4 GATES RD ST JAMES, NY 11780

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	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	9/21/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including kitchen and bathroom renovations, A/C and water heater replacement.
Corrective Action required: Please obtain an after-the-fact permit 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.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	6/21/2022	STATUS	Open
ADDRESS	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 365	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

30. CASE 22060017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	61	COMMENTS FINAL ORDER	At the (8-25-22) Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by (9-21-22) or a fine of \$100 per violation per day will accrue beginning (9-22-22) until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the (9-22-22) Hearing for Certification of Lien.
	INSPECTION DATE	9/21/2022	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	10/27/2022		
	FINAL ORDER MEETING DATE	8/25/2022		
	FINAL ORDER COMPLY BY DATE	9/21/2022		
NOTICE NAMES:	COOPER, GARY M		Owner	
	4 GATES ROAD ST JAMES, NY 11780			
VIOLATIONS:	#	DATE	DESCRIPTION	STATUS
	1	9/21/2022	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	9/21/2022	
NARRATIVE:	FBC 105.1 - Work done without a Permit from the Town. As per Building Official: Work done without permits including Kitchen renovation (kitchen sink faucet is inoperable and needs to be repaired), new tankless water heater, and A/C replacement.			

Corrective Action required: Please obtain an after-the-fact permit 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.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	6/21/2022	STATUS	Open
ADDRESS	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 362	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

31. CASE 22060018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	61	COMMENTS FINAL ORDER At the (8-25-22) Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by (9-21-22) or a fine of \$100 per violation per day will accrue beginning (9-22-22) until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the (9-22-22) Hearing for Certification of Lien.
	INSPECTION DATE	9/21/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	8/25/2022	
	FINAL ORDER COMPLY BY DATE	9/21/2022	

NOTICE NAMES: COOPER, GARY M Owner
238 HIBISCUS AVE #119 LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	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	9/21/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including water heater and A/C replacement.
Corrective Action required: Please obtain an after-the-fact permit 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.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	6/24/2022	STATUS	Open
ADDRESS	224 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 360	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

32. CASE 22060019

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	61	COMMENTS FINAL ORDER At the (8-25-22) Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by (9-21-22) or a fine of \$100 per violation per day will accrue beginning (9-22-22) until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the (9-22-22) Hearing for Certification of Lien.
	INSPECTION DATE	9/21/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	8/25/2022	
	FINAL ORDER COMPLY BY DATE	9/21/2022	

NOTICE NAMES: COOPER,GARY Owner
4 GATE RD ST JAMES, NY 11780

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	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	9/21/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including kitchen and bathroom renovations, A/C and water heater replacement.
Corrective Action required: Please obtain an after-the-fact permit 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.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	6/23/2022	STATUS	Open
ADDRESS	263 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/2/2022 12:00:00 AM

33. CASE 22060022

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$75.00
	DAYS TO COMPLY	17	COMMENTS FINAL ORDER At the July 28, 2022 Special Magistrate Hearing, the Magistrate ordered that 263 Commercial Blvd must obtain a permit for either demolition or legalization of all unpermitted divisions of the first floor, west side, of the building. An approved permit must be obtained from the Town by August 11, 2022. If not complied, a fine of \$250 per day will begin to accrue until compliance is reached and verified by the Town. A hearing cost of \$50 was assessed and is now due. The property will return to the Special Magistrate hearing on August 25, 2022.
	INSPECTION DATE	10/26/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	7/28/2022	
	FINAL ORDER COMPLY BY DATE	8/11/2022	
NOTICE NAMES:	VICNSONS REALTY GROUP LLC	Owner	
	218 SAN REMO DR JUPITER, FL 33458		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/26/2022	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	10/26/2022

NARRATIVE: Violation: FBC 105.1 (work without permits).
A recent inspection showed that the first floor of the property at 263 Commercial has work done, including the unpermitted subdivision of the first floor into multiple rooms. To

correct the violation, please apply for and obtain a permit to keep the rooms, OR obtain a demolition permit, remove the unpermitted rooms, and close out the permit.

Thank you in advance for your kind attention to this matter.

Respectfully,

Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbtz-fl.gov

CASE TYPE	BTR Housing Inspection	DATE ESTBL	6/29/2022	STATUS	Open
ADDRESS	2049 OCEAN MIST DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

34. CASE 22070006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	64
	INSPECTION DATE	9/9/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	OCEAN MIST PROPERTY LLC	Owner
	2049 OCEAN MIST DR LAUDERDALE BY THE SEA, FL 33062	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/9/2022	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
	2	9/9/2022	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: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including 1) Kitchen renovation, 2) 3 bathroom renovations, 3) 2 door enclosures, 4) Water heater replacement, 5) A/C replacement, 6) A/C mini Split, 7) Utility room renovation, 8) Electrical panel replacement. Corrective Action required: Please obtain an after-the-fact permit 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.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Corrective action: Please repair door handle in garage so the door latches when closed.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	BTR Inspection/Commercial	DATE ESTBL	7/7/2022	STATUS	Open
ADDRESS	4553 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/17/2022 12:00:00 AM

35. CASE 22070008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	64
	INSPECTION DATE	9/9/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D
157 POWERS RD OAKDALE, TN 37829

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/9/2022	Chapter 30 - Unified Land Development Regulations Section 30-509(a). - Administration and Permits (Signs) These sign regulations shall be administered by the Development Services Department. No sign of any kind (except exempt signs) shall be erected, installed, repaired or replaced within the Town until a permit for such sign or work has been issued by the Development Services Department. Prior to the issuance of a sign permit for any sign, the application for a sign permit shall be reviewed and approved by the Development Services Department.	Not in Compliance	
	2	9/9/2022	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
	3	9/9/2022	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:

FBC 105.1 - Work done without a Permit from the Town.

As per Building Official: Work done without permits including kitchen and bathroom renovations inside of the units, door jam in office needs to be repaired, new A/C unit installed, new pool water heater installed, and 2 patio decks installed on the roof.

Stairs, banisters and hand railings need to be repaired and secured so that they are in a safe condition. This will be determined by the building official and the Fire Marshal.

Unit 101/102- permit for both bathroom remodels. Need to add door handle and refrain from locking out the separating door. Unit s 101 & 102 need to be returned to, and operate as, one single unit.

Unit 103- bathroom and kitchen remodel permit

Unit 104- bathroom and kitchen remodel permit

Unit 105- bathroom permit

Unit 106- bathroom permit

Unit 109- bathroom permit

Unit 110- bathroom permit

Unit 111- bathroom permit

Unit 112- bathroom and kitchen remodel permit. Stop Work Order posted on unit 112 (6/24/2022).

Units 201, 202, 203, all need to be returned to one single unit by getting a demo permit to open the two door enclosures and remove the kitchen currently in 203. Fix toilet in unit 203 so it flushes. New air handler should be included in the permit with the new outside A/C permit. Please repair the hole in the wall next to the A/C handler.

Corrective Action required: Please obtain an after-the-fact permit 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.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Repair all broken/non-operational windows. Repair and replace all broken/missing deck drains.

Sec. 30-509(a) - Unpermitted signs installed/applied without sign permits from the Town. Please submit applications and obtain after-the-fact sign permits and comply with the Town's regulations for signage.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Business Tax	DATE ESTBL	7/16/2021	STATUS	Open
ADDRESS	4655 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/23/2022 12:00:00 AM

36. CASE 22070010

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Verified	PROSECUTION COSTS
DAYS TO COMPLY	30	COMMENTS FINAL ORDER
INSPECTION DATE	9/21/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: PULSO MIAMI LLC Owner
955 FEDERAL HWY #316 FORT LAUDERDALE, FL 33316

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	Chapter 12 - Licenses Sec. 12-2.(e)(1) Business tax receipt required Rental property. Payment of tax required. No person shall rent or lease all or any portion of a mooring, dock space, a single-family home, duplex, triplex, or other habitable space, without first obtaining a business tax receipt from the Town and paying the prescribed business tax in accordance with the requirements of this article.	Not in Compliance	

FINES:

NARRATIVE: PULSO MIAMI LLC is required to obtain a Local Business Tax Receipt from the Town in order to operate the apartment rental business located at 4655 BOUGAINVILLA DR.

You have applied for and proceeded through most of the steps to obtain a local BTR for this property. However, the BTR is on hold due to failure to disclose and clarify the type of business (rental type and duration) to Town Staff. This has been requested several times, as late as July 6th.

Contact the Business Tax office at BTR@LBTS-FL.gov to make clear your intentions for the rental business you are operating and to answer any additional questions so Town Staff can continue to assist you. It is possible you may need to submit a new BTR application with the corrected information and please note that additional steps may be required including inspections to verify. Once your BTR is Issued you will be in compliance.

Thank you in advance for your kind attention to this matter.

Respectfully,

Bethany Banyas
Senior Inspector, Code Compliance
954-857-5563
bethanyb@lbts-fl.gov

CASE TYPE	Property Maintenance	DATE ESTBL	1/6/2022	STATUS	Open
ADDRESS	4507 W TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/2/2022 12:00:00 AM

37. CASE 22070011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER At the August 25, 2022 Special Magistrate hearing, the Magistrate ordered a comply-by date of October 26, 2022 or a fine of \$100 per day per violation. A hearing cost of \$50 was assessed, payable by October 26, 2022.
	INSPECTION DATE	10/26/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	8/25/2022	
	FINAL ORDER COMPLY BY DATE	10/26/2022	
NOTICE NAMES:	COLANER, JOSEPH A	Owner	
	4507 W TRADEWINDS AVE LAUDERDALE BY THE SEA, FL 33308		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/26/2022	Chapter 21 - Vegetation Section 21-26(c) - Violation for interference with utility services. At all times during the year, each person owning or controlling real property within the Town shall cause all landscaping situated upon such real property, including, but not limited to, trees, branches, palm fronds, vines, bushes and any other vegetative matter, to be maintained and trimmed so that no tree branches, palm fronds, vines, bushes or other vegetative matter shall be situated at any point any closer than six feet to any overhead electric utility facilities. Failure to comply with this section shall be a violation of this article.	Not in Compliance	
	2	10/26/2022	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.	Not in Compliance	
	3	10/26/2022	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
	4	10/26/2022	Chapter 6 - Building and Building Regulations Section 6-36(f). General structural specifications. Every accessory structure shall be kept in a	Not in Compliance	

clean and sanitary condition, free from rodents, vermin and infestations. Fences, garden walls and similar enclosures shall be maintained in a good state of repair.

5	10/26/2022	Chapter 6 - Building and Building Regulations Section 6-41(a)(10) - 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: Partially dismantled, wrecked, junked, discarded motor vehicles, boats or trailers;	Not in Compliance
6	10/26/2022	Chapter 6 - Building and Building Regulations Section 6-41(a)(2) - 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: Abandoned, discarded or unused objects or equipment, such as automobiles, boats, trucks or buses, furniture, stoves, refrigerators, freezers, trailers, cans or containers;	Not in Compliance
7	10/26/2022	Chapter 6 - Building and Building Regulations Section 6-41(a)(7) - 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: Sources of infestation;	Not in Compliance

FINES:

<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
DAILY FINE	\$100.00	10/26/2022
DAILY FINE	\$100.00	10/26/2022
DAILY FINE	\$100.00	10/26/2022
DAILY FINE	\$100.00	10/26/2022
DAILY FINE	\$100.00	10/26/2022
DAILY FINE	\$100.00	10/26/2022
DAILY FINE	\$100.00	10/26/2022

NARRATIVE:

- 1) Section 21-26(c). Landscape in close proximity to utility lines. Please coordinate with FPL and/or Comcast to arrange the trimming of the trees and landscape. Town Code requires that the vegetation must be trimmed to at least 6 feet away from the lines.
- 2) Section 30-477(a) Landscape Maintenance. Overgrowth, dead or drying landscape, and vegetative debris. Please have all landscape cut, trimmed, groomed, watered, cleaned out, and otherwise maintained appropriately in neat and clean condition to present a well-kept appearance. All dead, brown or drying vegetative debris must be removed from the property including dead leaves, sticks, etc. all over the entire property.
- 3) Section 6-36(a) - Observed damage and/or deterioration of various parts of structures including the soffit / fascia and screens. Chipped / peeling paint and discoloration of various surfaces including but not limited to exterior walls, awnings/shades, fascia, soffits, pavers, doors, columns and all other exterior parts. Please retain the services of a licensed contractor to obtain repair permits and make repairs to all damaged and deteriorated portions of the house. Clean and paint the building after all repairs are completed.
- 4) Section 6-36(f) Broken fence/gate on south side. Rebar was stuck into the ground in order to keep the fence upright. A licensed contractor must obtain a fence repair permit and make repairs OR obtain a demolition permit and remove the fence.
- 5) Section 6-41(a)(2) Storage of unused or discarded items all around the property, including but not limited to all items on the front 'porch' area at the entry. There are many stacks, piles and other accumulations of unattended items. Several knives were also observed in various places, easily accessible to passers-by approaching the door. Please

clean up all items around the site on all sides, and remove them from the property. Junked motor vehicle in driveway must be removed.

