

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

Agenda

Thursday, January 22, 2026

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, January 22, 2026, 5:00 PM
Jarvis Hall 4505 N. Ocean Drive

-
1. **CALL TO ORDER, SPECIAL MAGISTRATE JUDITH SECHER**
 2. **SWEARING OF WITNESSES**
 3. **OPENING STATEMENT**
 4. **CODE CASES**
 - 4.a. Code Cases
 5. **FIRE CASES**
 6. **ADJOURNMENT**
-

THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES NECESSARY TO AFFORD INDIVIDUALS AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE TOWN COMMISSION. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING

SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING AT (954) 640-4200 FOR ASSISTANCE.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PROCEDURES FOR PUBLIC COMMENTS:

Public Comments may address issues that are not on this meeting's agenda, but should relate to the business of the Town, and should not contain personal attacks. If your comment requires follow up, the Town Manager will have a staff person respond to your concerns, and will advise us of the outcome.

The Town Clerk will read off the names of those who have signed up to speak. When your name is called, please come to the podium, state your name for the record, and indicate whether you are a Town resident. Do not state your address. You have up to three minutes to make your comments, but there is no requirement to use the entire time. If you wish to address a particular Commissioner or member of Town Administration, please do so by use of their title.

If you wish to approach the Commission dais to hand out a document or for some other reason, please request permission and state your reason for doing so. All documents to be provided to the Commission should be handed to the Town Clerk for distribution.

These procedures have been developed to assure that the Town Commission meeting time is efficiently used, and that meetings are conducted in a polite and respectful manner. More information on the decorum rules for Town Commission meetings is available in Section 2-23 of the Town Code of Ordinances.

INVOCATION:

The Invocation before each Town Commission meeting is a voluntary service of a private citizen, offered to serve the spiritual needs of the members of the Town Commission and solemnize the meeting. It is not intended to be an opportunity to advance or disparage one faith or belief over another. The views expressed in the Invocation have not been previously reviewed by the Town and do not necessarily represent the beliefs of any Town employee or official. No person is required to be present at or participate in the Invocation, and the decision whether to be present or participate in the Invocation will not affect any person's right to actively participate in the official business of the Town or obtain any benefit from the Town. The Town's written Invocation policy is available on its website, and upon written request to the Town Clerk.all static



Agenda Item No: 4.a.

Code Compliance Hearing Agenda Item Report

Meeting Date: January 22, 2026

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section:

CODE CASES

Subject Title: Code Cases

Explanation:

Recommendation:

Exhibits:

1. 1-22-26 Agenda Summary
2. 1-22-26 Agenda Backup
3. Special Set
4. Special Set- Citations



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • January 22, 2026 • 5:00 PM*

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

Complied Cases

Item #	Case #	Property Address	Property Owner	Page #
1	25060023	2041 CORAL REEF DR	2041 CORAL LLC	1
2	25100007	4400 EL MAR DR	PUMP REALTY TR GREEN,BRUCE DAVID TRSTEE	7
3	25070006	4412 E TRADEWINDS AVE 1-2	HERNANDEZ,HECTOR WOLLISTON,DEON	3
4	25090002	236 E COMMERCIAL BLVD	ARGUELLO DENTISTRY LLC	5
5	25110003	1581 W TERRA MAR DR	GRIMALDI,MARK A	39
6	25120001	238 HIBISCUS AVE 221	ANGELILLO, JOHN & ANNE	11
7	25120009	234 E COMMERCIAL BLVD	APRICOT ALLIGATOR PROPERTIES LLC	13
8	25120017	1948 W TERRA MAR DR	CHARLTON,MARY FRANCES	25

Cases to be Continued

Item #	Case #	Property Address	Property Owner	Page #
9	25070007	4025 THOMAS WAY	HILL,CHARLES F JR	47
10	25050002	1480 S OCEAN BLVD	COMMON AREA	50
11	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	56
12	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	54
13	25090006	247 IMPERIAL LN	LAMBERT,DENISE & GREGG	43
14	24120001	228 IMPERIAL LN	PHILLIPS,ROSA & SCOTT	49
15	25110005	4050 N OCEAN DR 410	NEWMAN,MARY NEWMAN,STEPHEN	9
16	25120003	1900 OCEANWALK LN	COMMON AREA	31
17	25120014	220 IMPERIAL LN	MACEK,SAMARET MACEK,TOM	21
18	25120018	1461 S OCEAN BLVD 118	FRANK C PIANTINI & JACQUELINE PIANTINI	27

Old Business

Item #	Case #	Property Address	Property Owner	Page #
19	25110004	1597 BLUE WATER TER	JONNA,NANCY S NANCY S JONNA TR	41
20	25100009	1624 BEL-AIR AVE	INTROINI,ANDY RYAN	38



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

*Town Commission Meeting Room (Jarvis Hall)
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New Business

Item #	Case #	Property Address	Property Owner	Page #
21	25100001	1603 W TERRA MAR DR	ORLANDO DELUCA TR CAPALBO,RICHARD M TRSTEE	45
22	25120002	4556 N OCEAN DR	COMMON AREA	29
23	25120004	232 CODRINGTON DR	CODRINGTON PROPERTY LLC	33
24	25120008	3270 SPANISH RIVER DR	GOLDKATZ LLC	37
25	25120010	4128 EL MAR DR	SELLITTI FAMILY LTD PARTNERSHIP	15
26	25120012	2002 OCEANWALK TER 204	HEINRICH,GARY & MARY K HEINRICH REV TR	19
27	25120011	2002 OCEANWALK TER 200	VEES,RAYMOND R & KATHLEEN A LE VEES,RICHARD S & VEES,KEVIN ETAL	17
28	25120015	1461 S OCEAN BLVD	COMMON AREA	23

Certification of Lien

Item #	Case #	Property Address	Property Owner	Page #
29	25060008	4652 POINCIANA ST 4	MCKIM,SHAUN	52

Special Set

Item #	Case #	Property Address	Property Owner	Page #
30		111 COMMERCIAL BLVD	DOMINIC CASALE	N/A

