

TOWN OF LAUDERDALE-BY-THE SEA
CODE COMPLIANCE HEARING MINUTES
Town Commission Meeting Room (Jarvis Hall)
Thursday, November 20, 2025 at 5:00PM

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

Special Magistrate Judith Secher called the hearing to order at approximately 5:02PM on Thursday, November 20, 2025 with Assistant Director Code Compliance Terry-Ann Boyd, Building Official Simo Mansor, Code Officer Donovan Williams, Code Officer Ralph DesRoches, and Special Magistrate Clerk Megan Small to record the minutes.

II. SWEARING OF WITNESSES

Special Magistrate Clerk Small administered the oath to everyone testifying today, other than to lawyers who would be speaking.

III. OPENING STATEMENT

Please note for the record that this is an in-person hearing and to please turn off or silence devices.

IV. PUBLIC COMMENTS

No one from the public requested to speak now on items not on the agenda. There was also no questions on the Hearing's procedures.

V. CODE CASES

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

OLD BUSINESS

ITEM #V. 18

***TAKEN OUT OF SEQUENCE**

Case #: 25060008 - Building Code (FBC) Violation

Property Owner: McKim, Shaun

Address/Folio: 4652 Poinciana St 4

Code Section(s): Sec. 12-2(a) - Business tax receipt required.

Florida Building Code FBC BCA Section 105.1. Work Without Permits

Carl Pearson answered the Special Magistrate by introducing himself. Assistant Director Code Compliance Terry-Ann Boyd explained that Shaun McKim was the owner of unit 4. Mr. Pearson said he was with unit 3 and unit 7. The Assistant Director reminded that the property was cited for operating without a Business Tax Receipt (BTR) and Work Without Permit(s). Work was substantially done in the unit and the Assistant Director gave a brief summary of that work. She said that an engineer was supposed to have exploratory work done but the Town has not heard

anything about those exploratory results. The Town did not know if the work done in the unit would be demolished or if all work done without permits would get permitted. There was a Final Order on record and today would have been a certification of fines. The Town would prefer getting the results from the exploratory work before the next meeting or for Mr. McKim to submit a permit to the Town so it could be reviewed whether changes made to the unit could remain or if it had to be reverted back to the way it originally was. The Assistant Director informed that they did submit for a BTR but due to the violation of work without permit, it could not be approved. Tonight was the Town's final attempt to work with the respondent and get things sorted out. The Town was requesting to have any results given to them by January 31, 2026 (which was corrected later on in the hearing to reflect January 21, 2026 as the due date) of the exploratory work done so far and submit a permit so that things could get reviewed and have their final determination of what would be done.

Carl Pearson objected to most of what has been said because exploratory work was not crucial as it was illegal for the unit owner to have two bathrooms in that one unit. It should be a mandatory "remove and replace". The Special Magistrate asked if the two bathrooms were illegal or was it a violation of the condo rules or both? Mr. Pearson answered that it was both. He explained that the footprint required one bathroom. Mr. Pearson said that the unit owner wanted all the residents to pay for the plumbing work to remove and replace the plumbing work done in unit 4. It should be "remove and replace as is" instead of "remove and replace as it could be". He informed that Dr. Susan Wilson-Brooks wrote a letter and since she was not here tonight, she would like it read into the record. As that letter was not here tonight, it would not be able to be read but it would be placed in the file. The Special Magistrate commented that the second bathroom was not a violation of the Board's Rules as the unit 4 owner and others were on that Board and also that the City or no other official government entity has found it not to be illegal yet. Mr. Pearson asked for clarification because the original blueprint required one bathroom.