6) Section 6-41(a)(7) Infestation of buzzing insects (observed particularly over front door). The bees were already treated as per our conversation earlier in 2022; the treatment did not prove to be a long-term success. A professional company must come remove and re home the insects humanely, and then professionally repair and regularly treat the area to prevent return.

Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.

Respectfully,

Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbtz-fl.gov

CASE TYPE	BTR Housing Inspection	DATE ESTBL	12/27/2021	STATUS	Open
ADDRESS	6000 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 16D	INSPECTOR	Greg Wienbarg	STATUS DATE	10/17/2022 12:00:00 AM

38. CASE 22070017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	64
	INSPECTION DATE	9/16/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: RUMBAUGH,GEORGE F & RUMBAUGH,JAMES L
Owner
42 PHILLIPS LN MCKEES ROCK, PA 15136

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/16/2022	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: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including a wall addition to enclose a second bedroom.
Corrective Action required: Please obtain an after-the-fact permit 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.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	12/27/2021	STATUS	Open
ADDRESS	6000 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 1D	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

39. CASE 22070018

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

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 64 COMMENTS FINAL ORDER

INSPECTION DATE 9/16/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 10/27/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: ROBERT J SPARKS REV LIV TR MARYLOU SPARKS REV LIV TR Owner

51 S CARLL AVE BABYLON, NY 11702 DREYER, CYNTHIA

99 ARGYLE AVE BABYLON, NY11702

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/16/2022	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
	2	9/16/2022	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: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including kitchen renovation.
Corrective Action required: Please obtain an after-the-fact permit 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.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Corrective action: Patio door lock is stuck and can't open door. Please repair the lock and door so it opens/closes and locks properly.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	7/19/2022	STATUS	Open
ADDRESS	4050 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/23/2022 12:00:00 AM

40. CASE 22070024

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

TYPE OF SERVICE Verified PROSECUTION COSTS

DAYS TO COMPLY 6 COMMENTS FINAL ORDER

INSPECTION DATE 7/29/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 10/27/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: THE CARIBE, INC. OF BROWARD COUNTY Owner

4050 N. OCEAN DRIVE LAUDERDALE BY THE SEA, FL 33308
(DIRECTOR, CARIBE), PERCUDANI, ELLEN

4050 N. OCEAN DRIVE, #1203 LAUDERDALE BY THE SEA, FL33308
(DIRECTOR, CARIBE), PONTANO, PAUL

4050 N. OCEAN DRIVE, # 205 LAUDERDALE BY THE SEA, FL33308
(PRESIDENT, CARIBE), MURATORE, PETER

4050 N. OCEAN DRIVE, #904 LAUDERDALE BY THE SEA, FL33308
(REG AGENT, CARIBE), KAYE BENDER REMBAUM

1200 PARK CENTRAL BLVD SOUTH POMPANO BEACH, FL33064
(SECRETARY, CARIBE), MULLAN, KATHLEEN

4050 N. OCEAN DRIVE, #801 LAUDERDALE BY THE SEA, FL33308
(TREASURER, CARIBE), VALENTI, JOSEPH

4050 N. OCEAN DRIVE, #704 LAUDERDALE BY THE SEA, FL33308
(VICE PRESIDENT, CARIBE), VILARDO, REINALDO

4050 N. OCEAN DRIVE, #804 LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	# DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1 7/29/2022	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	Not in Compliance	

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...

FINES:

NARRATIVE: FBC BCA Section 110.15 - Per the Building Official, Caribe is overdue for compliance with the Building Safety Inspection Program. The last inspection report was submitted in 2009. This is an EMERGENCY CASE per Building Official Simo Mansor.

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

CASE TYPE	Landscape Violations	DATE ESTBL	7/19/2022	STATUS	Open
ADDRESS	4600 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308 1-2	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

41. CASE 22070025

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	62
	INSPECTION DATE	9/20/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: 4600 SEAGRAPE DRIVE LLC Owner
1600 WILSON BLVD, STE 101 ARLINGTON, VA 22209
LESNIAK, DANIEL J
63 LITTLE HARBOR WAY DEERFIELD BEACH, FL33441

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/20/2022	Chapter 30 - Unified Land Development Regulations Section 30-473(b). - Landscaping required. A landscaping permit shall be required for the installation, removal, or replacement of any required landscaping in accordance with the provisions of this section.	Not in Compliance	

FINES:

NARRATIVE: Sec. 30-473(b) – Landscape plan required. A landscaping permit shall be required for the installation, removal, or replacement of any required landscaping in accordance with the provisions of this section. Corrective action: Please contact Sue Leven: 954-640-4221, susanl@lauderdalebythesea-fl.gov, to obtain a landscape plan for the property including but not limited to the areas where landscaping has been removed, where artificial grass was installed, and where new landscaping is proposed to be installed.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Sign Violations	DATE ESTBL	2/11/2022	STATUS	Open
ADDRESS	265 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

42. CASE 22070026

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Verified	PROSECUTION COSTS
DAYS TO COMPLY	62	COMMENTS FINAL ORDER
INSPECTION DATE	9/22/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:

VICNSONS REALTY GROUP LLC	Owner
218 SAN REMO DR JUPITER, FL 33458	
COLNAGHI, DANIEL J	
218 SAN REMO DR JUPITER, FL33458	

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	9/22/2022	Chapter 30 - Unified Land Development Regulations Section 30-509(a). - Administration and Permits (Signs) These sign regulations shall be administered by the Development Services Department. No sign of any kind (except exempt signs) shall be erected, installed, repaired or replaced within the Town until a permit for such sign or work has been issued by the Development Services Department. Prior to the issuance of a sign permit for any sign, the application for a sign permit shall be reviewed and approved by the Development Services Department.	Not in Compliance	

FINES:

NARRATIVE: Sec. 30-509(a) - Unpermitted signs installed/applied at (OBGYN By The Sea) without sign permits from the Town. Please submit applications and obtain after-the-fact sign permits and comply with the Town's regulations for signage. A building permit and a zoning permit will be required for this sign.

Zoning- Sue Leven: 954-640-4221, susanl@lauderdalebythesea-fl.gov
Permit Administrator- David Lee: 954-640-4224, building@lbts-fl.gov

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	12/2/2021	STATUS	Open
ADDRESS	4344 E TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	9/26/2022 12:00:00 AM

43. CASE 22070029

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	55	COMMENTS FINAL ORDER
INSPECTION DATE	9/21/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: ENDEAVOR CAPITAL LLC HOMESTEAD FINANCIAL MORTGAGE LLC
Owner
14897 CLAYTON RD CHESTERFIELD, MO 63017

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	9/21/2022	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: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including a kitchen renovation. The support beams on the rear patio are rotting and need to be replaced with a permit or you need to provide the town with an engineer report that states they are in a safe and sound condition.
Corrective Action required: Please obtain an after-the-fact permit 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.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	8/2/2022	STATUS	Open
ADDRESS	4109 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-8	INSPECTOR	Bethany Banyas	STATUS DATE	9/2/2022 12:00:00 AM

44. CASE 22080002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
DAYS TO COMPLY	21	COMMENTS FINAL ORDER At the August 25, 2022 Special Magistrate hearing, The Magistrate ordered the property to comply by obtaining permits for all work done, by October 26, or a fine of \$200 per day will accrue. The case will return to the October 27, 2022 hearing. A cost of \$50 was assessed.
INSPECTION DATE	10/26/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE	8/25/2022	
FINAL ORDER COMPLY BY DATE	10/26/2022	
NOTICE NAMES:	4051 N OCEAN DRIVE LLC 6030 HOLLYWOOD BLVD #130 HOLLYWOOD, FL 33024 ., 4051 N OCEAN DRIVE LLC 7451 PEPPERTREE S CIR DR DAVIE, FL33314 ., SELA, NIR 770 NE 193RD STREET MIAMI, FL33179	Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/26/2022	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	10/26/2022

NARRATIVE: Violation of FBC 105.1 (work without permits) as per Building Official Simo Mansor. On August 2, 2022, the Building Official and Code Compliance observed interior renovations work without permits in two units on the second floor of this building: -WEST-MOST DOOR ON SECOND FLOOR, AND

-3RD DOOR FROM THE WEST ON SECOND FLOOR

Apply for and obtain after-the-fact permit/s for all work done without a permit. The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbts-fl.gov.

THIS IS A LIFE-SAFETY VIOLATION AS IT INCLUDES ELECTRICAL WORK IN A MULTI-FAMILY OCCUPIED BUILDING.

Thank you for your attention to this matter. Respectfully,

Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbts-fl.gov

CASE TYPE	BTR Housing Inspection	DATE ESTBL	8/3/2022	STATUS	Open
ADDRESS	4533 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	8/3/2022 12:00:00 AM

45. CASE 22080004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	84	COMMENTS FINAL ORDER
INSPECTION DATE	10/26/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:

POINCIANA 4533 LLC Owner

209 E HALLANDALE BEACH BLVD HALLANDALE BEACH, FL 33009

NEVILLE M, ESQ, LESLIE

7401 WILES RD CORAL SPRINGS, FL33067

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	10/26/2022	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:

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. On or before September 30 of each year, the annual business tax shall be paid to the Town.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	12/22/2021	STATUS	Open
ADDRESS	1984 SAILFISH PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

46. CASE 22020007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	30	COMMENTS FINAL ORDER
			At the May 26, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply by July 27, 2022 or a fine of \$150 per day will begin to accrue on July 28, 2022. Compliance shall be achieved by issuance of permit/s for all work done without a permit. A \$50 Hearing Cost was assessed and is now due, payable by July 27, 2022. The case will return to the July 28, 2022 hearing.
	INSPECTION DATE	9/22/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	5/26/2022	
	FINAL ORDER COMPLY BY DATE	7/27/2022	
NOTICE NAMES:	RHINO REAL ESTATE LLC Owner 2201 W AUGUSTA DR DUNLAP, IL 61525 Registered Agent, MEHROTRA, SUSHIL 16715 ENCLAVE CIRCLE NAPLES, FL34110		
VIOLATIONS:	# DATE	DESCRIPTION	STATUS DATE RESOLVED
	1 9/22/2022	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	\$150.00	7/27/2022
NARRATIVE:	FBC 105.1 - Work done without a Permit from the Town. As per Building Official: Work done without permits including the new deck, new windows, new A/C, new electrical panel, new recessed lighting, and bathroom renovations. Corrective Action required: Please obtain an after-the-fact permit for all work done without		

permits. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	No Garbage/Trash Service	DATE ESTBL	8/30/2022	STATUS	Open
ADDRESS	216 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/23/2022 12:00:00 AM

47. CASE 22080025

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	3
	INSPECTION DATE	9/21/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ANGLIN FAM TR % RAYMOND ANGLIN Owner
246 PINE AVE LAUDERDALE BY THE SEA, FL 33308
., GUG UNDERWATER GALLERIES
216 COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308
., GUGLIELMO, CHRIS
4750 NE 11TH AVE FORT LAUDERDALE, FL33324
., Ray Anglin
244 Pinewood Shores East Wakefield, NH03830
C/O DAVID J WALLACE, ANGLIN FAMILY TRUST
215 N FEDERAL HWY DANIA BEACH, FL33004

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	Chapter 10 - Garbage and Refuse Section 10-27(a)(1). - Required. Generally. Franchise. The Town has granted a franchise fee for solid waste collection. All property owners in the Town shall dispose of solid waste by service through the Town's franchisee except as otherwise allowed by law, and shall be required to show proof of same prior to the issuance of an business tax receipt by the Town or the issuance of any other permit or approval; or such proof may be required to be shown to any Town employee upon request by such Town employee.	Not in Compliance	
	2	9/21/2022	Chapter 10 - Garbage and Refuse Section 10-27(a)(2). - Required. Generally. Containers. Every property owner, lessee or tenant shall provide and maintain in good condition a watertight garbage container sufficient in size and capacity to serve each dwelling with not less than twice-weekly service. No container may be used other than a container approved by and/or obtained from the Town's authorized solid waste collection franchisee. Residents of duplex units may share a common container provided it is of sufficient size to accommodate the joint usage without spillover.	Not in Compliance	
	3	9/21/2022	Chapter 6 - Building and Building Regulations Section 6-40(a) - Garbage, rubbish and/or weeds. No owner, occupant or operator of any property shall deposit, cause to be deposited, or fail to remove when deposited, any rubbish, garbage or other refuse on the property.	Not in Compliance	

FINES:

NARRATIVE: Sec. 10-27.(a)(1). All property owners in the Town shall dispose of solid waste by service through the Town's franchisee except as otherwise allowed by law, and shall be required to show proof of same prior to the issuance of an business tax receipt by the Town or the issuance of any other permit or approval.
CORRECTIVE ACTION: GUG Underwater Galleries' Waste Pro service account was closed due to delinquency. Please pay the delinquent balance and re-open the account.