Withdrawn

Item #	Case #	Property Address	Property Owner	Page #
31	25120005	4050 N OCEAN DR 410	ZWANG,AMY ZWANG,MICHAEL	35

VI.ADJOURNMENT

CASE TYPE	Property Maintenance (General)	DATE ESTBL	5/6/2025	STATUS	Closed
ADDRESS	2041 CORAL REEF DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Ralph DesRoches	STATUS DATE	1/8/2026 12:00:00 AM

1. CASE 25060023

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 23	COMMENTS FINAL ORDER
	INSPECTION DATE 1/7/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 1/8/2026	
	SCHEDULED HEARING DATE 1/22/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: 2041 CORAL LLC Owner
2041 CORAL REEF DR LAUDERDALE BY THE SEA, FL 33062
SIZOVA, KSENIA
2041 CORAL REEF DR LAUDERDALE BY THE SEA, FL33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/7/2026	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	1/8/2026
	2	1/7/2026	Chapter 6 - Building and Building Regulations Section 6-37(a)(2). Maintenance appearance All surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected. Painted surfaces shall be maintained free of graffiti and with uniform colors void of any evidence of deterioration.	Closed	1/8/2026
	3	1/7/2026	Chapter 6 - Building and Building Regulations Section 6-41(b) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: The exterior of every building or structure shall be maintained in a good state of repair and all surfaces thereof shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance. Garbage storage receptacles or garbage disposal facilities shall be provided and maintained for the disposal of garba...	Closed	1/8/2026

FINES:

NARRATIVE: • VIOLATION(S) – The Code Department observed the following maintenance violations at your property.

1. Discolored roof.
2. Deterioration and stains on the fascia board plate (roof side).
3. Paint peeling and stains along the brick wall.
4. Cracks throughout the driveway.

As per the town's code Sec. 6-37(a)(1-2), maintenance Appearance Standards, the exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. All screened enclosures shall be properly fitted and maintained. All surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected.

As Per the Town's code Sec. 6-41(b), the exterior of every building or structure shall be maintained in a good state of repair and all surfaces thereof shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance. Garbage storage receptacles or garbage disposal facilities shall be provided and maintained for the disposal of garbage at every occupied building or structure.

• CORRECTIVE ACTION(S) – Please address the issue by pressure washing the roof, repairing areas where the fascia board shows deterioration, and painting the brick fence.

Thank you in advance for your attention to these matters. If you have any questions regarding these issues or have already resolved them, please notify me immediately.

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	7/23/2025	STATUS	Closed
ADDRESS	4412 E TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308 1-2	INSPECTOR	Donovan Williams	STATUS DATE	12/3/2025 2:52:00 PM

2. CASE 25070006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004044285	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	13	COMMENTS FINAL ORDER	At the October 23, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by November 19, 2025, or a fine of \$200 per violation, per day will begin to accrue on November 20, 2025. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit. The case is scheduled for follow-up at the November 20, 2025, Hearing.
	INSPECTION DATE	12/3/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	12/3/2025		
	SCHEDULED HEARING DATE	1/22/2026		
	FINAL ORDER MEETING DATE	10/23/2025		
	FINAL ORDER COMPLY BY DATE	11/19/2025		

NOTICE NAMES: HERNANDEZ, HECTOR WOLLISTON, DEON Owner
 1323 SE 17 ST FORT LAUDERDALE, FL 33316
 LEGAL P.A., VERGANA
 1792 BELL TOWER LN. WESTON, FL33326
 LLC, PENNSYLVANIA GROWERS
 4412 E. TRADEWINDS AVE. #1-2 LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/3/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	12/3/2025

FINES:

DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
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NARRATIVE:

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

As per Building Official Simo Mansor, the following work was done without permits:

1) Renovations

Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbs-fl.gov.

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

3. CASE 25090002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand	PROSECUTION COSTS
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER
	INSPECTION DATE	12/2/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	12/8/2025	
	SCHEDULED HEARING DATE	1/22/2026	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: ARGUELLO DENTISTRY LLC Owner
 100 N STATE RD 7 STE 300 MARGATE, FL 33063
 ARGUELLO, VIGARNY A, Jr.
 100 N STATE ROAD 7 SUITE 300 MARGATE, FL33063

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/2/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	12/8/2025

FINES:

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

PLEASE READ THE CODE SECTION(S) PROVIDED ABOVE

• REQUIRED CORRECTIVE ACTION(S) – Submit application(s) and obtain the AFTER–THE–FACT permit(s) for all work done without a permit(s). For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbtz-fl.gov.

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

Respectfully,

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

CASE TYPE	Building Permit Violation	DATE ESTBL	10/30/2025	STATUS	Closed
ADDRESS	4400 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	12/17/2025 12:00:00 AM

4. CASE 25100007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 15	COMMENTS FINAL ORDER
	INSPECTION DATE 12/17/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 12/17/2025	
	SCHEDULED HEARING DATE 1/22/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/17/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	12/17/2025

FINES:

NARRATIVE: Violation 1.) (WWOP) FBC 105.1 - Work done without a Permit from the Town.

This property is in violation of Florida Building Code 105.1 which states, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

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

Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all

work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbs-fl.gov

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

CASE TYPE	Building Permit Violation	DATE ESTBL	11/25/2025	STATUS	Closed
ADDRESS	4050 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 410	INSPECTOR	Ralph DesRoches	STATUS DATE	12/10/2025 12:00:00 AM

5. CASE 25110005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Posted to Property
	DAYS TO COMPLY	21
	INSPECTION DATE	12/10/2025
	COMPLIED DATE	12/10/2025
	SCHEDULED HEARING DATE	1/22/2026
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: NEWMAN,MARY NEWMAN,STEPHEN Owner
 25 LILA RD JAMAICA PLAIN, MA 02130
 NEWMAN, STEPHEN & MARY
 4050 N OCEAN DR 410 LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/10/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	12/10/2025

FINES:

NARRATIVE: • VIOLATION(S) – The Building Official, Simo Mansor, determined that the property was demoed and is currently undergoing renovation without obtaining the necessary permits. This is a violation of the Town’s adopted code Sec. FBC 105.1 — Work without permits.

