

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

Agenda

Thursday, February 26, 2026

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, February 26, 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: February 26, 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. 2-26-2026 Agenda Summary
2. 2-26-2026 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 • February 26, 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	25120013	4229 N OCEAN DR	858284 FLORIDA INC	1
2	26010001	259 TROPIC DR	REED,CHARLES H/E REED,RANDY	2
3	25120018	1461 S OCEAN BLVD 118	FRANK C PIANTINI & JACQUELINE PIANTINI	12
4	26020005	230 MARINE CT	WHITE CAP OF FLORIDA INC	4

Cases to be Continued

Item #	Case #	Property Address	Property Owner	Page #
5	25120004	232 CODRINGTON DR	CODRINGTON PROPERTY LLC	30
6	25050002	1480 S OCEAN BLVD	COMMON AREA	17
7	25090006	247 IMPERIAL LN	LAMBERT,DENISE & GREGG	19
8	25120014	220 IMPERIAL LN	MACEK,SAMARET MACEK,TOM	10

Old Business

Item #	Case #	Property Address	Property Owner	Page #
9	18020015	2 E COMMERCIAL BLVD	FISHERMANS PIER INC	14
10	25100008	1597 BLUE WATER TER	JONNA,NANCY S NANCY S JONNA TR	20
11	25100009	1624 BEL-AIR AVE	INTROINI,ANDY RYAN	22
12	25120008	3270 SPANISH RIVER DR	GOLDKATZ LLC	32
13	25110004	1597 BLUE WATER TER	JONNA,NANCY S NANCY S JONNA TR	26
14	25110003	1581 W TERRA MAR DR	GRIMALDI,MARK A	24
15	24120001	228 IMPERIAL LN	PHILLIPS,ROSA & SCOTT	16
16	25120012	2002 OCEANWALK TER 204	HEINRICH,GARY & MARY K HEINRICH REV TR	36
17	25120011	2002 OCEANWALK TER 200	VEES,RAYMOND R & KATHLEEN A LE VEES,RICHARD S & VEES,KEVIN ETAL	34



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

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New Business

Item #	Case #	Property Address	Property Owner	Page #
18	26010002	274 TROPIC DR	EPSTEIN,DIANE & SCOTT	7
19	25120002	4556 N OCEAN DR	COMMON AREA	28
20	26020001	4648 POINCIANA ST 1-4	4648 INVESTMENTS LLC	9
21	26020006	224 HIBISCUS AVE 160	WESTFALL,TAMMY	5
22	26020007	259 COMMERCIAL BLVD	VICNSONS REALTY GROUP LLC % CARTER HASTINGS	6

Special Set

Item #	Case #	Property Address	Property Owner
23	52122	4400 N OCEAN /111 COMMERCIAL BLVD	DOMINIC CASALE

VI.ADJOURNMENT

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	4/12/2025	STATUS	Closed
ADDRESS	4229 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	2/12/2026 12:00:00 AM

1. CASE 25120013

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 7	COMMENTS FINAL ORDER
	INSPECTION DATE 2/10/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 2/12/2026	
	SCHEDULED HEARING DATE 2/26/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: 858284 FLORIDA INC Owner
 4208 N OCEAN DR LAUDERDALE BY THE SEA, FL 33308
 VOGEL, JR., P.A., JEROME W. MR
 1526 NE 7 STREET FORT LAUDERDALE, FL33304

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/10/2026	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.	Closed	2/12/2026

FINES:

NARRATIVE: Violation 1.) Business tax receipt required. Property has not obtained an active Business Tax Receipt since 2023

The Town code that was cited is Sec. 12-2(a) which states that, 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.

Corrective action required: Please obtain a Business Tax Receipt or renew your Business Tax Receipt with the Town. You may contact Megan Small at 954-640-4210 or email btr@lauderdalebythesea-fl.gov if you have any questions regarding this issue.