Sec. 10-27.(a)(2). Every property owner, lessee or tenant shall provide and maintain in good condition a watertight garbage container sufficient in size and capacity to serve each dwelling with not less than twice-weekly service. No container may be used other than a container approved by and/or obtained from the Town's authorized solid waste collection franchisee.

CORRECTIVE ACTION: GUG Underwater Galleries has no garbage containers. Once a Waste-Pro account is opened, retain sufficient containers and pay for not less than twice-weekly service.

Sec. 6-40.(a). No owner, occupant or operator of any property shall deposit, cause to be deposited, or fail to remove when deposited, any rubbish, garbage or other refuse on the property.

CORRECTIVE ACTION: Loose and bagged garbage is accumulated in the garbage enclosure at the property at 216 Commercial Boulevard. Have all garbage, debris, waste and other items removed from that enclosure and have it adequately cleaned to remove any odors or fluids left from the sitting waste.

NOTE: THIS VIOLATION IS A MATTER THAT AFFECTS PUBLIC HEALTH, SAFETY AND WELFARE AND SO ONLY 3 DAYS IS GIVEN AS A REASONABLE TIME TO COMPLY WITH ALL OF THE THREE ABOVE VIOLATIONS. UNLESS ALL VIOLATIONS ARE COMPLIED, THIS WILL BE BROUGHT TO THE SEPTEMBER 22, 2022 SPECIAL MAGISTRATE HEARING. YOU MAY CONTACT WASTE-PRO AT 954-282-6800 TO PAY THE OVERDUE BALANCE, OPEN YOUR ACCOUNT AND ORDER CARTS.

Thank you for your attention to this matter. Please kindly contact me if you have any questions.

Respectfully,

Bethany Banyas
954-640-4220
bethanyb@lbts-fl.gov

CASE TYPE	Property Maintenance	DATE ESTBL	8/5/2022	STATUS	Open
ADDRESS	3231 SPANISH RIVER DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	9/29/2022 12:00:00 AM

48. CASE 22090006

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

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 8 COMMENTS FINAL ORDER

INSPECTION DATE 10/7/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 10/27/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: WILLIAM B REGIS LIV TR REGIS, WILLIAM B TRSTEE Owner

305 SE 11 AVE FORT LAUDERDALE, FL 33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/7/2022	Chapter 6 - Building and Building Regulations Sec. 6-8.(c)(1)a. - d. - Construction site perimeter fencing. Fencing. Temporary perimeter site fencing for new construction is required and must meet all of the following requirements: Be six feet high with approved screening material to prevent dust intrusion upon adjacent properties. Be installed and maintained at ground level on all sides of the site. Include installation and maintenance of an approved silt fence to prevent any construction debris from entering the waterway for properties abutting a waterway. Be removed from the site upon the earliest of: A determination by the Building Official that construction work is deemed abandoned pursuant to subsection (h) of this section; The expiration of the related building permit; Completion of the exterior of the building; or The issuance of a certificate of occupancy.	Not in Compliance	
	2	10/7/2022	Chapter 6 - Building and Building Regulations Section 6-41(a)(18) - 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: 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: Section. 6-8.(c)(1)a. - d. - Construction site perimeter fencing. Please repair the fence and re-secure the screening on top and bottom, all 3 sides.

Section 6-41(a)(18) - Maintenance of exterior of premises. Please cut the overgrown vegetation and grass on this vacant lot. (The grass is at such a height that this constitutes a public safety hazard.)

COMPLY-BY DATE: October 7, 2022
SPECIAL MAGISTRATE HEARING DATE: October 27, 2022

Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.

Respectfully,

Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbts-fl.gov

CASE TYPE	NAB CASE	DATE ESTBL	10/13/2022	STATUS	Open
ADDRESS	230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/17/2022 12:00:00 AM

49. CASE 22100008

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Verified	PROSECUTION COSTS
DAYS TO COMPLY	0	COMMENTS FINAL ORDER
INSPECTION DATE	10/15/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: 827 NW 114 ST LLC Owner
10860 SW 116 ST MIAMI, FL 33176

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/15/2022	Chapter 6 - Building and Building Regulations Section 6-41(a)(18) - 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: 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: Sec. 6-41(a)(18) - Overgrown landscaping. This is a Repeat Violation as per previous Final Order #22030018, issued March 24, 2022.
CORRECTIVE ACTION: Please cut, trim, edge and mow all overgrown landscaping, weeds and grass. The overgrown vegetation poses a health and safety issue to neighboring properties. The Town will abate the property if the vegetation is not abated in full by October 27, 2022. All expenses incurred by the Town for abatement will be charged to the property along with an administrative fee and fines for noncompliance. Even if you comply the violation prior to the hearing, the hearing will still be held, and Repeat Violation fines of \$500 per day may be assessed beginning from October 12, 2022, when the repeat violation was first documented.

Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.
Respectfully,
Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbts-fl.gov

CASE TYPE	NAB CASE	DATE ESTBL	10/13/2022	STATUS	Open
ADDRESS	230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/17/2022 12:00:00 AM

50. CASE 22100009

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Verified	PROSECUTION COSTS
DAYS TO COMPLY	5	COMMENTS FINAL ORDER
INSPECTION DATE	10/20/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: 827 NW 114 ST LLC Owner
10860 SW 116 ST MIAMI, FL 33176

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/20/2022	Chapter 6 - Building and Building Regulations Section 6-41(a)(7) - 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: Sources of infestation;	Not in Compliance	

FINES:

NARRATIVE: Section 6-41(a)(7) - Infestation of bees in strangler fig tree in back yard, in close proximity to neighboring back yard.
Corrective Action: Have the bees humanely relocated by a professional beekeeper and maintain the area by means of continued regular service by a professional beekeeper.

HEARING DATE: OCTOBER 27, 2022.

The bee infestation poses a health and safety issue to neighboring properties. The Town will abate the property if the violation is not complied by October 27, 2022. All expenses incurred by the Town for abatement will be charged to the property along with an administrative fee and fines for noncompliance.

Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.

Respectfully,
Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbtts-fl.gov

CASE TYPE	NAB CASE	DATE ESTBL	10/13/2022	STATUS	Open
ADDRESS	230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	10/17/2022 12:00:00 AM

51. CASE 22100010

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Verified	PROSECUTION COSTS
DAYS TO COMPLY	5	COMMENTS FINAL ORDER
INSPECTION DATE	10/20/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: 827 NW 114 ST LLC Owner
10860 SW 116 ST MIAMI, FL 33176

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/20/2022	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	

FINES:

NARRATIVE: Section 6-41(a)(1) - Junk and trash on vacant property, including dead iguana, landscape debris, litter, junk and rubbish.
Corrective Action: Clear property of all junk, trash, landscape debris, animal waste, etc.

HEARING DATE: OCTOBER 27, 2022.

The violation poses a health and safety issue to neighboring properties. The Town will abate the property if the violation is not complied by October 27, 2022. All expenses incurred by the Town for abatement will be charged to the property along with an administrative fee and fines for noncompliance.

Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.

Respectfully,
Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbtts-fl.gov

CASE TYPE	NAB CASE	DATE ESTBL	10/18/2022	STATUS	Open
ADDRESS	2036 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	10/19/2022 12:00:00 AM

52. CASE 22100012

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	10/26/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: SHANAHAN,GEORGE C EST Owner
2036 COCO PALM PL LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/26/2022	Chapter 30 - Unified Land Development Regulations Section 30-313(p)(2). Swimming pool enclosures. All swimming pools shall be enclosed by an open mesh screen enclosure or a fence or wall a minimum of five feet in height of such design and material as will prevent unauthorized access to the pool area. All screen doors and fence gates shall be equipped with a self-locking mechanism.	Not in Compliance	

FINES:

NARRATIVE: Section 30-313(p)(2). Open and unenclosed pool posing an immediate hazard to public health and safety.
CORRECTIVE ACTION REQUIRED: Please immediately secure the pool to prevent entry.

A hearing will be held October 27, 2022. At that hearing, the Town will request authorization to abate (fix) the violation and lien the property for the cost along with an administrative fee.

Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.

Respectfully,
Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	8/4/2022	STATUS	Open
ADDRESS	4533 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/17/2022 12:00:00 AM

53. CASE 22080011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	44
	INSPECTION DATE	9/21/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	POINCIANA 4533 LLC	Owner
	209 E HALLANDALE BEACH BLVD HALLANDALE BEACH, FL 33009	
	NEVILLE M, ESQ, LESLIE	
	7401 WILES RD CORAL SPRINGS, FL33067	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	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.	Not in Compliance	
	2	9/21/2022	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
	3	9/21/2022	Chapter 6 - Building and Building Regulations Section 6-36(e). General structural specifications. All electrical wiring and accessories shall be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets or connections shall be left exposed so as to create a hazardous condition.	Not in Compliance	
	4	9/21/2022	Chapter 6 - Building and Building Regulations Section 6-40(a) - Garbage, rubbish and/or weeds. No owner, occupant or operator of any property shall deposit, cause to be deposited, or fail to remove when deposited, any rubbish, garbage or other refuse on the property.	Not in Compliance	
	5	9/21/2022	Chapter 6 - Building and Building Regulations Section 6-41(a)(5) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any	Not in Compliance	

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: Holes, excavations, breaks, projections, obstructions, and excretions of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises;

6 9/21/2022

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:

Sec. 6-40(a) - Garbage, rubbish and/or weeds. No owner, occupant or operator of any property shall deposit, cause to be deposited, or fail to remove when deposited, any rubbish, garbage, or other refuse on the property. Corrective action: Remove all trash, litter, discarded bulk items and broken outside furniture.

Sec. 6-41(a)(5) – Please keep all building exteriors and structures free of holes, excavations, breaks, projections, obstructions, and excretions of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to or used by persons on the premises. Corrective action: 1) Fascia board needs to be repaired/replaced on the second floor of the 4533 building. 2) Repair and replace all missing and broken outside light housings on both buildings. 3) Replace all missing/broken soffit vents on both buildings. 4) Replace all broken concrete and stone walkways. 5) Replace missing outlet covers. 6) Secure all hanging wires so they're in a safe position.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Corrective action: 1) Repair all holes in the walls, doors, and ceilings throughout both buildings including but not limited to the meter room. 2) Repair all cracks and breaks in the floors and walkways. 3) Repair all windows, doors, sliding glass doors, and door handles to a proper working order. The rear doors in unit #'s 1 & 3 in 4533 Poinciana St, must be operational and can't be closed in.

Sec. 6-36(e) - All electrical wiring and accessories shall be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets or connections shall be left exposed so as to create a hazardous condition. Corrective action: 1) Repair/replace the burned out electrical outlet in the south bedroom of unit #4 in 4533 Poinciana St. 2) Repair the ceiling fan in the living room of unit #2 so that wires are not hanging out of the junction box. They are currently collected in a plastic bag hanging from the ceiling.

FBC 105.1 - Work done without a Permit from the Town.

As per Building Official: Work done without permits including 1) Full interior renovations of unit #3 in the south building and unit #2 in the north building. 2) Installation of two mini split A/C units and a tankless water heater in unit #5. 3) Obtain a permit or remove the unpermitted shed on the south side of the property. 4) Replace the meter room door and rotten frame with a permit. 5) Obtain permit for the ventilation and electrical panel in the meter room. Corrective Action required: Please obtain an after-the-fact permit 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.