As per Florida Building Code (FBC) 105.1, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

• CORRECTIVE ACTION(S) – A Stop Work Order was posted at the property on November 26, 2025. Cease all work and submit application(s) and obtain the AFTER–THE–FACT permit(s) for all work done without a permit(s). For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov, or Simo Mansor at (954) 640-4223 or buildingofficial@lbts-fl.gov.

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

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/4/2025	STATUS	Closed
ADDRESS	238 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 221	INSPECTOR	Ralph DesRoches	STATUS DATE	12/17/2025 12:00:00 AM

6. CASE 25120001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 22	COMMENTS FINAL ORDER
	INSPECTION DATE 12/16/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 12/17/2025	
	SCHEDULED HEARING DATE 1/22/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ANGELILLO, JOHN & ANNE Owner
 PO BOX 875 CHESHIRE, CT 06410
 ANGELILLO, JOHN & ANNE
 238 HIBISCUS AVE 221 LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/16/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed..	Closed	12/17/2025

FINES:

NARRATIVE: • OBSERVED VIOLATION(S) – The Building Official, Simo Mansor, determined that work was conducted beyond the scope of the permit at the property: flooring was installed without first obtaining the necessary permit(s). This violates the Town’s adopted code Sec. FBC 105.1 — Work without permits.

As per Florida Building Code (FBC) 105.1, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

• CORRECTIVE ACTION(S) REQUIRED – A Stop Work Order was posted at the property on Thursday, December 4, 2025. Cease all work and submit application(s) and obtain an approved AFTER–THE–FACT permit(s) for all work done without a permit(s). For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov, or Simo Mansor at (954) 640-4223 or buildingofficial@lbts-fl.gov.

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

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	7/14/2025	STATUS	Closed
ADDRESS	234 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	12/31/2025 12:00:00 AM

7. CASE 25120009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 21	COMMENTS FINAL ORDER
	INSPECTION DATE 12/31/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 12/31/2025	
	SCHEDULED HEARING DATE 1/22/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: APRICOT ALLIGATOR PROPERTIES LLC Owner
3700 GALT OCEAN DR #1103 FORT LAUDERDALE, FL 33308
Aswani, Haresh
234 Commercial Blvd Lauderdale by the Sea, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/31/2025	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Closed	12/31/2025

FINES:

NARRATIVE: • VIOLATION(S) – According to Town Records and Broward County Records, this property is due for compliance with the Building Safety Inspection Program. This is a violation of code Sec. FBC BCA 110.15 — Building Safety Inspection Program.

• CORRECTIVE ACTION(S) – Please comply with all requirements of the Building Safety Inspection Program. Information is located at:
<https://www.broward.org/CodeAppeals/Documents/Board%20Policy%2005-05.pdf>
If you have any questions, you may contact the Building Department for assistance at 954-640-4215 or building@lbs-fl.gov.

Thank you for your attention to this matter. Please inform me immediately if you have any further questions regarding this notice or have already addressed it.

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	7/15/2025	STATUS	Open
ADDRESS	4128 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	12/17/2025 12:00:00 AM

8. CASE 25120010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 21	COMMENTS FINAL ORDER
	INSPECTION DATE 1/7/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 1/22/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: SELLITTI FAMILY LTD PARTNERSHIP Owner
 330 PENCO RD WEIRTON, WV 26062
 LTD PARTNERSHIP, SELLITTI FAMILY
 4128 EL MAR DR LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/7/2026	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(S) – According to Town Records and Broward County Records, this property is due for compliance with the Building Safety Inspection Program. This is a violation of code Sec. FBC BCA 110.15 — Building Safety Inspection Program.
- CORRECTIVE ACTION(S) – Please comply with all requirements of the Building Safety Inspection Program. Information is located at:
<https://www.broward.org/CodeAppeals/Documents/Board%20Policy%2005-05.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 for your attention to this matter. Please inform me immediately if you have any further questions regarding this notice or have already addressed it.

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	7/16/2025	STATUS	Open
ADDRESS	2002 OCEANWALK TER, LAUDERDALE BY THE SEA, FL 33062 200	INSPECTOR	Donovan Williams	STATUS DATE	12/23/2025 12:00:00 AM

9. CASE 25120011

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

TYPE OF SERVICE Hand **PROSECUTION COSTS**

DAYS TO COMPLY 9 **COMMENTS FINAL ORDER**

INSPECTION DATE 12/26/2025 **COMMENTS - IMPOSITION OF FINE**

COMPLIED DATE

SCHEDULED HEARING DATE 1/22/2026

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: VEES,RAYMOND R & KATHLEEN A LE Owner
 VEES,RICHARD S & VEES,KEVIN ETAL
 2002 OCEANWALK TER #200 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/26/2025	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:

NARRATIVE: FBC BCA Section 110.15 - Building Safety Inspection Program. According to Town Records and Broward County Records, this property is due for compliance with the Building Safety Inspection Program.

Corrective Action: Please comply with all requirements of the Building Safety Inspection Program. Information is located at:
<https://www.broward.org/CodeAppeals/Documents/Board%20Policy%2005-05.pdf>

If you have any questions, you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

Respectfully,

Donovan Williams
 LBTS Code Compliance Officer

954-734-3013
donovanw@lbts.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	7/16/2025	STATUS	Open
ADDRESS	2002 OCEANWALK TER, LAUDERDALE BY THE SEA, FL 33062 204	INSPECTOR	Donovan Williams	STATUS DATE	12/23/2025 12:00:00 AM

10. CASE 25120012

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	8	COMMENTS FINAL ORDER	
INSPECTION DATE	12/26/2025	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	1/22/2026		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: HEINRICH,GARY & MARY K HEINRICH REV TR Owner
 2002 OCEANWALK TER #204 LAUDERDALE BY THE SEA, FL 33026

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/26/2025	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:

NARRATIVE: FBC BCA Section 110.15 - Building Safety Inspection Program. According to Town Records and Broward County Records, this property is due for compliance with the Building Safety Inspection Program.