For any additional information please do not hesitate to reach out to me.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/3/2025	STATUS	Closed
ADDRESS	259 TROPIC DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	2/3/2026 12:00:00 AM

2. CASE 26010001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Posted to Property
	DAYS TO COMPLY	21
	INSPECTION DATE	2/23/2026
	COMPLIED DATE	2/3/2026
	SCHEDULED HEARING DATE	2/26/2026
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: REED,CHARLES H/E REED,RANDY Owner
 259 TROPIC DR LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/23/2026	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...	Closed	2/3/2026

FINES:

NARRATIVE: • VIOLATION(S) OBSERVED – A wooden section of the property's fence, which includes at least one post and a panel, was repaired or replaced without first obtaining the necessary permit(s). 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) – Please submit application(s) and obtain an 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 by phone at 954-640-4215 or by email at building@lbtz-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	Business Tax Receipt Req (BTR)	DATE ESTBL	4/7/2025	STATUS	Closed
ADDRESS	230 MARINE CT, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	2/13/2026 12:00:00 AM

3. CASE 26020005

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 2/13/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 2/13/2026	
	SCHEDULED HEARING DATE 2/26/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: WHITE CAP OF FLORIDA INC Owner
 270 PINE AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/13/2026	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.	Closed	2/13/2026

FINES:

NARRATIVE: Violation 1.) Property has not obtained current Business Tax Receipt.
 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.

Correction Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. Or please renew your Local Business Tax Receipt. You may contact Megan Small at 954-640-4210 or email btr@lauderdalebythesea-fl.gov

Thank you kindly for your attention to this matter. We appreciate your ongoing efforts to maintain the standards of Lauderdale by the Sea.

Respectfully,
 LBTS Code Compliance Officer
 Donovan Williams
 (954) 734-3013

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	4/8/2025	STATUS	Open
ADDRESS	224 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 160	INSPECTOR	Donovan Williams	STATUS DATE	2/13/2026 12:00:00 AM

4. CASE 26020006

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 2/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 2/26/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: WESTFALL, TAMMY Owner
 7522 CAMPBELL RD STE 113 DALLAS, TX 75248

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/24/2026	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	

FINES:

NARRATIVE: Violation 1.) Property has not obtained current Business Tax Receipt.

This property is in violation of Town code Sec. 12-2(a) which states, 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.

Correction Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. Or please renew your Local Business Tax Receipt. You may contact Megan Small at 954-640-4210 or email btr@lauderdalebythesea-fl.gov

Thank you kindly for your attention to this matter. We appreciate your ongoing efforts to maintain the standards of Lauderdale by the Sea.

Respectfully,
 LBTS Code Compliance Officer
 Donovan Williams
 (954) 734-3013

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	4/7/2025	STATUS	Open
ADDRESS	259 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	2/13/2026 12:00:00 AM

5. CASE 26020007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 2/25/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 2/26/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: VICNSONS REALTY GROUP LLC % CARTER HASTINGS Owner
 187 E MARKET ST SUITE P140 RHINEBECK, NY 12572
 COLNAGHI, JONATHAN MR
 4525 BOUGAINVILLA DR. #6 FORT LAUDERDALE, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/25/2026	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	

FINES:

NARRATIVE: Violation 1.) Property has not obtained current Business Tax Receipt

This property is in violation of Town code Sec. 12-2(a) which states that, 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.

Correction Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. Or please renew your Local Business Tax Receipt. You may contact Megan Small at 954-640-4210 or email btr@lauderdalebythesea-fl.gov

Thank you kindly for your attention to this matter. We appreciate your ongoing efforts to maintain the standards of Lauderdale by the Sea.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	1/21/2026	STATUS	Open
ADDRESS	274 TROPIC DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	1/22/2026 12:00:00 AM

6. CASE 26010002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Posted to Property
	DAYS TO COMPLY	29
	INSPECTION DATE	2/20/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	2/26/2026
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: EPSTEIN,DIANE & SCOTT Owner
 3700 GALT OCEAN DR #1710 FORT LAUDERDALE, FL 33308
 EPSTEIN, SCOTT & DIANE
 274 TROPIC DR LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/20/2026	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 property was observed undergoing a complete renovation prior to the approval or issuance of the permit licenses. 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.

• REQUIRED CORRECTIVE ACTION(S) – A Stop Work Order was posted at the property on January 22, 2026. Cease all work and submit application(s) and obtain an

approved AFTER-THE-FACT permit(s) for all work done or being carried out without a permit(s). For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

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

Respectfully,

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

CASE TYPE	Vacation Rental Regulation	DATE ESTBL	2/2/2026	STATUS	Open
ADDRESS	4648 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 1-4	INSPECTOR	Terry-Ann Boyd	STATUS DATE	2/2/2026 12:00:00 AM

7. CASE 26020001

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	2/25/2026	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/26/2026		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