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: Replace all dead landscape material including the grass.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	8/9/2022	STATUS	Open
ADDRESS	4300 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/17/2022 12:00:00 AM

54. CASE 22080012

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	43	COMMENTS FINAL ORDER
INSPECTION DATE	9/21/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:

SEAGRAPE ONE APARTMENTS LLC Owner

7353 CANOGA AVE CANOGA, CA 91303

MANUEL J, ESQ, VADILLO

1200 BRICKELL AVENUE SUITE 1480 MIAMI, FL33131

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	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.	Not in Compliance	
	2	9/21/2022	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:

FBC 105.1 - Work done without a Permit from the Town.

As per Building Official: Work done without permits including but not limited to multiple mini split A/C units and central A/C units, multiple front doors replaced, and interior

renovations in unit #4 & #8. Stop Work Order posted (8/9/2022).
Corrective Action required: Please obtain after-the-fact permits for all work done without a permits.
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

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: Remove and replace all dead landscaping and trim all landscaping so that it's not protruding into the walkways.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	BTR Housing Inspection	DATE ESTBL	8/10/2022	STATUS	Open
ADDRESS	4641 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	10/17/2022 12:00:00 AM

55. CASE 22080016

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	77
	INSPECTION DATE	10/26/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	STANLEY,GEORGE STANLEY,ROSE	Owner
	21 SIMSON LN OAKDALE, CT 06370	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/26/2022	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(k)1.a.-h. - Vacation rental or short term rental dwelling. Vacation rentals and short term rentals. Vacation rental or short term rental dwelling. 1. There shall be posted, in the dwelling on or within ten feet of the front door, all of the following information: a. The name, address, and phone number of the rental agent; and b. The maximum occupancy of the dwelling; and c. The maximum number of vehicles that can be parked at the dwelling, along with a sketch of the location of the parking spaces; and d. The days of trash pickup, and a notice that trash shall not be left or stored outside the dwelling except after 6:00 p.m. on the day prior to pickup, and the trash containers shall be removed from the curb no later than 6:00 p.m. on the day of pickup; and e. The location of the nearest hospital and police station; and f. A legible copy of the rental certificate; and g. A legible copy of this section; and h. A legible copy of the agreement between the owner and the vacation rental or short term rental occupant(s), for the duration of...	Not in Compliance	
	2	10/26/2022	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
	3	10/26/2022	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	Not in Compliance	

Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...

FINES:

NARRATIVE:

FBC 105.1 - Work done without a Permit from the Town.

As per Building Official: Work done without permits, including kitchen remodel, 2 bathroom remodels, 2 A/C units, electrical panel, and pool water heater.

Corrective Action required: Please obtain an after-the-fact permit 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.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Corrective action: The interior ceiling is open up to the roof boards in the closet with the A/C and water heater. The ceiling needs to be replaced in this closet to close off the open area.

Sec. 30-327(K)1. A-H – Missing information to be posted within 10 feet of the door. Please present the completed rental binder guide information in each unit that will be rented, within 10 feet of the door.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	7/27/2022	STATUS	Open
ADDRESS	263 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	9/23/2022 12:00:00 AM

56. CASE 22080017

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
DAYS TO COMPLY	20	COMMENTS FINAL ORDER
INSPECTION DATE	8/30/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: VICNSONS REALTY GROUP LLC Owner
218 SAN REMO DR JUPITER, FL 33458

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/30/2022	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: FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for:
1) A/C units on rear of building.
2) Walling-in of doorway from office into the rest of the building.
3) Installation of shower in office bathroom.
Corrective Action: Apply for and obtain an after-the-fact permit through a licensed contractor, to either demolish or legalize the unpermitted items.
The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbts-fl.gov.
Thank you for your attention to this matter. Please kindly contact me if you have any questions.

Respectfully,

Bethany Banyas
954-640-4220
bethanyb@lbts-fl.gov

CASE TYPE	Property Maintenance	DATE ESTBL	4/5/2022	STATUS	Open
ADDRESS	4213 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 1-6	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

57. CASE 22040002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
DAYS TO COMPLY	38	COMMENTS FINAL ORDER
		At the May 26, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply by July 27, 2022 or a fine of \$150 per day will begin to accrue on July 28, 2022. Compliance shall be achieved by issuance of permit/s for all work done without a permit. A \$50 Hearing Cost was assessed and is now due, payable by July 27, 2022. The case will return to the July 28, 2022 hearing.
INSPECTION DATE	8/24/2022	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	10/27/2022	
FINAL ORDER MEETING DATE	5/26/2022	
FINAL ORDER COMPLY BY DATE	7/27/2022	
NOTICE NAMES:	PALM LAKES I ASSOCIATES INC 491 NW 42 AVE #21 PLANTATION, FL 33317 ., PRIMETIME REAL ESTATE PROPERTIES & INVESTM 491 NW 42ND AVE SUITE #21 PLANTATION, FL33317	Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/24/2022	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Closed	5/11/2022
	2	8/24/2022	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:

<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER</u> <u>COMPLY</u>
DAILY FINE	\$150.00	7/27/2022
FLAT PENALTY		1/1/0001

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
 As per Building Official: Work done without permits including multiple A/C unit replacements, and the kitchen & bathroom renovations.
 Corrective Action required: Please obtain an after-the-fact permit 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.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Corrective action: Repair/replace the carpet on the stairs where it is ripped and coming apart.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	BTR Housing Inspection	DATE ESTBL	4/4/2022	STATUS	Open
ADDRESS	262 TROPIC DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

58. CASE 22040004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	70190700000027914465	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	69	COMMENTS FINAL ORDER	
INSPECTION DATE	8/25/2022	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	10/27/2022		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: FAURER,MARTIN FAURER,YARLIN Owner
262 TROPIC DR LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/25/2022	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: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including A/C unit replacements, split A/C unit, garage conversion, kitchen renovations and bathroom renovations.
Corrective Action required: Please obtain an after-the-fact permit 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.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	9/23/2021	STATUS	Open
ADDRESS	222 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

59. CASE 22040017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	61
	PROSECUTION COSTS	\$50.00
	COMMENTS FINAL ORDER	At the August 25, 2022 Special Magistrate Hearing, the Magistrate ordered the property to comply by September 21, 2022 or a fine of \$100 per day will accrue thereafter for the violation of FBC 105.1 and a fine of \$10 will accrue thereafter for 12-2(a). A hearing cost of \$50 was assessed and is now due.
	INSPECTION DATE	9/21/2022
	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	
	SCHEDULED HEARING DATE	10/27/2022
	FINAL ORDER MEETING DATE	8/25/2022
	FINAL ORDER COMPLY BY DATE	9/21/2022
NOTICE NAMES:	ACS 218 LLC	Owner
	820 NE 5 TER FORT LAUDERDALE, FL 33304	
	Registered Agent, SHADER, ANDREW T	
	2425 E COMMERCIAL BLVD STE 101 FORT LAUDERDALE, FL33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	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	9/21/2022	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
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COMPLY

DAILY FINE	\$100.00	9/21/2022
DAILY FINE	\$10.00	9/21/2022

NARRATIVE: Sec. 12-2(a) - Business tax receipt required for (Arthur Murray Dance studio #201). 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. On or before September 30 of each year, the annual business tax shall be paid to the Town.

FBC 105.1 - Work done without a Permit from the Town.

As per Building Official: Work done without permits including new electrical work, plumbing work with the urinal in the men's restroom, and the water heater replacement.

Corrective Action required: Please obtain an after-the-fact permit for all work done without a permits.

For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	2/17/2022	STATUS	Open
ADDRESS	4420 E TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	9/23/2022 12:00:00 AM

60. CASE 22030004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70081830000055345935	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	65	COMMENTS FINAL ORDER	At the June 23, 2022 Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by August 24, 2022 or a fine of \$100 per violation per day will accrue beginning August 25, 2022 until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the August 25, 2022 Hearing for Certification of Lien.
	INSPECTION DATE	8/24/2022	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	10/27/2022		
	FINAL ORDER MEETING DATE	6/23/2022		
	FINAL ORDER COMPLY BY DATE	8/24/2022		
NOTICE NAMES:	APCE ACQUISITIONS LLC ARNOLD, JOAN G	Owner		
	1141 S MAIN ST MILAN, TN 38358			

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/24/2022	Chapter 30 - Unified Land Development Regulations Section 30-313-(d)(1)(h) Fences, wall and hedges-Visibility limitations Visibility limitations. No fences or walls shall be constructed within 25 feet of the front property line or within 30 feet of the clear site triangle at the corner of the property on residential lots. No walls, fences, hedges or plantings shall be planted or maintained to a height exceeding 30 inches above the crown of the roadway within sight visibility triangles: within 25 feet of the intersection of the front and side street property lines, within ten feet of any driveway, within ten feet from the intersection point of the edge of a driveway and alley or street, and within 15 feet from the intersection point of the extended property lines at an alley and a street.	Not in Compliance	
	2	8/24/2022	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
	3	8/24/2022	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...

4	8/24/2022	Florida Building Code FBC R4501.17.1.9. Residential Pool Barriers. Where a wall of a dwelling serves as part of the barrier, one of the following shall apply: 1. All doors and windows providing direct access from the home to the pool shall be equipped with an exit alarm complying with UL 2017 that has a minimum sound pressure rating of 85 dBA at 10 feet (3048 mm). Any deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the access. Separate alarms are not required for each door or window if sensors wired to a central alarm sound when contact is broken at any opening. Exceptions: a. Screened or protected windows having a bottom sill height of 48 inches (1219 mm) or more measured from the interior finished floor at the pool access level. b. Windows facing the pool on floor above the first story. c. Screened or protected pass-through kitchen windows 42 inches (1067 mm) or higher with a counter beneath. 2. All doors providing direct access from the home to the pool must be equipped with a self-closing, self-latching d...	Not in Compliance
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FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER
			COMPLY
	DAILY FINE	\$100.00	8/24/2022
	DAILY FINE	\$100.00	8/24/2022
	DAILY FINE	\$100.00	8/24/2022
	DAILY FINE	\$100.00	8/24/2022

NARRATIVE: Sec. 30-313(d)(1)(h)(2) -No walls, fences, hedges or plantings shall be planted or maintained to a height exceeding 30 inches above the crown of the roadway within sight visibility triangles. Please trim all hedges so that they are not blocking the view of oncoming traffic.

FBC 105.1 - Work done without a Permit from the Town.

As per Building Official: Work done without permits including bathroom renovations, kitchen renovations, new A/C units outside and air handlers inside, new water heater and pool water heater.

Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.

For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbs-fl.gov.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, and doors shall be kept in good state of repair and proper working order. There are signs on the front door of the two story unit that say the renter can't lock the bottom lock because you don't have a key. Please obtain a key for the door or replace the locking mechanism.

FBC R4501.17.1.9 – All doors providing direct access from the home to the pool shall be equipped with an exit alarm. Please place door alarms on each door that provides direct access to the pool. Separate alarms are not required for each door or window if sensors are wired to a central alarm sound when contact is broken at any opening.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	3/9/2022	STATUS	Open
ADDRESS	226 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	5/6/2022 12:00:00 AM

61. CASE 22030010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	22	COMMENTS FINAL ORDER At the April 28, 2022 Special Magistrate Hearing, the Magistrate ordered the property to comply in full with the requirements of the Building Safety Inspection Program by October 25, 2022 or a fine of \$250 per day will accrue beginning October 26, 2022. A Hearing Cost of \$50 was assessed. The case will return to the October 27, 2022 Special Magistrate Hearing.
	INSPECTION DATE	10/26/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	4/28/2022	
	FINAL ORDER COMPLY BY DATE	10/26/2022	
NOTICE NAMES:	LEISURE BY THE SEA ASSOCIATION, INC. C/O EXCLUSIVE PROPERTY MANAGEMENT	Owner	
	2945 W CYPRESS CREEK RD, SUITE 201 FORT LAUDERDALE , FL 33309 (REGISTERED AGENT), KATZ, STEVEN B		
	4300 N UNIVERSITY DR, A-106 LAUDERHILL, FL33351 GREELEY, JIM		
	232 HIBISCUS AVE #216 LAUDERDALE BY THE SEA, FL33308		

VIOLATIONS:	# DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1 10/26/2022	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	Not in Compliance	

inspection, implementation shall proceed as follows: 1. 40 year or...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$250.00	10/26/2022

NARRATIVE: 110.15 Building Safety Inspection Program. Compliance Required. Please comply with all the requirements of the inspection program (information is located at <https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>). For questions on the Building Safety Program requirements, please contact BuildingOfficial@lbts-fl.gov. For questions regarding your code case, contact Bethanyb@lbts-fl.gov.