Corrective Action: Please comply with all requirements of the Building Safety Inspection Program. Information is located at:
<https://www.broward.org/CodeAppeals/Documents/Board%20Policy%2005-05.pdf>

If you have any questions, you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

Respectfully,

Donovan Williams
 LBTS Code Compliance Officer

954-734-3013
donovanw@lbts.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/19/2025	STATUS	Open
ADDRESS	220 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	12/22/2025 12:00:00 AM

11. CASE 25120014

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 18	COMMENTS FINAL ORDER
	INSPECTION DATE 1/9/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 1/22/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: MACEK,SAMARET MACEK,TOM Owner
220 IMPERIAL LN LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/9/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: • VIOLATION(S) – A pond was observed under construction at the front of the property without first obtaining the required permit. This violates the Town’s adopted code, section FBC 105.1 — Work without permits.

As per Florida Building Code (FBC) 105.1, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

• CORRECTIVE ACTION(S) – Please submit application(s) and obtain an AFTER-THE-FACT permit(s) for all work conducted without a permit(s). For assistance with permitting or inquiries regarding the violation, please contact the Building Department at 954-640-4215 or via email at building@lbts-fl.gov.

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

Respectfully,

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

CASE TYPE	Building Permit Violation	DATE ESTBL	11/4/2025	STATUS	Open
ADDRESS	1461 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	12/29/2025 12:00:00 AM

12. CASE 25120015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY -1	COMMENTS FINAL ORDER
	INSPECTION DATE 12/23/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 1/22/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: COMMON AREA Owner

INC, NORTH LEISURE ASSOCIATION

1461 S. OCEAN BLVD COMMON AREA POMPANO BEACH, FL33062
FARINA, LOUIS MR
1461 S. OCEAN BLVD Unit# 328 POMPANO BEACH, FL33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/23/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: Violation 1.) FBC 105.1 - Work done without a Permit from the Town.

This property is in violation of Florida Building Code 105.1 which states that, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or Fire

Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

As per Building Official Simo Mansor, the following work was done without permits:

1) Replacement of two cooling towers

Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov

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

CASE TYPE	Landscape Violations	DATE ESTBL	10/29/2025	STATUS	Open
ADDRESS	1948 W TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	1/2/2026 12:00:00 AM

13. CASE 25120017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 0	COMMENTS FINAL ORDER
	INSPECTION DATE 12/29/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 1/22/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: CHARLTON, MARY FRANCES Owner
 1948 W TERRA MAR DR LAUDERDALE BY THE SEA, FL 33062
 REBELO, CHERYL LYNN & PAUL GEORGE
 11 FRANCIS FARM RD. REHOBOTH, MA02769

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/29/2025	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: Violation 1.) Overgrowth - Overgrown landscaping.

The Town code that will be cited is Sec 6-41(a)(18) which states overgrowth of any vegetation on the property. Vegetation shall be considered overgrown if it grows beyond the property line and the adjacent property owner objects or, in the case of any grass groundcover, if it grows beyond the height of six inches

Corrective Action: Please cut, trim, edge and mow all overgrown landscaping and grass.

If you have any further questions, please feel free to reach out.

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

CASE TYPE	Building Permit Violation	DATE ESTBL	12/29/2025	STATUS	Open
ADDRESS	1461 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 118	INSPECTOR	Donovan Williams	STATUS DATE	1/2/2026 12:00:00 AM

14. CASE 25120018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 11	COMMENTS FINAL ORDER
	INSPECTION DATE 1/9/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 1/22/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: FRANK C PIANTINI & JACQUELINE PIANTINI Owner
 1461 S OCEAN BLVD #118 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	1/9/2026	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: Work done without a Permit from the Town.
 As per Building Official Simo Mansor, the following work was done without permits:
 1) Kitchen remodel
 2) 2 Bathroom renovations
 3) Partial of wall knocked down

This is a violation of Florida Building Code 105.1 which states, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

Stop Work Order posted (12/29/2025).

Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Any further questions please do not hesitate to reach out.

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

CASE TYPE	Building Permit Violation	DATE ESTBL	12/4/2025	STATUS	Open
ADDRESS	4556 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	12/4/2025 12:00:00 AM

15. CASE 25120002

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	9589071052702004044667	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	11	COMMENTS FINAL ORDER	
INSPECTION DATE	12/15/2025	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	1/22/2026		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

COMMON AREA	Owner
4564 N. OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	
GADSBY, DAVID	MR
4564 NORTH OCEAN DRIVE LAUDERDALE BY THE SEA, FL33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/15/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: Violation- An existing window was removed, and the opening was enclosed to create a wall.
(WWOP) FBC 105.1 - Work done without a Permit from the Town.

As per Building Official Simo Mansor, the following work was done without permits:
1) Unpermitted structural modification

Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

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

Respectfully,

Donovan Williams
LBTS Code Compliance Officer
954-640-4220
donovanw@lbts.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/5/2025	STATUS	Open
ADDRESS	1900 OCEANWALK LN, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	12/5/2025 12:00:00 AM

16. CASE 25120003

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	21	COMMENTS FINAL ORDER	
INSPECTION DATE	12/26/2025	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	1/22/2026		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

COMMON AREA Owner
 1900 OCEANWALK LN, LAUDERDALE BY THE SEA, FL 33062
 FIGORSKI, PATRICIA & WALTER
 1380 SPREADING OAK DR PITTSBURGH, PA15220-2043
 KULKIN, MATTHEW & CAROL
 1900 OCEANWALK LN 125 LAUDERDALE BY THE SEA, FL33062
 LLC, J VALENTINO
 3032 E. COMMERCIAL BLVD 124 FORT LAUDERDALE, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/26/2025	FBC 40/50 Year Inspections 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 2007 C) 40 ...	Not in Compliance	

FINES:

NARRATIVE: FBC BCA Section 110.15 - Building Safety Inspection Program. According to Town Records and Broward County Records, this property is due for compliance with the Building Safety Inspection Program.