Building Official Mansor understood Mr. Pearson's concerns and started to explain regarding the legality of the bathrooms. Mr. Pearson felt giving the unit owner time for exploratory was giving him time to find rotted pipes that the unit owner now wanted all the unit owners to pay and replace. The Special Magistrate explained that a person could not go to City government and ask them to enforce what the condo law was or what plan was for the condo. There might have to be civil action against the Board. Right now, this was not illegal and it was not a violation of the board's rules. She reminded that Mr. Pearson knew who was on the board. What Building Official Mansor said was correct and you may have to correct this through a civil proceeding that has nothing to do with the City. Building Official Mansor explained what the Florida Building Code stated about work done without a permit and how an engineer's drawing could show if the new work done was legal or not according to the code. The Building Official testified that he would approve a second bathroom, if an engineer's drawing showed it was legal according to code. The Town was giving the unit owner time to do this but so far it looked like it was not done. Mr. Pearson said that it was a known fact that because of this, sewage was dumped into unit 3. Discussion ensued and then the Special Magistrate concluded that January was a very generous time period given for this because there was no Special Magistrate Hearing in December. After that substantial amount of time, the City would know if the owner of unit 4, Mr. McKim, did everything he was supposed to do like get permits if it was legal to get permits. Building Official Mansor said that if Mr. McKim did not comply, he would lose the electricity to his condo and be fined for everyday that there was no compliance. That was all the Town could do. Assistant Director Code Compliance Terry-Ann Boyd testified that the fines would continue to run in the background and at any time Mr. McKim did not provide the requested information, the fines would be certified. She would estimate that as of now, the fine was somewhere around \$16,000.00. The due date of January 31, 2026 was inquired about by Special Magistrate Clerk Small and the Deputy Director corrected the due date

to January 21, 2026. Deputy Director Code Compliance Terry-Ann Boyd said that by January 21, 2026, Mr. McKim was to provide written results from the exploratory work performed, a permit submitted – if Mr. McKim wanted to keep that bathroom and the zoning department found it to be feasible, and timelines for how quickly things would be happening in order to get things resolved. The Special Magistrate ordered this agenda item (a) continued to the January 22, 2026 Hearing with the fines continuing to run, and by January 21, 2026 the unit 4 owner to provide (b) written results from the exploratory work performed, (c) an approved permit submitted – if Mr. McKim wanted to keep that bathroom and the zoning department found it to be feasible, and (d) timelines for how quickly things would be happening in order to get things resolved.

CASES TO BE CONTINUED

ITEM #V. 16

***TAKEN OUT OF SEQUENCE**

Case #: 25100008 - Building Permit Violation
Property Owner: Jonna, Nancy S Nancy S Jonna Tr
Address/Folio: 1597 Blue Water Ter
Code Section(s): Chapter 10 - Garbage and Refuse Section 10-28(e) - Maintenance.
Chapter 10 – Garbage and Refuse Section 10-28(g)- Maintenance.
Florida Building Code Section 105.1 Required

Compliance Officer Ralph DesRoches said this was a single-family property. The Notice of Violation was sent on October 30, 2025 for the three violations listed above. Service was achieved by posting the property and Town Hall on October 30, 2025. There were re-inspections on November 14th and November 20th, 2025. The respondent has complied with Section 10-28(e) and Section 10-28(g) by properly storing the trash carts away. They have not complied Section 105.1 but they did take down the fence. The outdoor kitchen violation remained. The Town recommended a Final Order to comply the outdoor kitchen by submitting an application and obtaining an approved outdoor kitchen after-the-fact permit by January 21, 2026 or fines of \$100/day would commence on January 22, 2026 plus \$100 hearing costs for today.

John Jonna answered the Special Magistrate about the outdoor kitchen. The officer answered that an outdoor kitchen was allowed and they just needed to get the permit. Mr. Jonna said he knew what had to be done in order to comply but was having a problem finding an engineer for this job. Discussion ensued for the comply date to be in ninety days as Mr. Jonna was committed to getting this complied but needed time to secure an engineer. February 25, 2026 was in 97 days and was the agreed upon comply-by date. Compliance Officer DesRoches submitted 4 pages of pictures showing the now complied trash can to the Special Magistrate who accepted them into the record as City Exhibit 1 without objection and City Composite Exhibit 2 which was 6 pages of pictures of notices and photos thereof without objection and City Exhibit 3 which was 1 page showing the outdoor kitchen which was also accepted into the record without objection. The Special Magistrate ordered a Final Order for compliance by February 25, 2026 by submitting an application and obtaining an approved outdoor kitchen after-the-fact permit by February 25, 2026 or fines of \$100/day would commence on February 26, 2026 until compliance was achieved plus \$100 hearing costs for today to be paid immediately or within the next thirty days. As there was another case for this respondent regarding the same property which was heard next as a Special Set for Item #V. 23, Case #25110004 that had \$100 hearing cost assessed for today, it was decided during that case to not charge the \$100 hearing cost for this case today. The order for this case will now read: The Special Magistrate ordered a Final Order for compliance by February 25, 2026 by submitting an application and obtaining an approved outdoor kitchen after-the-fact permit by February 25, 2026 or fines of \$100/day would commence on February 26, 2026 until compliance was achieved.