Respectfully,

Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220

CASE TYPE	Permits Required Violations	DATE ESTBL	3/16/2022	STATUS	Open
ADDRESS	5000 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 207	INSPECTOR	Greg Wienbarg	STATUS DATE	9/2/2022 12:00:00 AM

62. CASE 22030016

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	60	COMMENTS FINAL ORDER At the (6-23-22) Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by (8-24-22) or a fine of \$100 per violation per day will accrue beginning (8-25-22) until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the (8-25-22) Hearing for Certification of Lien.

INSPECTION DATE 10/26/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 10/27/2022

FINAL ORDER MEETING DATE 6/23/2022

FINAL ORDER COMPLY BY DATE 8/24/2022

NOTICE NAMES: JUALU INVESTORS LLC Owner
5000 N OCEAN BLVD #207 LAUDERDALE BY THE SEA, FL 33308
Registered Agent, LOBO GUERRERO OSORIO, LUISA
1427 PRESIDIO DR WESTON, FL33327

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/26/2022	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	10/26/2022

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including kitchen renovation, bathroom renovations, new wood floors, and a water heater replacement.
Corrective Action required: Please obtain an after-the-fact permit 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.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	4/12/2021	STATUS	Open
ADDRESS	4324 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308 1-4	INSPECTOR	Greg Wienbarg	STATUS DATE	8/30/2022 12:00:00 AM

63. CASE 21080006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER At the September 23, 2021 Special Magistrate Hearing, the Special Magistrate ordered that the property submit for the required permits by October 27, 2021 or a fine of \$150 per day will accrue beginning October 28, 2021. He further ordered that no one be permitted to occupy any unit on the property. A hearing cost of \$50 was assessed and is now due. The case will return to the October 28, 2021 Special Magistrate Hearing.
	INSPECTION DATE	10/27/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	9/23/2021	
	FINAL ORDER COMPLY BY DATE	10/27/2021	

NOTICE NAMES: ISLA BELLA LLC Owner
23614 PENNSYLVANIA AVE TORRANCE, CA 90501

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/27/2022	Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 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	\$150.00	10/27/2021

NARRATIVE: FBC 105.1 - Work done without a Permit. Interior renovations, conversions and additions need an approved permit from the town. This property was approved for 3 units and now has 4.
Corrective Action required: Please obtain an after-the-fact permit for the work done without a permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.

For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	5/28/2021	STATUS	Open
ADDRESS	3210 OLEANDER WAY, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	9/23/2022 12:00:00 AM

64. CASE 21060005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	30	COMMENTS FINAL ORDER
			At the July 28, 2022 Special Magistrate Hearing, the Magistrate ordered the respondent must obtain an approved permit from the Town for the driveway/pathway changes by August 24, 2022 or a fine of \$100 per day will begin to accrue and the case will return to the Special Magistrate Hearing on August 25, 2022 for certification of a lien. A hearing cost of \$50 was assessed.
	INSPECTION DATE	8/24/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	10/27/2022	
	FINAL ORDER MEETING DATE	7/28/2022	
	FINAL ORDER COMPLY BY DATE	8/24/2022	

NOTICE NAMES: D'ANGELO,MICHAEL S HARRIS,JONATHAN & AMEJEIRAS,MAR Owner
3210 OLEANDER WAY LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/24/2022	Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 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	8/24/2022

NARRATIVE: FBC 105.1 - Work done without a Building Permit from the Town, including but not limited to new fencing, new addition on east side, and new driveway. Stop Work Order posted by Building Official on May 25, 2021. As of the date of issuance of this Notice (June 25, 2021) no permit application has been submitted to the Town.
Corrective Action required: Apply for and obtain after-the-fact permit(s) for all work done

without a permit. Comply with any stipulations of the permit(s), pass all required inspections, and ensure that the permit(s) is Closed.

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For assistance with permitting, you may contact:

Eugene Adach, Building Official, 954-640-4223 or buildingofficial@lbts-fl.gov

Permit Department, 954-640-4215

.

Thank you in advance for your diligent attention to this matter. Please contact me when you receive this so I can offer any needed assistance in correcting this issue.

Respectfully,

Bethany Banyas

Senior Inspector, Code Compliance

954-640-4220

bethanyb@lbts-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	10/15/2021	STATUS	Open
ADDRESS	1470 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	8/1/2022 12:00:00 AM

65. CASE 21100012

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	PROSECUTION COSTS
	DAYS TO COMPLY	COMMENTS FINAL ORDER
	INSPECTION DATE	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: EL DORADO CLUB AKA DELRADO INC Owner
1470 S OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062
., DELRADO, INC.
1470 S OCEAN BLVD LAUDERDALE BY THE SEA, FL33062
C/O METHOD MANAGEMENT, DELRADO, INC.
3400 BEACON STREET POMPAÑO BEACH, FL33062
DIRECTOR, DELRADO INC, BURGİN, LISA
1470 S OCEAN BLVD, #701 LAUDERDALE BY THE SEA, FL33062
DIRECTOR, DELRADO INC, HEALY, PAULINE
1470 S OCEAN BLVD, #302 LAUDERDALE BY THE SEA, FL33062
HRYCAK, WALTER J , HRYCAK, TAMARA D
1470 S OCEAN BLVD, #403 LAUDERDALE BY THE SEA, FL 33062
ROCHLIN LUCRETIA , ROCHLIN, SCOTT
1470 S OCEAN BLVD, # 501 LAUDERDALE BY THE SEA, FL33062
TREASURER, DELRADO INC, GRAZIOSO, PATTI
1470 S OCEAN BLVD, #201 LAUDERDALE BY THE SEA, FL33062
VP, DELRADO INC , MORGAN, SHERRILL
1470 S OCEAN BLVD, #202 LAUDERDALE BY THE SEA, FL33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/27/2022	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	Not in Compliance	

B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...

FINES:

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 Violations	DATE ESTBL	10/15/2021	STATUS	Open
ADDRESS	4641 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-8	INSPECTOR	Bethany Banyas	STATUS DATE	8/30/2022 12:00:00 AM

66. CASE 21100018

CASE DATA: ORIG. CASE CERT. MAIL NUMBER

I. OF F. MEETING DATE

TYPE OF SERVICE Certified Mail

PROSECUTION COSTS \$50.00

DAYS TO COMPLY 21

COMMENTS FINAL ORDER At the April 28, 2022 Special Magistrate Hearing, the Magistrate ordered the property to comply in full with the requirements of the Building Safety Inspection Program by May 25, 2022 or a fine of \$200 per day will accrue beginning May 26, 2022. A Hearing Cost of \$50 was assessed. The case will return to the May 26, 2022 Special Magistrate Hearing.

INSPECTION DATE 8/24/2022

COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 10/27/2022

FINAL ORDER MEETING DATE 4/28/2022

FINAL ORDER COMPLY BY DATE 5/25/2022

NOTICE NAMES: O'SEAN VILLA LLC Owner
2786 SE 14 ST POMPANO BEACH, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/24/2022	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
	DAILY FINE	\$200.00	8/24/2022

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 Violations	DATE ESTBL	10/15/2021	STATUS	Open
ADDRESS	1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	9/23/2022 12:00:00 AM

67. CASE 21100022

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	PROSECUTION COSTS
	Certified Mail	
	DAYS TO COMPLY	COMMENTS FINAL ORDER
	21	
	INSPECTION DATE	COMMENTS - IMPOSITION OF FINE
	9/21/2022	
	COMPLIED DATE	
	SCHEDULED HEARING DATE	
	10/27/2022	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	OCEAN COLONY CONDOMINIUM ASSOCIATION 1620 S OCEAN BLVD (OFFICE) LAUDERDALE BY THE SEA, FL 33062 REGISTERED AGENT, OCEAN COLONY, BECKER & POLIAKOFF, P.A. 1 EAST BROWARD BLVD, SUITE 1800 FT. LAUDERDALE, FL33301-7948	Owner
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VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	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:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	FLAT PENALTY		1/1/000:

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



Town of
LAUDERDALE-BY-THE-SEA
Development Services

4501 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308
(954) 640-4210 jhanelleC@LBTS-FL.gov

October 17, 2022

NOTICE OF INTENT TO REQUEST FORECLOSURE ACTION

827 NW 114 ST LLC
10860 SW 116 ST
MIAMI, FL 33176

To whom it may concern:

RE: 230 Pine Avenue, Lauderdale-By-The-Sea, FL 33308

As you will recall, since your purchase of 230 Pine Avenue on March 10, 2021, the Town of Lauderdale-By-The-Sea has notified you on 3 separate occasions that violations of Town Codes have occurred on this property. Additionally, a recent inspection identified three additional nuisance code violations, and those letters have been sent to you and posted on the property.

The current condition of your property has posed serious hazard to the public health, safety and welfare of our valued community for over a year. During this time, the Town has had to abate certain nuisance violations and the Special Magistrate has imposed numerous liens for noncompliance.

To date, your property's liens owed to the Town of Lauderdale-By-The-Sea total over \$153,000, continuing to accrue at a cumulative rate of \$400 per day.

If the nuisances on your property continue to persist and the Town Commission concurs, staff will request authorization from the Town's Special Magistrate at the October 27, 2022 Code Compliance hearing to foreclose on your property.

You may contact me if you have any questions or require additional information.

Regards,


Jhanelle Campbell
Development Services Director, Town of Lauderdale-By-

Attachments

- 1) Total liens as of today

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
827 NW 114 ST LLC	
10860 SW 116 ST	
MIAMI, FL 33176	
FOR101722JMC	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

TOWN OF LAUDERDALE-BY-THE-SEA

Code Case/Lien Summary



230 Pine Avenue

Folio 494318090110

Homestead: No

Fines as of: 10/17/2022

Continuing Fines, Daily Rate: \$600

Lien	Recorded Against	Section	Violation	Daily Fine	Start	Stop	Days	Status	Balance	
21050001 Rec. 11/16/21	827 NW 114 ST LLC	FBC 105.1	Work without permits (interior demo/reno)	\$ 200.00	07/26/21	08/26/21	32	In Violation	\$ 6,400.00	
		FBC 105.1	Work without permits (interior demo/reno)	\$ 200.00	10/01/21		382	In Violation	\$ 76,400.00	
									Hearing Cost 1	\$ 50.00
									Hearing Cost 2	\$ 50.00
									Hearing Cost 3	\$ 200.00
								Case Subtotal	\$ 83,100.00	
Lien	Recorded Against	Section	Violation	Daily Fine	Start	Stop	Days	Status	Balance	
21080004 Rec. 03/23/22		6-41(a)(5)	Maintenance of exterior structure	\$ 100.00	11/28/21		324	In Violation	\$ 32,400.00	
		30-480(a)	Trees removed without permit	\$ 100.00	11/28/21		324	In Violation	\$ 32,400.00	
		6-41(a)(18)	Overgrown vegetation	\$ 100.00	09/28/21	09/09/21	1	Complied	\$ 100.00	
									Hearing Cost 1	\$ 50.00
									Hearing Cost 2	\$ 200.00
								Case Subtotal	\$ 65,150.00	
Lien	Recorded Against	Section	Violation	Daily Fine	Start	Stop	Days	Status	Balance	
22030018 Rec. 07/06/22		6-37(a)(1)	Structural maintenance	\$ 250.00	04/01/22	04/06/22	6	Complied	\$ 1,500.00	
		6-41(a)(18)	Overgrown vegetation	\$ 250.00	04/01/22	04/06/22	6	Complied	\$ 1,500.00	
		Cost of Abatement (Board-up and vegetation)							\$ 2,000.00	
									Hearing Cost 1	\$ 50.00
									Case Subtotal	\$ 5,050.00
230 Pine Ave: Monies Due									\$ 153,300.00	

PROPERTY SUMMARY

Tax Year: 2023	Property Use: 01-01 Single Family	Deputy Appraiser: Nicole Shobel
Property ID: 494318090110	Millage Code: 0211	Appraisers Number: 954-357-6831
Property Owner(s): 827 NW 114 ST LLC	Adj. Bldg. S.F: 1712	Email: realprop@bcpa.net
Mailing Address: 10860 SW 116 ST MIAMI, FL 33176	Bldg Under Air S.F: 1464	Zoning : RS-5 - RESIDENCE, SINGLE-FAMILY DWELLING
Physical Address: 230 PINE AVENUE LAUDERDALE BY THE SEA, 33308-4440	Effective Year: 1969	Abbr. Legal Des.: GOLDEN SHORES 44-37 B LOT 11
	Year Built: 1968	
	Units/Beds/Baths: 1 / 2 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$80,300	\$601,260	0	\$681,560	\$681,560	
2022	\$80,300	\$601,260	0	\$681,560	\$681,560	
2021	\$80,300	\$460,120	0	\$540,420	\$495,140	\$8,152.11