Corrective Action: Please comply with all requirements of the Building Safety Inspection Program. Information is located at:

<https://www.broward.org/CodeAppeals/Documents/Board%20Policy%2005-05.pdf>

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/9/2025	STATUS	Open
ADDRESS	232 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	12/30/2025 12:00:00 AM

17. CASE 25120004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 21	COMMENTS FINAL ORDER
	INSPECTION DATE 1/16/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 1/22/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: CODRINGTON PROPERTY LLC Owner
279 CODRINGTON DR LAUDERDALE BY THE SEA, FL 33308
LLC, CODRINGTON PROPERTY
232 CODRINGTON DRIVE LAUDERDALE BY THE SEA, FL33308
PICHARD, ROBERTO A
279 CODRINGTON DRIVE LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/16/2026	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: • OBSERVED VIOLATION(S) – Unpermitted work, including but not limited to replacing the pool heater and installing new pool plumbing lines, was performed without first obtaining the necessary permits, violating the Town’s adopted code section FBC 105.1 — Work without permits.

As per Florida Building Code (FBC) 105.1, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the

installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

- REQUIRED CORRECTIVE ACTION(S) – A Stop Work Order was posted at the property on Wednesday, December 10, 2025. Cease all work and submit application(s) and obtain an AFTER-THE-FACT permit(s) for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or by email at building@lbts-fl.gov, or contact the Building Official, Simo Mansor, at (954) 640-4223 or by email at buildingofficial@lbts-fl.gov.

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

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/10/2025	STATUS	Open
ADDRESS	4050 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 410	INSPECTOR	Ralph DesRoches	STATUS DATE	12/30/2025 12:00:00 AM

18. CASE 25120005

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: ZWANG,AMY ZWANG,MICHAEL Owner
 4050 N OCEAN DR #410 LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/16/2026	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: • OBSERVED VIOLATION(S) – The Building Official, Simo Mansor, determined that the property was being remodeled without first obtaining the necessary permits. This is a violation of the Town’s adopted code section FBC 105.1 — Work without permits.

As per Florida Building Code (FBC) 105.1, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

• REQUIRED CORRECTIVE ACTION(S) – A Stop Work Order was previously posted at the property on November 26, 2025. Cease all work and submit application(s) and obtain an AFTER–THE–FACT permit(s) for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at

954-640-4215 or building@lbts-fl.gov, or Simo Mansor at (954) 640-4223 or buildingofficial@lbts-fl.gov.

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

Respectfully,

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

CASE TYPE	Building Permit Violation	DATE ESTBL	12/4/2025	STATUS	Open
ADDRESS	3270 SPANISH RIVER DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	12/17/2025 12:00:00 AM

19. CASE 25120008

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	9	COMMENTS FINAL ORDER	
INSPECTION DATE	12/26/2025	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	1/22/2026		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

GOLDKATZ LLC	Owner
7896 NW 110 DR PARKLAND, FL 33076	
ZHOLENDZ,, INNA	MS
7896 NW 110TH DRIVE PARKLAND, FL33076	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/26/2025	Florida Building Code FBC BCA Section 105.3.2.4 – Permits. Time Limitation: If work has commenced and the permit is revoked, becomes null and void or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.	Not in Compliance	

FINES:

NARRATIVE: Violation 1.) Abandoned/Voided permit #LBS24-015298, Violation 2.) Abandoned/Voided permit # LBS24-015207, Violation 3.) Abandoned/Voided permit # LBS24-015867, and Violation 4.) Abandoned/Voided permit #LBS24-016522.

This property is in violation of FBC 105.3.2.4, which states that if work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Corrective Action: Corrective Action required: Submit application/s and obtain permit/s for all the work. Schedule final inspection, permit will be closed once approved status is finalized. 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 there are any further questions that I can assist you with, please do not hesitate to ask.

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

CASE TYPE	Building Permit Violation	DATE ESTBL	9/25/2025	STATUS	Open
ADDRESS	1624 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	12/9/2025 12:00:00 AM

20. CASE 25100009

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	11	COMMENTS FINAL ORDER	
INSPECTION DATE	11/10/2025	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	1/22/2026		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: INTROINI, ANDY RYAN Owner
 1612 BEL AIR AVE LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/10/2025	Florida Building Code FBC BCA Section 105.3.2.4 – Permits. Time Limitation: If work has commenced and the permit is revoked, becomes null and void or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.	Not in Compliance	

FINES:

NARRATIVE: Violation 1.) Expired permit # LBS20-009992 & Violation 2.) Voided permit # LBS20-009762

This property is in violation of FBC 105.3.2.4, which states that if work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Corrective Action: Corrective Action required: Submit application/s and obtain permit/s for all the work. Schedule final inspection, permit will be closed once approved status is finalized. 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 there are any further questions that I can assist you with, please do not hesitate to ask.

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

CASE TYPE	Nuisance	DATE ESTBL	10/17/2025	STATUS	Open
ADDRESS	1581 W TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	11/21/2025 12:00:00 AM

21. CASE 25110003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand	PROSECUTION COSTS
	DAYS TO COMPLY	10	COMMENTS FINAL ORDER
	INSPECTION DATE	11/17/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	1/22/2026	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: GRIMALDI, MARK A Owner
 1581 W TERRA MAR DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/17/2025	Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(4) Parking or storage of motor vehicles and vessels. Restrictions and prohibitions. In the east and west zones as defined in this section, vessels, commercial vehicles and recreational vehicles are prohibited and restricted as hereinafter set forth. West zone. It shall be unlawful for any person to park, store or maintain any commercial vehicle, recreational vehicle, vessel, personal watercraft or trailer on the streets, rights-of-way, or public or private property in any district of the Town located in the west zone between the hours of 9:00 p.m. and 6:00 a.m. except as provided below. Uses not prohibited. Nothing herein shall prohibit the parking of commercial vehicles in the west zone while in the process of making deliveries or service calls. Commercial vehicles, recreational vehicles, vessels, personal watercrafts or trailers must be wholly enclosed within a garage or enclosed within a carport surrounding the vehicle on three sides and the vessel or vehicle does not protrude from the carport. A for-hire vehicle utilized for the t...	Not in Compliance	
	2	11/17/2025	Chapter 6 - Building and Building Regulations Section 6-41(a)(1) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Junk, trash, debris or construction materials not being actively utilized for construction;	Not in Compliance	
	3	11/17/2025	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	Not in Compliance	

as automobiles, boats, trucks or buses, furniture, stoves, refrigerators, freezers, trailers, cans or containers;

FINES:

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

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

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

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

Violation 2.) Trash and landscape debris collecting on the property.