SPECIAL SET (NOT LISTED ON THE AGENDA)

ITEM #V. 23 *TAKEN OUT OF SEQUENCE

Case #: 25110004 - Building Permit Violation
Property Owner: Jonna, Nancy S Nancy S Jonna Tr
Address/Folio: 1597 Blue Water Ter
Code Section(s): Florida Building Code Section 105.1 Required

Compliance Officer DesRoches said this was a single-family property. On November 14, 2025 the respondent was issued a Notice of Violation for violating Code Section 105.1 for work without permit. An awning structure was built without attaining the required permit. In addition, the awning was constructed within the required side setback creating a fire and life safety concern. On November 14th, service was achieved by hand delivering to the respondent. Re-inspections were conducted on November 14th and November 20th, 2025 and the violation still remained. The Town was recommending a Final Order requiring the respondent to dismantle and remove the awning structure by November 30th, 2025 or a fine of \$250/day to begin accruing on December 1, 2025 plus \$100 hearing cost for today. The Special Magistrate was told that the \$100 cost should just be on this case only for today so take the \$100 cost off from the last case. The Special Magistrate was answered that they could not put anything up there after the removal of the awning structure.

John Jonna would like ten more days to remove the awning structure in order to get quotes and costs. He further stated that they did want to remove the awning. The Town gave him ten extra days to remove the awning by December 10, 2025. Compliance Officer DesRoches gave his photos to the Special Magistrate who accepted them into the record without objection as Town's Composite Exhibit 1 which was a photo and documents regarding the large awning. The Special Magistrate ordered a Final Order requiring the respondent to dismantle and remove the awning structure by December 10, 2025 or a fine of \$250/day to begin accruing on December 11, 2025 plus \$100 hearing cost for today to be paid immediately or within the next thirty days.

Building Official Simo Mansor left the meeting at approximately 5:40PM.

CASES TO BE CONTINUED

ITEM #V. 14 *TAKEN OUT OF SEQUENCE

Case #: 25050003 - Vacation Rental Regulation
Property Owner: Serpin, Nida Serpin, Adnan & Kilic, Koray
Address/Folio: 226 Corsair Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Sec. 30-327.(e). - Vacation rentals and short term rentals. Rental

Deputy Director Code Compliance Terry-Ann Boyd testified that this case was here for mitigation. She explained about the Lauderdale-By-The-Sea (LBTS) Rental Certificate that needed to be obtained prior to use or advertising as a vacation rental or short-term rental in Town. The property was pending issuance now of that rental certificate. However, there are outstanding fines in the amount of \$9,350.00. Ms. Serpin was here today to request relief from those fines. The Deputy Director answered the Special Magistrate that this case (for the rental certificate) was started in May 2025. There was a separate case for the Business Tax Receipt (BTR) and that case was in compliance now as well. The BTR case was cited in May 2024 and was pending issuance now because of the outstanding fine. She explained what the \$9,350 fine represented and that Ms. Serpin has not asked for a specific mitigation amount. The Town would be okay with cutting the amount owed in half but it was decided to just go with \$4,000.00. Ms. Serpin asked about payments and she was told who to speak to in the Town. The other case (BTR) has to go in front of the Town Commission because it was recorded as a lien. The Special Magistrate ordered the

fine mitigated from \$9,350 to \$4,000 and would allow the Town to work out the payment details. Further along in this hearing (approximately 53:19 on the video), it was decided that a payment due date should be set/ordered as 60 days but the Town would allow for a payment program.