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$681,560	\$681,560	\$681,560	\$681,560
Portability	0	0	0	0
Assessed / SOH	\$681,560	\$681,560	\$681,560	\$681,560
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$681,560	\$681,560	\$681,560	\$681,560

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
03/10/2021	Warranty Deed Disqualified Sale	\$435,000	117132679	\$10.00	8,030 SqFt	Square Foot
05/04/2017	Warranty Deed Non-Sale Title Change	\$375,000	114382792			
05/08/2017	Special Warranty Deed Non-Sale Title Change	\$100	114382791			
05/04/2017	Personal Representatives Deed Non-Sale Title Change	\$100	114382789			
10/01/1967	Probate Court Documents	\$7,000				

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494318090141	11/16/2021	Special Warranty Deed	Qualified Distressed Sale	\$679,000	117794033	218 PINE AVE LAUDERDALE BY THE SEA, FL 33308
494318090110	03/10/2021	Warranty Deed	Disqualified Sale	\$435,000	117132679	230 PINE AVE LAUDERDALE BY THE SEA, FL 33308
494318090130	12/21/2020	Special Warranty Deed	Non-Sale Title Change	\$288,900	116980820	222 PINE AVE LAUDERDALE BY THE SEA, FL 33308
494318090130	02/28/2019	Quit Claim Deed	Non-Sale Title Change	\$215,000	115651458	222 PINE AVE LAUDERDALE BY THE SEA, FL 33308
494318090130	01/29/2019	Warranty Deed	Qualified Sale	\$550,000	115590505	222 PINE AVE LAUDERDALE BY THE SEA, FL 33308

SPECIAL ASSESSMENTS										SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		
Lauderdale By The Sea Fire (02)						Lbts Stormwater (LB)				McNab Elementary: A
Residential (R)										Pompano Beach Middle: C
1						1.00				Northeast High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	22	Ted Deutch
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
93	Chip LaMarca	34	Gary M. Farmer, Jr.	Sarah Leonardi



Town of
LAUDERDALE-BY-THE-SEA
Development Services

4501 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308
(954) 640-4210 JhanelleC@LBTS-FL.gov

October 17, 2022

NOTICE OF INTENT TO REQUEST FORECLOSURE ACTION

4326 OCEAN DR LLC
c/o TANTIJIJ, TARN
3317 NE 15 ST
FORT LAUDERDALE, FL 33304

To whom it may concern:

As you will recall, since 2017 the Town of Lauderdale By The Sea has notified you on 6 separate occasions that a violation of a bee infestation has persistently recurred on your vacant property at 4326 N Ocean Drive. The conditions on your property have posed a serious hazard to the public health, safety and welfare of our valued community for over 7 years. To date, your property's liens owed to the Town of Lauderdale-By-The-Sea total over \$780,000, continuing to accrue at a cumulative rate of \$700 per day.

If the nuisances on your property continue to persist and the Town Commission concurs, staff will request authorization from the Town's Special Magistrate at the October 27, 2022 Code Compliance hearing to foreclose on your property.

You may contact me if you have any questions or require additional information.

Regards,


Jhanelle Campbell
Development Services Director, Town of Lauderdale-By-The-Sea

Attachments

- 1) Total liens as of today

7020 0640 0000 1038 7492

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
4326 OCEAN DR LLC 3317 NE 15 ST FORT LAUDERDALE, FL 33304 FOR101722JMC	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark Here

TOWN OF LAUDERDALE-BY-THE-SEA

Development Services

4326 OCEAN DRIVE LLC

494318011310

4326 N Ocean Drive 1-4

FINES AS OF: 10/17/2022

Continuing Daily Fines: \$ 700.00



CASE	ISSUED TO	SECTION	VIOLATION	DAILY FINE	START	STOP	DAYS	STATUS	FINES TO DATE	BALANCE
10-KW-00148 AKA 18040019 Rec. 09/28/11	4326 OCEAN DR LLC	6-41	Chipping/peeling paint	\$ 150.00	5/21/2011	1/27/2012	252	Complied	\$ 37,800.00	\$ 37,800.00
								Hearing Cost	\$ 150.00	\$ 150.00
								Case Subtotal	\$ 37,950.00	\$ 37,950.00
CASE	ISSUED TO	SECTION	VIOLATION	DAILY FINE	START	STOP	DAYS	STATUS	FINES TO DATE	BALANCE
10-KW-00197 aka 11-KW-00197 AKA 18040020 Rec. 09/28/11	4326 OCEAN DR LLC	30-317	Faded striping	\$ 150.00	5/21/2011	1/27/2012	252	Complied	\$ 37,800.00	\$ 37,800.00
								No hearing cost	\$ -	\$ -
								Case Subtotal	\$ 37,800.00	\$ 37,800.00
CASE	ISSUED TO	SECTION	VIOLATION	DAILY FINE	START	STOP	DAYS	STATUS	FINES TO DATE	BALANCE
17040004 Rec. 09/01/17	4326 OCEAN DR LLC	30-477(a)	Landscape - Nuisance overgrowth	\$ 250.00	6/13/2017	6/8/2017	0	Complied	\$ -	\$ -
		6-41(a)(7)	Infestation Source (bees/wasps)	\$ 250.00	6/8/2017	6/14/2017	7	Complied	\$ 1,750.00	\$ 1,750.00
		6-41(a)(1)	Trash and litter	\$ 250.00	6/13/2017	6/12/2017	0	Complied	\$ -	\$ -
								Hearing Cost (6/22/17)	\$ 300.00	\$ 300.00
								Hearing Cost (7/27/17)	\$ 100.00	\$ 100.00
								Case Subtotal	\$ 2,150.00	\$ 2,150.00
CASE	ISSUED TO	SECTION	VIOLATION	DAILY FINE	START	STOP	DAYS	STATUS	FINES TO DATE	BALANCE
17060028 Rec. 11/2/17	4326 OCEAN DR LLC	6-36(a)	Structural Disrepair	\$ 200.00	9/15/2017	10/11/2018	392	Complied	\$ 78,400.00	\$ 78,400.00
		6-37(a)(1)	Exterior Appearance	\$ 200.00	9/15/2017		1859	In Violation	\$ 371,800.00	\$ 371,800.00
								Hearing Cost 1	\$ 150.00	\$ 150.00
								Hearing Cost 2	\$ 100.00	\$ 100.00
								Case Subtotal	\$ 450,450.00	\$ 450,450.00
CASE	ISSUED TO	SECTION	VIOLATION	DAILY FINE	START	STOP	DAYS	STATUS	FINES TO DATE	BALANCE
17080025 Rec. 11/2/17	4326 OCEAN DR LLC	6-41(a)(7)	Infestation Source (bees/wasps)	\$ 100.00	8/19/2017	9/8/2017	21	Complied	\$ 2,100.00	\$ 2,100.00
			REPEAT VIOLATION					Hearing Cost (9/28/2017)	\$ 100.00	\$ 100.00
								Case Subtotal	\$ 2,200.00	\$ 2,200.00
CASE	ISSUED TO	SECTION	VIOLATION	DAILY FINE	START	STOP	DAYS	STATUS	FINES TO DATE	BALANCE
18080029 Rec. 6/25/19	4326 OCEAN DR LLC	6-41(a)(7)	Repeat: Infestation Source (bees/wasps)	\$ 500.00	8/22/2018	9/27/2018	37	COMPLIED	\$ 18,500.00	\$ 18,500.00
			REPEAT VIOLATION				9/27/2018	Hearing Cost (9/27/2018)	\$ 250.00	\$ 250.00
								Case Subtotal	\$ 18,750.00	\$ 18,750.00
CASE	ISSUED TO	SECTION	VIOLATION	DAILY FINE	START	STOP	DAYS	STATUS	FINES TO DATE	BALANCE
19080001 Rec. 11/13/19	4326 OCEAN DR LLC	6-41(a)(7)	Repeat: Infestation Source (bees/wasps)	\$ 500.00	8/15/2019	8/16/2019	1	COMPLIED	\$ 500.00	\$ 500.00
								Hearing Cost (10/3/2019)	\$ 200.00	\$ 200.00
								Case Subtotal	\$ 700.00	\$ 700.00
CASE	ISSUED TO	SECTION	VIOLATION	DAILY FINE	START	STOP	DAYS	STATUS	FINES TO DATE	BALANCE
20080001 Rec. 9/18/20	4326 OCEAN DR LLC	6-41(a)(7)	Repeat: Infestation Source (bees/wasps)	\$ 500.00	8/17/2020	10/9/2021	419	COMPLIED	\$ 209,500.00	\$ 209,500.00
								Hearing Cost (8/27/2020)	\$ 200.00	\$ 200.00
								Case Subtotal	\$ 209,700.00	\$ 209,700.00
CASE	ISSUED TO	SECTION	VIOLATION	DAILY FINE	START	STOP	DAYS	STATUS	FINES TO DATE	BALANCE
22070022 REC 10/04/22	4326 OCEAN DR LLC	6-41(a)(18)	Repeat Viol - Overgrown Vegetation	\$ 500.00	7/13/2022	8/10/2022	29	Complied	\$ 14,500.00	\$ 14,500.00
		6-41(a)(1)	Repeat Viol - Accumulated Debris/Litter	\$ 500.00	7/13/2022	7/27/2022	15	Complied	\$ 7,500.00	\$ 7,500.00
								Hearing Cost	\$ 200.00	\$ 200.00
								Case Subtotal	\$ 22,200.00	\$ 22,200.00
CASE	ISSUED TO	SECTION	VIOLATION	DAILY FINE	START	STOP	DAYS	STATUS	FINES TO DATE	BALANCE
22070021 REC 10/04/22	4326 OCEAN DR LLC	6-41(a)(7)	Repeat: Infestation Source (bees/wasps)	\$ 500.00	7/13/2022		97	IN VIOLATION	\$ 48,500.00	\$ 48,500.00
								Hearing Cost	\$ 200.00	\$ 200.00
								Case Subtotal	\$ 48,700.00	\$ 48,700.00
									Code Fines	\$ 780,150.00
									Hearing Costs	\$ 1,250.00
									TOTAL MONIES DUE	\$ 781,400.00

4326 N Ocean Drive 1-4

PROPERTY SUMMARY
Tax Year: 2023

Property ID: 494318011310

Property Owner(s): 4326 OCEAN DR LLC

Mailing Address: 3317 NE 15 ST FORT LAUDERDALE, FL 33304

Physical Address: 4326 N OCEAN DRIVE # 1-4 LAUDERDALE BY THE SEA, 33308

Property Use: 08-04 Multi-family 4 units - Quadplex

Millage Code: 0211

Adj. Bldg. S.F: 2468

Bldg Under Air S.F:
Effective Year: 1958

Year Built: 1931

Units/Beds/Baths: 4 / 4 / 4

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net
Zoning : RM-25 - RESIDENCE, APARTMENTS, HOTELS, ETC

Abbr. Legal Des.: LAUDERDALE BY THE SEA 6-2 B LOT 7 BLK 15

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$115,560	\$760,130	0	\$875,690	\$684,750	
2022	\$115,560	\$760,130	0	\$875,690	\$622,500	
2021	\$115,560	\$748,450	0	\$864,010	\$565,910	\$12,439.17

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$875,690	\$875,690	\$875,690	\$875,690
Portability	0	0	0	0
Assessed / SOH	\$684,750	\$684,750	\$684,750	\$684,750
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$684,750	\$875,690	\$684,750	\$684,750

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
12/15/2003	Warranty Deed	\$390,000	36664 / 1103	\$20.07	5,758 SqFt	Square Foot
12/16/2003	Warranty Deed	\$350,000	36664 / 1091			
03/24/2000	Warranty Deed	\$320,000	30374 / 1462			
09/01/1981	Personal Representatives Deed	\$125,000				

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494318012380	09/07/2022	Trustee's Deed	Qualified Sale	\$737,000	118404289	4558 BOUGAINVILLE DR #1-3 LAUDERDALE BY THE SEA, FL 33308
494318011280	09/01/2022	Multi Warranty Deed	Disqualified Sale	\$5,100,000	118402299	N OCEAN DR LAUDERDALE BY THE SEA, FL 33308
494318011290	09/01/2022	Multi Warranty Deed	Disqualified Sale	\$5,100,000	118402299	4312 N OCEAN DR LAUDERDALE BY THE SEA, FL 33308
494318013480	08/18/2022	Warranty Deed	Qualified Sale	\$725,500	118352552	4317 BOUGAINVILLE DR LAUDERDALE BY THE SEA, FL 33308
494318011630	08/09/2022	Warranty Deed	Qualified Sale	\$2,900,000	118329977	4213 EL MAR DR #1-6 LAUDERDALE BY THE SEA, FL 33308

SPECIAL ASSESSMENTS										SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		Bayview Elementary: A
Lauderdale By The Sea Fire (02)						Lbts Stormwater (LB)				Sunrise Middle: C
Residential (R)										Fort Lauderdale High: A
4						1.00				

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	22	Ted Deutch
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
93	Chip LaMarca	34	Gary M. Farmer, Jr.	Sarah Leonardi



Town of
LAUDERDALE-BY-THE-SEA
FIRE CODE ENFORCEMENT SPECIAL MAGISTRATE

4501 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308-3610
Telephone: (954) 640-4250 * Fax: (954) 776-3431

TOWN OF LAUDERDALE-BY-THE-SEA,
Petitioner,

Case No 22-1351
Fire inspector: Stephen Paine

v.