4648 INVESTMENTS LLC	Owner
729 E ATLANTIC BLVD1 POMPANO BEACH, FL 33060	
Kady, Bradley	MR
Owner Address 729 E ATLANTIC BLVD1 POMPANO BEACH, FL33060	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/25/2026	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(j).4. - Vacation rentals and short term rentals. Vacation rental and short term rental occupants. Occupants may only park in the spaces designated on the rental certificate sketch, in compliance with chapter 19 of the Code.	Not in Compliance	
	2	2/25/2026	Chapter 30 - Unified Land Development Regulations Section 30-327(j)1.- Vacation rentals and short term rentals. Vacation rental and short term rental occupants. 1. Occupancy of a dwelling for vacation rental or short term rental use must not exceed two persons per bedroom, plus two persons for each additional 200 square feet of interior living area, with total occupancy not to exceed ten persons.	Not in Compliance	

FINES:

NARRATIVE: Section 30-327 - (j) (1) Vacation rental and short term rental occupants. Occupancy of a dwelling for vacation rental or short term rental use must not exceed two persons per bedroom, plus two persons for each additional 200 square feet of interior living area, with total occupancy not to exceed ten persons.

Section 30-327 - (j) (4) Vacation rental and short term rental occupants. Occupants may only park in the spaces designated on the rental certificate sketch, in compliance with chapter 19 of the Code.

Corrective Action:

1. Comply with Town Code by ensuring property occupancy does not exceed 10 persons
2. Ensure parking only takes places in the designated spaces per the certificate sketch.

Please contact Terry-Ann Boyd at 954-640-4216 or email Terry-AnnB@lbts-fl.gov if you have further questions or concerns.

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	1/23/2026 12:00:00 AM

8. 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 2/20/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 2/26/2026	
	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	2/20/2026	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	12/29/2025	STATUS	Open
ADDRESS	1461 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 118	INSPECTOR	Donovan Williams	STATUS DATE	1/23/2026 12:00:00 AM

9. 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 2/26/2026	
	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:	#	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: 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	Property Maintenance (General)	DATE ESTBL	2/22/2018	STATUS	Open
ADDRESS	2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	11/21/2025 12:00:00 AM

10. CASE 18020015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$53,475.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER	FINAL ORDER: PER SPECIAL MAGISTRATE, ALL PIER REPAIR IS TO BE COMPLETED BY MARCH 26, 2019 OR A FINE OF \$250 PER DAY WILL BEGIN TO COMMENCE THEREAFTER. THIS CASE WILL RETURN TO THE JANUARY 24, 2019 CODE COMPLIANCE HEARING FOR A STATUS UPDATE. A HEARING COST OF \$50 WAS ALSO ASSESSED AT THE SEPTEMBER 27, 2018 CODE COMPLIANCE HEARING.
	INSPECTION DATE	4/24/2025	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	2/26/2026		
	FINAL ORDER MEETING DATE	9/27/2018		
	FINAL ORDER COMPLY BY DATE	3/26/2019		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/24/2025	Chapter 6 - Building and Building Regulations Section 6-37(a)(1). Maintenance appearance standards The exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. All screened enclosures shall be properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate maintenance.	Not in Compliance	

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

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

good condition.

Thank you for your attention to this matter.

Bethany Banyas
Senior Inspector, Code Compliance
954-857-5563
bethanyb@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	1/23/2026 12:00:00 AM

11. 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	2/26/2026		
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	1/23/2026 12:00:00 AM

12. 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	2/26/2026		
	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	7/11/2025	STATUS	Open
ADDRESS	247 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	1/23/2026 12:00:00 AM

13. 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	2/26/2026
	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	Building Permit Violation	DATE ESTBL	8/22/2024	STATUS	Open
ADDRESS	1597 BLUE WATER TER, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Ralph DesRoches	STATUS DATE	11/25/2025 9:35:00 AM

14. CASE 25100008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER At the November 20, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by February 25, 2026 or a fine of \$100 per violation, per day will begin to accrue on February 26, 2026. No Hearing Cost was assessed. Compliance is to be achieved by obtaining an approved After-The-Fact permit for the outdoor kitchen. The case is scheduled for follow-up at the February 26, 2026 hearing.
	INSPECTION DATE	2/25/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	2/26/2026	
	FINAL ORDER MEETING DATE	11/20/2025	
	FINAL ORDER COMPLY BY DATE	2/25/2026	