COMPLIED CASES

ITEM #V. 1

***TAKEN OUT OF SEQUENCE**

Case #: 25100005 - Commercial Vehicles
Property Owner: 4051 N Ocean Drive LLC
Address/Folio: 4051 N Ocean Dr 6
Code Section(s): Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(4)
Parking or storage of motor vehicles and vessels

For the record, no one was present to represent this property. Compliance Officer Donovan Williams testified that Notice of Violation was issued on October 17, 2025 and notice was achieved by posting to the property. A commercial vehicle was parked there overnight between the hours of 9:00PM and 6:00AM. The violation existed but was complied prior to this hearing. The Town was requesting a Finding of Fact so if this violation happened again within the next five years at the same location under the same property ownership, it could be deemed a repeat violation subject to immediate and higher fines. The Compliance Officer had an email from a captain from BSO stating the U-Haul vehicle was parked overnight plus photos. He gave his evidence to the Special Magistrate for the file depicting a commercial vehicle (U-Haul) was parked overnight there on 10/22/25 and 10/28/25. She accepted it into evidence without objection as Composite Exhibit 1 which was 3 pages plus \$100 hearing cost for today. The Special Magistrate ordered a Finding of Fact that a commercial vehicle was parked overnight on 10/22/25 and 10/28/25 and the violation was complied prior to this hearing. If this violation should happen again at the same location under the same property ownership within the next five years, it could be deemed a repeat offense subject to immediate and higher fines plus \$100 hearing cost for today due immediately but payable within thirty days. After hearing the next case #25090007, the Code Officer asked the Special Magistrate (approximately 52:26 on the video) to remove the \$100 hearing cost for this case which she did. This order will now read: The Special Magistrate ordered a Finding of Fact that a commercial vehicle was parked overnight on 10/22/25 and 10/28/25 and the violation was complied prior to this hearing. If this violation should happen again at the same location under the same property ownership within the next five years, it could be deemed a repeat violation subject to immediate and higher fines.

ITEM #V. 7

***TAKEN OUT OF SEQUENCE**

Case #: 25090007 - Garbage Carts
Property Owner: 4536 Home Land Tr Grinberg, Tom Trstee
Address/Folio: 4536 Poinciana St
Code Section(s): Chapter 10 - Garbage and Refuse Section 10-28(e) - Maintenance.

For the record, no one was present to represent this property. Compliance Officer Williams testified that Notice of Violation was issued on September 17, 2025. Notice was achieved by green card and posting to the property. The violation was trash cans were left out after midnight on collection day. The Town recommended a Finding of Fact that the violation existed but was complied prior to this hearing. If this violation happened again within the next five years for the same address under the same property ownership it could be deemed a repeat violation subject to immediate and higher fines. The Compliance Officer had photos that he gave for evidence to the Special Magistrate for the file depicting all the violations and the dates. She accepted this into evidence without objection as City Composite Exhibit 1 which was 3 pages of six photos with each date of violation (9/17, 10/27, 10/29, 10/30 and 11/1/25) plus \$100 hearing cost for today.

The Special Magistrate ordered a Finding of Fact that if this same violation should happen again at the same location under the same ownership within the next five years, it could be deemed a repeat violation subject to immediate and higher fines plus \$100 hearing cost for today due immediately but payable within thirty days. Compliance Officer Williams then asked the Special Magistrate to remove the \$100 hearing cost from the previous case #25100005 and it was granted.

OLD BUSINESS

ITEM #V. 17

***TAKEN OUT OF SEQUENCE**

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

For the record, no one was present to represent this property. Assistant Director Code Compliance Terry-Ann Boyd testified that today was to just read into the record as to where they were regarding the work being done on the pier. She did this while also explaining some processes. She said that they were going along and progress was being made as to the restoration of the pier. She suggested the next update to be within ninety days. That update would be for the February 2026 Hearing. She gave the written information along with photos to the Special Magistrate who accepted them into the record without objection as Property Owner's Exhibit 1 (a letter dated November 17, 2025) and City's Composite Exhibit 2 which were four photos that were purported to be of the ocean booring work. The Special Magistrate ordered this agenda item continued to the February 2026 Special Magistrate Hearing for an update.