EMPRESS ESTATE LLC.
JOHN HARDAGE
REGISTERED AGENT
11714 SW 132 COURT
MIAMI, FL 33186

Respondent.

NOTICE OF SPECIAL MAGISTRATE EMERGENCY HEARING

TO EMPRESS ESTATE LLC , JOHN HARDAGE REGISTERED AGENT, 11714 SW 132 COURT
MIAMI FL 33186

LOCATION OF VIOLATION : OCEAN PLACE CONDO 1900 SOUTH OCEAN , UNIT 16 L
LAUDERDALE BY THE SEA , FLORIDA 33062.

LEGAL DESCRIPTION: OCEAN PLACE CONDO UNIT 16 L PER CDO BLK/PG 37435/1699
FOLO (PROPERTY I.D) 4943 07 AP 2490

F-103.2.9. THE FLORIDA FIRE PREVENTION CODE , BROWARD COUNTY AMENDMENTS
ORDER TO ELIMINATE DANGEROUS OR HAZARDOUS CONDITIONS. WHENEVER THE FIRE
CHIEF OR DULY AUTHORIZED REPRESENTATIVE SHALL FIND IN ANY BUILDING OR UPON
ANY PREMISES, DANGEROUS OR HAZARDOUS CONDITIONS OR MATERIALS, INCLUDING
BUT NOT LIMITED TO VIOLATION OF THE REQUIRMENTS EMCOMPASSED IN CHAPTER
633, FLORIDA STATUTES OR THE FOLLOWING PARAGRAPHS SHALL ORDER SUCH
VIOLATIONS AND DANGEROUS CONDITIONS OR MATERIALS REMOVED OR REMEDIED.

F-103.2.9.10

ANY BUILDING OR OTHER STRUCTURE WHICH, FOR WANT OF REPAIRS, LACK OF ADEQUATE EXIT FACILITIES, AUTOMATICAL OR OTHER FIRE ALARM APPARATUS OR FIRE EXTINGUISHING EQUIPMENT OR BY REASON OF AGE DILAPIDATED CONDITION OR FROM ANY OTHER CAUSE , CREATE A HAZARDOUS CONDITION.

F-103.2.6 STOP-WORK ORDER

IF THE FIRE CHIEF BECOMES AWARE OF A HAZARDOUS CONDITION, WHICH PRESENT IMMEDIATE DANGER TO LIFE . WORK BEING DONE CONTRARY TO THIS CODE OR FFPC, WORK WITHOUT PERMIT, THEY SHALL BE AUTHORIZED TO ORDER THE HAZARD REMOVED OR REMEDIED IMMEDIATELY, AND SHALL BE EMPOWERED TO ORDER THE CLOSING OF THE BUILDING OR PLACE WHERE SUCH DANGER TO LIFE VIOLATION EXISTS, UNTIL SUCH TIME AS SAME HAS BEEN CORRECTED. ANY FAILURE OF IMMEDIATE COMPLIANCE SHALL EMPOWER THE FIRE CHIEF , OR THEIR DULY AUTHORIZED REPRESENTATIVE FINDING SUCH HAZARDOUS CONDITION CREATING IMMEDIATE DANGER TO LIFE , TO CLOSE SUCH BUILDING, OR CAUSE SAME TO BE CLOSED AND THE PEOPLE HEREIN EVACUATED AND BARRED FROM REENTERING UNTIL SUCH TIME AS SUCH IMMEDIATE DANGER TO LIFE, WORK BEING DONE CONTRARY TO THIS CODE OR FFPC, WORK WITHOUT PERMIT, HAS BEEN CORRECTED. THE FIRE CHIEF OR THEIR DULY AUTHORIZED REPRESENTATIVE IS GIVEN THE AUTHORITY TO ORDER ANY GAS COMPANY, POWER COMPANY , OR OTHER UTILITY COMPANY , TO DISCONNECT ITS SERVICE TO ANY BUILDING OR BUILDING CONTAINING GAS OR POWER INSTALLATIONS, WHERE SUCH INSTALLATION, IN THE OPINION OF THE FIRE CHIEF OR THEIR DULY AUTHORIZED REPRESENTATIVE CREATES AN IMMEDIATE DANGER TO LIFE, WORK CONTRARY TO THIS CODE OR FFPC, WORK WITHOUT PERMITS , AND TO OTHERWISE CLOSE OR EVACUATE SUCH BUILDING AND TO BAR REENTRY THERETO , UNTIL SUCH INSTALLATION IS REPAIRED OR REPLACED AND SUCH HAZARD TO LIFE CEASES TO EXIST. REJECTIONS SHALL INCLUDE SPECIFIC REFERENCE TO THE CODE SECTION UPON WHICH REJECTION IS BASED IN WRITING.

TO WIT: OBTAIN AN AFTER THE FACT BUILDING PERMIT FOR THE BATHROOM AREA BY SUBMITTING TO COMPLETE SETS OF BUILDING PLANS TO THE BUILDING DEPARTMENT FOR THE TOWN OF LAUDERDALE BY THE SEA.

THE BATHROOM AREA SHALL NOT BE USED UNTIL ALL INSPECTIONS HAVE BEEN MADE TO INSURE ALL LIFE SAFETY CODE AND BUILDING CODE ARE MET.

FLORIDA BUILDING CODE 105.1

BUILDING PERMIT 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, CONVERT OR REPLACE ANY IMPACT-RESISTANT COVERING, 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.

TOWITT: OBTAIN A LICENSE BUILDING CONTRACTOR AND OBTAIN AN AFTER THE FACT BUILDING PERMIT FROM THE TOWN OF LAUDERDALE BY THE SEA.

YOU ARE HEREBY NOTIFIED of a hearing concerning your code violation on AUGUST 25, 2022 at 5:00 P.M.. before the Special Magistrate for the Town of Lauderdale-By-The-Sea at Town Hall Commission Chambers, 4501 North Ocean Drive, Lauderdale-By-The-Sea, Florida. The enclosed Notice of Violation includes more specific information regarding your violation.

This case may be presented to the Special Magistrate even if the violation is corrected prior to the hearing.

Pursuant to Chapter 162, Florida Statutes, the Town of Lauderdale-By-The-Sea has adopted the Special Magistrate system of enforcement of the Code of Ordinances of the Town of Lauderdale-By-The-Sea. The Special Magistrate will quickly and fairly render decisions concerning violations of these codes.

During the hearing, you will be allowed to testify regarding the violation and to present evidence, witnesses and cross-examine witnesses in your defense. In addition, you will have the opportunity to present evidence at the hearing regarding the amount of time you will need to correct the alleged violation.

At your own expense, you have the right to obtain an attorney to represent you before the Special Magistrate. If you will be represented by an attorney in this proceeding, you or your attorney should notify the Code Enforcement Officer in writing within five (5) business days prior to the date set for the hearing.

Please be advised that if the Special Magistrate finds you to be in violation, the Special Magistrate can levy a monetary fine of up to \$250 per day, or \$500 per day for a repeat violation, for each day that the violation continues past the date set by the Special Magistrate, whether you appear at the hearing or not. You may also be liable for the reasonable administrative hearing costs of \$150.00 if found in violation of the code. If the Special Magistrate finds that the violation is irreparable or irreversible in nature, the Special Magistrate may impose a fine of up to \$5,000 per violation.

A certified copy of the Final Order imposing a fine may be recorded in the Public Records of Broward County, Florida and thereafter shall constitute a lien against your property and upon any other real or personal property owned by you, which can be enforced by legal action.

Any request for postponement or continuance of the Special Magistrate hearing should be forwarded in writing, with a statement of the reasons for the request, to the Code Enforcement Officer at least ten (10) calendar days prior to the date set for the hearing. Only one continuance will be considered without the need for an appearance before the Special Magistrate.

In the event that you decide to appeal any decision of the Special Magistrate, you will need a record of the proceedings and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Although a recording of the proceedings is made by the Town, you may elect to have a Court Reporter present

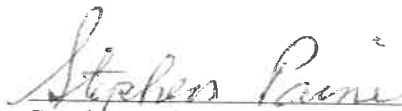
Any person requiring auxiliary aids and services to participate in this proceeding should contact the Clerk to the Special Magistrate, Clerk, at 954-640-4210 at least 48 hours prior to the hearing.

I HEREBY CERTIFY that a copy of this Notice of Special Magistrate Hearing was mailed to Respondent by certified U.S. mail, return receipt requested, this 22__ day of _AUGUST_, 2022, to the above-listed address.

TOWN OF LAUDERDALE-BY-THE-SEA

CC TO:

By:


Stephen Paine, Fire Inspector

CERTIFIED MAIL RECEIPT #

7019 0700 0000 2791 2904

EMPRESS ESTATE LLC

JOHN HARDAGE , REGISTERED AGENT

11714 SW 132 COURT

MIAMI FL 33186

PERSONAL SERVICE POSTING

1900 SOUTH OCEAN BLVD ,UNIT 16 L

LAUDERDALE BY THE SEA , FLORIDA

33062



Town of

LAUDERDALE-BY-THE-SEA

FIRE CODE ENFORCEMENT SPECIAL MAGISTRATE

4501 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308-3610
Telephone: (954) 640-4250 * Fax: (954) 776-3431

TOWN OF LAUDERDALE-BY-THE-SEA,
Petitioner,

Case No 22-1352
Fire inspector: Stephen Paine

v.

**LEISURE MAR CONOMINIUM
ASSOCIATION ,INC
4540 NORTH OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA
33308**

**CABOT BUINESS SERVICE INC
RODNEY W. FIEDLER MANAGER
2727 E. OAKLAND PARK BLVD#301
FORT LAUDERDALE, FL. 33306
REGISTERED AGENT**

Respondent.

NOTICE OF SPECIAL MAGISTRATE HEARING

TO : LEISURE MAR CONOMINIUMASSOCIATION,INC 4540 NORTH OCEAN DRIVE
LAUDERDALE BY THE SEA, FL 33308
CABOT BUINESS SERVICE INC , RODNEY W. FIEDLER MANAGER 2727 E.OAKLAND PARK
BLVD,#301, FORT LAUDERDALE , FL 33306 REGISTERED AGENT

LOCATION OF VIOLATION LEISURE MAR CONOMIUN 4540 NORTH OCEAN DRIVE,
LAUDERDALE BY THE SEA , FL 33308

LEGAL DESCRIPTION: LEISURE MAR CONDOMINIUM:THE NORTH 25 FEET OF LOT11, AND ALL
OF LOTS 12,13,14,25,26,27,28,AND 29, BLOCK 11, LAUDERDALE -BY-THE-SEA,ACCORDING TO
THE PLAT THEREOF ,AS RECORDED IN THE PLAT BOOK 6,PAGE 2 OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA.