The property is in violation of Sec 6-41(a)(1) which states that (a)the exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following:(1) Junk, trash, debris or construction materials not being actively utilized for construction

Corrective Action: Please remove the trash debris and dry tree branches off property grounds and disposed of properly. Thank you.

Violation 3.) At the time of the violation the property had an unused riding lawn mower and weed eater stored on driveway and side of the building structure.

The property is in violation of Sec 6-41(a)(2) which states that 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: (2) abandoned, discarded or unused objects or equipment, such as automobiles, boats, trucks or buses, furniture, stoves, refrigerators, freezers, trailers, cans or containers.

Corrective Action: Please store landscaping equipment to a designated area on the property or elsewhere ensuring equipment cannot be seen from street angled views

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

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

CASE TYPE	Building Permit Violation	DATE ESTBL	11/14/2025	STATUS	Open
ADDRESS	1597 BLUE WATER TER, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Ralph DesRoches	STATUS DATE	11/25/2025 9:41:00 AM

22. CASE 25110004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Posted to Property	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	16	COMMENTS FINAL ORDER	At the November 20, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by December 10, 2025 or a fine of \$250 per violation, per day will begin to accrue on December 11, 2025. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by dismantling and removing all parts of the awning structure. The case is scheduled for follow-up at the January 22, 2026 hearing.
	INSPECTION DATE	12/10/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	1/22/2026		
	FINAL ORDER MEETING DATE	11/20/2025		
	FINAL ORDER COMPLY BY DATE	12/10/2025		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	12/10/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	12/10/2025

NARRATIVE: • VIOLATION(S) OBSERVED – An awning/ canopy structure that extends into the side setback was installed at the property without the required permit, violating the Town’s code section 105.1 — Work without permit.

As per Florida Building Code (FBC) 105.1, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

- CORRECTIVE ACTION(S) REQUIRED – Per the Building Official, Simo Mansor, the accessory structure presents a fire safety concern. Please dismantle and remove all parts of the awning/ canopy structure by November 30, 2025. Please note that the completed work must be verified. Please contact the Building Official via phone at 954-640-4223, via cell at 954-529-7146, or via email at building@lbts-fl.gov regarding any inquiries.

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

Respectfully,

Ralph DesRoches
Code Compliance Inspector
Town of Lauderdale-By-The-Sea
(954) 734-3450

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	7/11/2025	STATUS	Open
ADDRESS	247 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	11/21/2025 12:00:00 AM

23. CASE 25090006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Posted to Property
	DAYS TO COMPLY	8
	INSPECTION DATE	11/14/2025
	COMPLIED DATE	
	SCHEDULED HEARING DATE	1/22/2026
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: LAMBERT, DENISE & GREGG Owner
 247 IMPERIAL LN LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/14/2025	Florida Building Code FBC BCA Section 105.3.2.1 – Expired Permits. Time Limitation: Every permit issued shall become null and void if work, as defined in Paragraph 105.3.2.6 authorized by such permit is not commenced within 180 days from the date of the permit or if the work authorized by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced.	Not in Compliance	

FINES:

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

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

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

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

Respectfully,

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

CASE TYPE	Nuisance	DATE ESTBL	8/28/2025	STATUS	Open
ADDRESS	1603 W TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	11/13/2025 12:00:00 AM

24. CASE 25100001

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	21	COMMENTS FINAL ORDER	
INSPECTION DATE	10/29/2025	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	1/22/2026		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: ORLANDO DELUCA TR CAPALBO,RICHARD M Owner TRSTEE

1603 W TERRA MAR DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	10/29/2025	Chapter 6 - Building and Building Regulations Section 6-41(a)(11) - 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: Non-operating motor vehicles;	Not in Compliance	
	2	10/29/2025	Chapter 6 - Building and Building Regulations Section 6-41(a)(12) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Motor vehicles without a current license tag;	Not in Compliance	

FINES:

NARRATIVE: Violation 1.) Vintage truck is non-operatable due to at least one flat tire

Town Ordinance being cited: Sec 6-41(a)(11)
 (a) The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: (11) non-operating motor vehicles

Corrective Action: Please inflate tires as necessary to be considered operable on roadways

Violation 2.) Vintage truck license tag expired

Town Ordinance being cited: Sec 6-41(a)(12)

(a) The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: (12) Motor vehicles without a current license tag

Corrective Action: Please display current tag registration sticker on license plate

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

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

CASE TYPE	Property Maintenance (General)	DATE ESTBL	7/11/2025	STATUS	Open
ADDRESS	4025 THOMAS WAY, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	11/21/2025 12:00:00 AM

25. CASE 25070007

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Posted to Property	PROSECUTION COSTS	
DAYS TO COMPLY	25	COMMENTS FINAL ORDER	
INSPECTION DATE	8/25/2025	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	1/22/2026		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/25/2025	Chapter 6 - Building and Building Regulations Section 6-41(b) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: The exterior of every building or structure shall be maintained in a good state of repair and all surfaces thereof shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance. Garbage storage receptacles or garbage disposal facilities shall be provided and maintained for the disposal of garbage...	Not in Compliance	

FINES:

NARRATIVE: • VIOLATION(S) – The exterior of the property is weathered, the roof is dirty, and the paint on the garage door is peeling. This is a violation of the Town’s code Sec. 6-41(b) — Maintenance of the exterior of premises

As Per the Town's code Sec. 6-41(b), The exterior of every building or structure shall be maintained in a good state of repair and all surfaces thereof shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance. Garbage storage receptacles or garbage disposal facilities shall be provided and maintained for the disposal of garbage at every occupied building or structure.