COMPLIED CASES

ITEM #V. 2

***TAKEN OUT OF SEQUENCE**

Case #: 25060015 - Business Tax Receipt Req (BTR)
Property Owner: Senouci, Carl LE Senouci, Joshua & Jedjiga, Houali
Address/Folio: 4652 Poinciana St 2
Code Section(s): Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required.
Florida Building Code FBC BCA Section 105.1. Work Without Permits

For the record, no one was present to represent this property. Assistant Director Code Compliance Terry-Ann Boyd testified that the Town was asking for a Finding of Fact because the property was in compliance for both violations of (1) obtaining a required BTR and for (2) Work Without Permits. She did not assess hearing cost for today. The Special Magistrate ordered a Finding of Fact that a BTR was required and obtained and the work without permits violation was complied prior to this hearing and if one or both of these violations should happen again at the same location under the same ownership within the next five years, it could be deemed a repeat violation subject to immediate and higher fines.

ITEM #V. 3

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

For the record, no one was present to represent this property. Assistant Director Code Compliance Terry-Ann Boyd testified that the Town was asking for a Finding of Fact because the property was in compliance. She did not assess hearing cost for today. The Special Magistrate ordered a Finding of Fact that a BTR was required and that violation was complied prior to this hearing and if the same violation should happen again at the same location under the same ownership within the next five years, it could be deemed a repeat violation subject to immediate and higher fines.

ITEM #V. 4

Case #: 25060018 - Business Tax Receipt Req (BTR)
 Property Owner: Shore Thing Stays LLC
 Address/Folio: 4652 Poinciana St 6
 Code Section(s): Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required.

For the record, no one was present to represent this property. Assistant Director Code Compliance Terry-Ann Boyd testified that the Town was asking for a Finding of Fact because the property was in compliance. She did not assess hearing cost for today. The Special Magistrate ordered a Finding of Fact that a BTR was required and that violation was complied prior to this hearing and if the same violation should happen again at the same location under the same ownership within the next five years, it could be deemed a repeat violation subject to immediate and higher fines.

ITEM #V. 5

Case #: 25070009 - Building Permit Violation
 Property Owner: Silva, Kristi, Silva, Nelson
 Address/Folio: 4652 Poinciana St 5
 Code Section(s): Florida Building Code FBC BCA Section 105.1, Work Without Permits

For the record, no one was present to represent this property. Assistant Director Code Compliance Terry-Ann Boyd testified that the Town was asking for a Finding of Fact because the property was violated but in compliance now. The violation was in regard to an air conditioner changeout without permits but the owners complied the violation. She did not assess hearing cost for today. The Special Magistrate ordered a Finding of Fact that the permit violation was complied prior to this hearing and if the same violation of work without permits should happen again at the same location under the same ownership within the next five years, it could be deemed a repeat violation subject to immediate and higher fines.

Special Magistrate Clerk Small then read into the record the case that was complied.

COMPLIED CASE		
Item #	Case #	Property Address
6	25080006	1439 S Ocean Blvd 202

Special Magistrate Clerk Small then read into the record the cases that were continued to the January 22, 2026 Hearing

CONTINUED TO JANUARY 22, 2026 HEARING		
Item #	Case #	Property Address
8	25070007	4025 Thomas Way
9	25060023	2041 Coral Reef Dr
10	25050002	1480 S Ocean Blvd

CONTINUED TO JANUARY 22, 2026 HEARING

Item #	Case #	Property Address
11	21100051	1850 S Ocean Blvd
12	21100022	1620 S Ocean Blvd
13	25090006	247 Imperial Ln
15	25100007	4400 El Mar Dr
19	24120001	228 Imperial Ln
20	25070006	4412 E Tradewinds Ave 1-2
21	25090002	236 E Commercial Blvd
22 (Special Set)	25110003	1581 W Terra Mar Dr

Not having any additional business to be heard, Special Magistrate Judith Secher adjourned the Hearing on November 20, 2025 at approximately 6:04PM.

APPROVED BY:


Special Magistrate Judith Secher

ATTEST:


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