FOLO (PROPERTY I.D)

FLORIDA FIRE PREVENTION CODE BROWARD COUNTY AMENDMENTS
F-103.29 ORDER TO ELIMINATE DANGER OR HAZARDOUS CONDITIONS:
WHETHER THE FIRE CHIEF OR THEIR DULY AUTHORIZED REPRESENTATIVE
SHALL FIND IN ANY BUILDING OR UPON ANY PREMISES, DANGEROUS OR
HAZARDOUS CONDITIONS OR MATERIALS, INCLUDING, BUT NOT LIMITED
TO VIOLATIONS OF THE REQUIREMENTS ENCOMPASSED IN CHAPTER 633,
FLORIDA STATUTES, OR THE FOLLOWING PARAGRAPHS THEY SHALL ORDER
SUCH VIOLATIONS AND DANGEROUS CONDITIONS OR MATERIALS REMOVED
OR REMEDIED. MATERIALS REMOVED OR REMEDIED.

F-103.2.9.10 ANY BUILDING OR OTHER STRUCTURE WHICH, FOR WANT OF REPAIRS,
LACK OF ADEQUATE EXIT FACILITIES, AUTOMATIC OR OTHER FIRE ALARM
APPARATUS OR FIRE EXTINGUISHING EQUIPMENT, OR BY REASON OF AGE
DILAPIDATED CONDITION, OR FROM ANY OTHER CAUSE, CREATE A HAZARDOUS
CONDITION.

N.F.P.A.1.13.2.3.2 THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE STANDPIPE
SYSTEM AND KEEPING IT IN GOOD WORKING ORDER.

TO WIT: THE STANDPIPE CONNECTION FOR THE FIRE DEPARTMENT LOCATED AT THE
NORTH EAST EXTERIOR OF THE BUILDING IS DILAPIDATED AND BROKEN. YOU SHALL
OBTAIN A LICENSE FIRE PROTECTION AND MAKE ALL REPAIRS TO THE SYSTEM.
A PERMIT IS REQUIRED FOR THE REPAIR TO THE FIRE STAND PIPE SYSTEM AND A
PURSUE TEST SHALL BE PERFORMED WHEN THE REPAIR IS COMPLETED.

N.F.P.A.1.13.2.3.2 A STANDPIPE SYSTEM INSTALLED IN ACCORDANCE WITH THIS CODE
SHALL BE PROPERLY MAINTAINED TO PROVIDED AT LEAST THE SAME LEVEL OF
PERFORMANCE AND PROTECTION AS DESIGNED.

TO WIT: INSTALL A RED SIGN WITH WHITE LETTERS THAT STATES FIRE DEPARTMENT
CONNECTION. SIGN SHALL BE WEATHER PROOF. THE SIGN SHALL BE INSTALL ABOVE
BOTH FIRE DEPARTMENT CONNECTION THAT AT THE NORTH EAST SIDE AND THE
WEST SIDE OF THE EXTERIOR OF THE BUILDING, AT EYE LEVEL.

I

YOU ARE HEREBY NOTIFIED of a hearing concerning your code violation on September 22, 2022 at 5:00
P.M., before the Special Magistrate for the Town of Lauderdale-By-The-Sea at Town Hall Commission Chambers,
4501 North Ocean Drive, Lauderdale-By-The-Sea, Florida. The enclosed Notice of Violation includes more specific
information regarding your violation.

This case may be presented to the Special Magistrate even if the violation is corrected prior to the hearing.

Pursuant to Chapter 162, Florida Statutes, the Town of Lauderdale-By-The-Sea has adopted the Special Magistrate system of enforcement of the Code of Ordinances of the Town of Lauderdale-By-The-Sea. The Special Magistrate will quickly and fairly render decisions concerning violations of these codes.

During the hearing, you will be allowed to testify regarding the violation and to present evidence, witnesses and cross-examine witnesses in your defense. In addition, you will have the opportunity to present evidence at the hearing regarding the amount of time you will need to correct the alleged violation.

At your own expense, you have the right to obtain an attorney to represent you before the Special Magistrate. If you will be represented by an attorney in this proceeding, you or your attorney should notify the Code Enforcement Officer in writing within five (5) business days prior to the date set for the hearing.

Please be advised that if the Special Magistrate finds you to be in violation, the Special Magistrate can levy a monetary fine of up to \$250 per day, or \$500 per day for a repeat violation, for each day that the violation continues past the date set by the Special Magistrate, whether you appear at the hearing or not. You may also be liable for the reasonable administrative hearing costs of \$150.00 if found in violation of the code. If the Special Magistrate finds that the violation is irreparable or irreversible in nature, the Special Magistrate may impose a fine of up to \$5,000 per violation.

A certified copy of the Final Order imposing a fine may be recorded in the Public Records of Broward County, Florida and thereafter shall constitute a lien against your property and upon any other real or personal property owned by you, which can be enforced by legal action.

Any request for postponement or continuance of the Special Magistrate hearing should be forwarded in writing, with a statement of the reasons for the request, to the Code Enforcement Officer at least ten (10) calendar days prior to the date set for the hearing. Only one continuance will be considered without the need for an appearance before the Special Magistrate.

In the event that you decide to appeal any decision of the Special Magistrate, you will need a record of the proceedings and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Although a recording

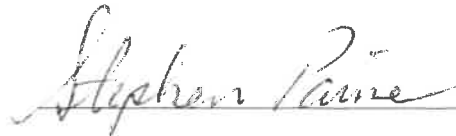
of the proceedings is made by the Town, you may elect to have a Court Reporter present

Any person requiring auxiliary aids and services to participate in this proceeding should contact the Clerk to the Special Magistrate ,Clerk, at 954-640-4210 at least 48 hours prior to the hearing.

I HEREBY CERTIFY that a copy of this Notice of Special Magistrate Hearing was mailed to Respondent by certified U.S. mail, return receipt requested, this 19___ day of _September06___, 2022, to the above-listed address.

TOWN OF LAUDERDALE-BY-THE-SEA

By:



Stephen Paine, Fire Inspector

CC TO:MILLENS W. TAFT TREASURER

4540 NORTH OCEAN DRIVE

UNIT 409

LAUDERDALE BY THE SEA FL
33308

NICHOLAS BUA PRESIDENT

4540 NORTH OCEAN DRIVE

UNIT 104

LAUDERDALE BY THE SEA, FL
33308

JEFFERY A. HEYN DIRECTOR

4540 NORTH OCEAN DRIVE ,

UNIT302-303

LAUDERDALE BY THE SEA, FL
33308

RAYMOND MATTIA

SECRETARY DIRECTOR

4540 NORTH OCEAN DRIVE.

UNIT 604

LAUDERDALE BY THE SEA FL
33308

ABRAHAM KEISOGLOU VP

4540 NORTH OCEAN DRIVE

UNIT 407

LAUDERDALE BY THE SEA, FL
33308

SAMUEL CARUSO DIRECTOR

4540 NORTH OCEAN DRIVE

UNIT 102

LAUDERDALE BY THE SEA FL
33308

CERTIFIED MAIL RECEIPT #
7022 0410 0003 3771 2564
LEISURE MAR ASSOCIATION INC
4540 N. OCEAN DR.
LAUDERDALE BY THE SEA , FL 33308

CERTIFIED MAIL RECEIPT #
7022 0410 0003 3771 2557
REGISTERED AGENT
CABOT BUSINESS SERVICE INC
RODNEY W FIELDER MANAGER
2727 E. OAKLAND PARK , BLVD
301
FORT LAUDERDALE ,FL 33306



Town of
LAUDERDALE-BY-THE-SEA
FIRE CODE ENFORCEMENT SPECIAL MAGISTRATE

4501 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308-3610
Telephone: (954) 640-4250 * Fax: (954) 776-3431

TOWN OF LAUDERDALE-BY-THE-SEA,
Petitioner,

Case No 22-1353
Fire inspector: Stephen Paine

v.
4326 OCEAN DR LLC
TARN TANTIJI
REGISTERED AGENT
3317 NE 15 STREET
FORT LAUDERDALE , FLORIDA
33304-1707

Respondent.

NOTICE OF SPECIAL MAGISTRATE HEARING

TO 4326 OCEAN DRIVE LLC, TARN TANTIJI REGISTERED AGENT,
3317 NE 15 STREET, FORT LAUDERDALE , FLORIDA 33304-1707

LOCATION OF VIOLATION : 4326 NORTH OCEAN DRIVE , LAUDERDALE BY THE SEA , FLORIDA
33308.

LEGAL DESCRIPTION: LAUDERDALE BY THE SEA 6-2 B LOT 7 BLK 15

FOLO (PROPERTY I.D) 4943 18 01 1310

FLORIDA FIRE PREVENTION CODE BROWARD COUNTY AMENDMENTS
F-103.29 ORDER TO ELIMINATE DANGER OR HAZARDOUS CONDITIONS:
WHETHER THE FIRE CHIEF OR THEIR DULY AUTHORIZED REPRESENTATIVE
SHALL FIND IN ANY BUILDING OR UPON ANY PREMISES , DANGEROUS OR
HAZARDOUS CONDITIONS OR MATERIALS , INCLUDING , BUT NOT LIMITED
TO VIOLATIONS OF THE REQUIREMENTS ENCOMPASSED IN CHAPTER 633,
FLORIDA STATUTES, OR THE FOLLOWING PARAGRAPHS THEY SHALL ORDER
SUCH VIOLATIONS AND DANGEROUS CONDITIONS OR MATERIALS REMOVED
OR REMEDIED. MATERIALS REMOVED OR REMEDIED.

F-103.2.9.10 ANY BUILDING OR OTHER STRUCTURE WHICH , FOR WANT OF REPAIRS ,
LACK OF ADEQUATE EXITS FACILITIES, AUTOMATIC OR OTHER FIRE ALARM
APPARATUS OR FIRE EXTINGUISHING EQUIPMENT, OR BY REASON OF AGE
DILAPIDATED CONDITION , OR FROM ANY OTHER CAUSE, CREATE A HAZARDOUS
CONDITION .

N.F.P.A.1.10.12

SEASONAL AND VACANT BUILDING AND PREMISES

N.F.P.A. 1.10.12.1

EVERY PERSON OWNING OR HAVING CHARGE OR CONTROL OF ANY VACANT
BUILDING , PREMISE OR PORTION THEREOF SHALL REMOVE ALL COMBUSTIBLE STORAGE,
WASTE , REFUSE AND VEGETATION AND SHALL LOCK, BARRICADE, OR OTHERWISE
SECURE THE BUILDING OR PREMISES TO PROHIBIT ENTRY BY UNAUTHORIZED PERSON.

TO WIT: YOU SHALL REMOVE ALL COMBUSTIBLE STORAGE FROM THE INTERIOR
OF THE BUILDING . AND SECURE ALL OPENING (IE) WINDOWS , DOORS , AND
ANY OTHER OPENING.

N.F.P.A.1.10.13.10

EXTERIOR VEGETATION

N.F.P.A.1.13.10.1

CUT OR UNCUT WEEDS, GRASS, VINES, AND OTHER VEGETATION SHALL BE REMOVED
WHEN DETERMINED BY THE AHJ TO BE A FIRE HAZARD.

TO WIT: ALL OVER GROWN TREE AND VEGETATION NEXT TO THE BUILDING AND
IN THE OVER HEAD ELECTRICAL DROP FOR THE BUILDING FROM THE FLORIDA POWER
AND LIGHT POWER POLE TO THE ELECTRICAL EXTERIOR POWER METERS AT THE NORTH
EXTERIOR SHALL CUT.

YOU ARE HEREBY NOTIFIED of a hearing concerning your code violation on October 27 ,2022at 5:00 P.M.. before the Special Magistrate for the Town of Lauderdale-By-The-Sea at Town Hall Commission Chambers, 4501 North Ocean Drive, Lauderdale-By-The-Sea, Florida. The enclosed Notice of Violation includes more specific information regarding your violation.

This case may be presented to the Special Magistrate even if the violation is corrected prior to the hearing.

Pursuant to Chapter 162, Florida Statutes, the Town of Lauderdale-By-The-Sea has adopted the Special Magistrate system of enforcement of the Code of Ordinances of the Town of Lauderdale-By-The-Sea. The Special Magistrate will quickly and fairly render decisions concerning violations of these codes.

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I HEREBY CERTIFY that a copy of this Notice of Special Magistrate Hearing was mailed to Respondent by certified U.S. mail, return receipt requested, this 14___ day of _October_, 2022, to the above-listed address.

TOWN OF LAUDERDALE-BY-THE-SEA
LAUDERDALE BY THE SEA FL

CC TO:

STEPHEN PAINE
Fire Inspector

CERTIFIED MAIL RECEIPT #
7022 0410 0003 3771 2571
TARN TANTIKIJ
REGISTERED AGENT
3317 NE 15 STREET
FORT LAUDERDALE , FL
33304-1707