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

Thank you for your attention to this matter. Please inform me immediately if you have any questions regarding this notice or have already addressed it.

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/5/2024	STATUS	Open
ADDRESS	228 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	11/21/2025 12:00:00 AM

26. CASE 24120001

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Regular Mail	PROSECUTION COSTS
DAYS TO COMPLY	12	COMMENTS FINAL ORDER
INSPECTION DATE	12/17/2024	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	1/22/2026	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

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

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

FINES:

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

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

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/1/2025	STATUS	Open
ADDRESS	1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	11/21/2025 12:00:00 AM

27. CASE 25050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004042601	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	11	COMMENTS FINAL ORDER	At the May 22, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 25, 2025 or a fine of \$250 per violation, per day will begin to accrue on June 26. A Hearing Cost of \$100.00 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit. The case is scheduled for follow-up at the June 26, 2025 hearing.

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

COMPLIED DATE

SCHEDULED HEARING DATE 1/22/2026

FINAL ORDER MEETING DATE 6/26/2025

FINAL ORDER COMPLY BY DATE 6/25/2025

NOTICE NAMES: COMMON AREA Owner
1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062
MARCIN, RANDY MR
6555 POWERLINE RD SUITE# 105 FORT LAUDERDALE, FL33076
CONWAY, EDITH MS
6535 NOVA DRIVE SUITE# 109 FORT LAUDERDALE, FL33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/24/2025	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	6/25/2025

NARRATIVE: Violation: Failure to comply with Florida Building Safety Inspection Program - Inspection report is due.

Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.

Corrective Action: According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program. Please comply with the requirements of the Building Safety Inspection Program. If you have any questions you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	6/16/2025	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 4	INSPECTOR	Terry-Ann Boyd	STATUS DATE	11/21/2025 12:00:00 AM

28. CASE 25060008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	32	COMMENTS FINAL ORDER	At the July 24, 2025, Special Magistrate Hearing, the Magistrate issued a final order for compliance by August 27, 2025 or fines of \$100 per day, per violation will begin to accrue in August 28, 2025. Hearing Cost of \$100.00 was assessed
	INSPECTION DATE	8/27/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	1/22/2026		
	FINAL ORDER MEETING DATE	7/24/2025		
	FINAL ORDER COMPLY BY DATE	8/27/2025		

NOTICE NAMES: MCKIM,SHAUN Owner
4421 NW 7 ST COCONUT CREEK, FL 33066

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/27/2025	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	
	2	8/27/2025	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	8/27/2025
	DAILY FINE	\$100.00	8/27/2025

NARRATIVE:

1. (WWOP) FBC 105.1 - Work done without a Permit from the Town. Unit 4 has been separated to create unit 4a and 4b. This also creates a density issue at the property, as per BCPA property has 8 units. This work has created an additional unit.

Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov. For further questions or assistance, you may also contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov

2. (BTR required) Sec. 12-2(a) - Business tax receipt required. Every person, firm, corporation, and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession, or occupation, they shall submit an application for a business tax receipt. Property is being rented without the required business tax.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. Please contact Megan Small at 954-640-4210 or btr@lauderdalebythesea-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/15/2021	STATUS	Open
ADDRESS	1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	11/21/2025 12:00:00 AM

29. CASE 21100022

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 21	COMMENTS FINAL ORDER
	INSPECTION DATE 5/21/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 1/22/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2025	Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...	Not in Compliance	

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

NARRATIVE: Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.

FBC BCA Section 110.15 - Building Safety Inspection Program.
The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.
Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet.
In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program.

Please comply with the requirements of the Building Safety Inspection Program. A copy of the inspection form is located at:

<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

Thank you.
Bethany Banyas
954-640-4220
code@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/9/2021	STATUS	Open
ADDRESS	1850 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	11/21/2025 12:00:00 AM

30. CASE 21100051

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70190700000027912669	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER
	INSPECTION DATE	2/25/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	1/22/2026	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: CRANE - CREST APARTMENTS, INC. Owner
 12270 SW 3RD ST PLANTATION, FL 33325
 .. Hillman Engineering Inc
 970 W McNab Rd, Ste 200 Ft. Lauderdale, FL33309
 CRANE CREST REG AGENT, BECKER & POLIAKOFF, P.A.
 1 E BROWARD BLVD, STE 1800 FORT LAUDERDALE, FL33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/25/2025	Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...	Not in Compliance	

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

NARRATIVE: THIS VIOLATION IS ALLEGED AGAINST CRANE-CREST APARTMENTS, INC., ON THE PARCEL OF REAL PROPERTY LEGALLY DESCRIBED IN CONDO DOCUMENTS RECORDED 02/23/1996, BK 24522 PG 596, INSTRUMENT #96085426, BROWARD COUNTY PUBLIC RECORDS: A parcel of land in Government Lot One (1), Section 7, Township 49 South, Range 43 East, Broward County, Florida, bounded as follows: EAST of State Road No. A-1-A on the North by a line parallel to and 4350 feet southerly

from, measured at right angles to, the East and West Quarter-Section line in Section 6, of said Township and Range; on the South by a line 2080 feet northerly from, measured at right angles to, the South line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and the easterly extension of said South boundary; on the West by the easterly right-of-way line of State Road No. A-1-A; and on the East by the waters of the Atlantic Ocean; WEST of State Road No. A-1-A on the North by a line parallel to and 4350 feet southerly from, measured at right angles to, the East and West Quarter-Section line in Section 6, of said Township and Range; on the South by a line parallel to and 1861.75 feet southerly from, measured at right angles to, the North boundary of said Section 7; on the West by the West line of said Government Lot 1; and on the East by the westerly right-of-way line of State Road No. A-1-A.

Violation: Failure to comply with Florida Building Safety Inspection Program.

Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.

Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet.

In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

Corrective Action: According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program. Please comply with the requirements of the Building Safety Inspection Program. If you have any questions you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
SEALAUD MANAGEMENT LLC	1660 NW 19 AVE POMPANO BEACH, FL 33069	4400 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308

Legal Description

LAUDERDALE BY THE SEA 6-2 B LOT 2 TO 4,5 W 19 BLK 13

Description

Prohibited sign erected and special event conducted at the Town Plaza without a permit
Property aka - 111 Commercial Blvd.

Case Status	Open	Case #	52122	Date Next Inspection	1/21/2026
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Notes Prohibited sign erected and special event conducted at the Town Plaza without a permit
Property aka as 111 Commercial - Doggies and Diamonds

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
1/16/2026	Complaint
1/16/2026	Courtesy Notice

Violations

Ordinance/Regulation	Section	Description	Date Complied
Chapter 17 - Streets, Sidewalks and Other Public Places	Section 17-111. - Permit required.	It shall be unlawful for any person to advertise to the general public a special event which requires a permit without first obtaining a permit as provided herein. It shall be unlawful for any person to hold a special event as hereinafter defined without first making application to the Town, paying the prescribed fee, and obtaining a permit for such special event. Special events shall not be permitted to be located or operated in the Town except as provided herein.	Not in Compliance - Reinspection Date: 1/21/2026
Chapter 30 - Unified Land Development Regulations	Sec. 30-505.(k) - Prohibited signs.	Any sign found posted or otherwise affixed upon any public property contrary to the provisions of this article shall be removed by the Town and stored up to 30 days upon which the sign(s) will be discarded if not claimed by the owner. The person responsible for any such posting shall be liable for the cost incurred in the removal and storage thereof, and the Town is authorized to effect the collection of said cost. The following types of signs are expressly prohibited within the Town: Signs placed upon fences, benches, trash receptacles, newsracks or posted on a tree.	Not in Compliance - Reinspection Date: 1/21/2026



REF # 9/21/25

Date Issued	Time Issued	Code Officer
10/21/25	10:30 a.m	Terry-Ann Boyd
Previous Warning Date (if applicable)		Repeat Violation?
9-19-2025		
Name: Dominic Casale		
Address: 111 Commercial Blvd		
Phone #: 954-765-6078		
This notice alleges that on: 9-21-2025		
At: Pavilion-Downtown Lauderdale by the sea		
Located in the Town of Lauderdale-By-The-Sea, Florida,		
You committed a violation of section: 30-503 (K)		
Code of the Town of Lauderdale-By-The-Sea, to wit:		
Prohibited Sign- Sign for vigil was posted and erected on tree located on town property		
You shall pay the amount of \$ 250.00		
Within 20 calendar days, by: 11-10-2025		
OR: You may elect to contest this civil citation ticket. To contest this ticket, you may file a written request with the Town of Lauderdale-By-The-Sea within 10 calendar days, by 10-31-25 if you contest this ticket, or fail to pay by the date listed above, the administrative hearing date will be: 11-20-2025 You may be responsible for the reasonable costs of the hearing to contest the violation, should the citation be affirmed by the Special Magistrate at such administrative hearing. 1		
PAYMENTS Please Remit Payment to: Town of Lauderdale-By-The-Sea 4501 N Ocean Drive Lauderdale-By-The-Sea, FL 33308 For Credit Card Payments please call: 954-640-4210		
If you fail to pay the above amount within the time allowed, or fail to timely contest this citation, you shall be deemed to have waived your right to contest this citation and judgment may be entered against you in accordance with Section 162.09, Florida Statutes.		
If you fail to correct the violation, or if it recurs, each day the violation continues shall be treated as a separate civil infraction for which a citation may be issued.		
Acceptance of this notice indicates receipt and is not an admission of guilt.		
RECIPIENT:		
DATE:		
CODE OFFICER: Terry-Ann Boyd		
DATE: 10-20-2025		



REF # 9/21/25

Date Issued	Time Issued	Code Officer
10/21/25	10:30 a.m	Terry-Ann Boyd
Previous Warning Date (if applicable)		Repeat Violation?
9-19-2025		
Name: Dominic Casale		
Address: 111 Commercial Blvd		
Phone #: 954-765-6078		
This notice alleges that on: 9-21-2025		
At: The Pavilion-Downtown Lauderdale By the Sea		
Located in the Town of Lauderdale-By-The-Sea, Florida,		
You committed a violation of section: 17-111		
Code of the Town of Lauderdale-By-The-Sea, to wit:		
Permit required- Special event permit required for outdoor public vigil		
You shall pay the amount of \$ 500.00		
Within 20 calendar days, by: 11-10-2025		
OR: You may elect to contest this civil citation ticket. To contest this ticket, you may file a written request with the Town of Lauderdale-By-The-Sea within 10 calendar days, by 10-31-25 if you contest this ticket, or fail to pay by the date listed above, the administrative hearing date will be: 11-20-2025 You may be responsible for the reasonable costs of the hearing to contest the violation, should the citation be affirmed by the Special Magistrate at such administrative hearing.		
PAYMENTS Please Remit Payment to: Town of Lauderdale-By-The-Sea 4501 N Ocean Drive Lauderdale-By-The-Sea, FL 33308 For Credit Card Payments please call: 954-640-4210		
If you fail to pay the above amount within the time allowed, or fail to timely contest this citation, you shall be deemed to have waived your right to contest this citation and judgment may be entered against you in accordance with Section 162.09, Florida Statutes.		
If you fail to correct the violation, or if it recurs, each day the violation continues shall be treated as a separate civil infraction for which a citation may be issued.		
Acceptance of this notice indicates receipt and is not an admission of guilt.		
RECIPIENT:		
DATE:		
CODE OFFICER: Terry-Ann Boyd		
DATE: 10-20-2025		