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	2/25/2026	Chapter 10 - Garbage and Refuse Section 10-28(e) - Maintenance. The receptacle shall be kept in a place easily accessible to the garbage collector, but never upon any street or sidewalk. In residential districts, receptacles and other trash or debris shall be maintained in the side yard of the property no further street-side than the front edge of the building structure, except on designated collection days when the receptacles may be placed on street edge. For purposes of this subsection, a designated collection day begins at 6:00 p.m. on the night before and ends at midnight of the designated collection day.	Closed	11/17/2025
	2	2/25/2026	Chapter 10 - Garbage and Refuse Section 10-28(g) - Maintenance. Trash boxes or receptacles shall be maintained in such manner as not to be visible from the street, except on pickup days, and shall be sufficient for the storage of all general combustible waste, paper, rags, pasteboard boxes, berry boxes, whole bottles, broken glass and empty tins, fruit or vegetable cans.	Closed	11/17/2025
	3	2/25/2026	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	Not in Compliance	

FINES:

<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
FLAT PENALTY		1/1/0001
FLAT PENALTY		1/1/0001
DAILY FINE	\$100.00	2/25/2026

NARRATIVE:

• VIOLATION(S) OBSERVED:

1. An outdoor kitchen was constructed, and wooden fencing was unlawfully erected on the property without acquiring the necessary permits. This a violation of the Town’s adopted code section FBC 105.1 — Work without permits.
2. The property’s thrash carts are being stored in the front of the property and are clearly visible from the street. This violates the Town’s code Sec. 10-28(e) and 10-28(g) — Maintenance.

PLEASE REFER TO THE CODE SECTIONS PROVIDED ABOVE FOR REFERENCE

• CORRECTIVE ACTION(S) REQUIRED:

1. As per the Building Official, Simo Mansor, submit an application and obtain an approved DEMOLITION PERMIT for removal of all sections/ parts of the illegal wood fencing that have been erected/ added. The completed work must be verified. Additionally, submit an application and obtain an approved AFTER-THE-FACT permit for the outdoor kitchen that was constructed without a permit. For assistance with the permitting process or to inquire about a violation, please contact the Building Department at 954-640-4215 or via email at building@lbts-fl.gov.
2. Please ensure that the trash carts are returned to and maintained at the side yard of the property, positioned no further street-side than the front edge of the building structure, except on designated collection days when the receptacles may be placed on the street edge. Please ensure that the trash carts are not visible from the street when put away.

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

Respectfully,

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

CASE TYPE	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	1/23/2026 11:16:00 AM

15. CASE 25100009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	11	COMMENTS FINAL ORDER	At the January 22, 2026, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by February 25, 2026 or a fine of \$200 per violation, per day will begin to accrue on February 26. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by obtaining an approved permit. The case is scheduled for follow-up at the February 26, 2026 hearing.
	INSPECTION DATE	1/21/2026	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	2/26/2026		
	FINAL ORDER MEETING DATE	1/22/2026		
	FINAL ORDER COMPLY BY DATE	2/25/2026		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$200.00	2/25/2026

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@lbs-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

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	1/23/2026 12:00:00 AM

16. 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	1/22/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	2/26/2026	
	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	1/22/2026	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...	Closed	1/22/2026
	2	1/22/2026	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	1/22/2026	Chapter 6 - Building and Building Regulations Section 6-41(a)(2) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Abandoned, discarded or unused objects or equipment, such as automobiles, boats, trucks or buses, furniture, stoves, refrigerators, freezers, trailers, cans or containers;	Not in Compliance	

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	1/23/2026 11:53:00 AM

17. CASE 25110004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Posted to Property	PROSECUTION COSTS \$150.00
	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	2/25/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	2/26/2026	
	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	2/25/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	2/25/2026

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 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	1/23/2026 12:00:00 AM

18. 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	2/26/2026	
	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@lbtfl.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	12/9/2025	STATUS	Open
ADDRESS	232 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	1/23/2026 11:47:00 AM

19. CASE 25120004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER	At the January 22, 2026, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by February 25, 2026 or a fine of \$100 per violation, per day will begin to accrue on February 26, 2026. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by obtaining approved after-the-fact permits for all works conducted without permits. The case is scheduled for follow-up at the February 26, 2026 hearing.
	INSPECTION DATE	2/25/2026	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	2/26/2026		
	FINAL ORDER MEETING DATE	1/22/2026		
	FINAL ORDER COMPLY BY DATE	2/25/2026		

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	2/25/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	2/25/2026

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 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	1/26/2026 12:00:00 AM

20. CASE 25120008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	9	COMMENTS FINAL ORDER	At the January 22, 2026, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by February 25, 2026 or a fine of \$200 per violation, per day will begin to accrue on February 26. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by obtaining an approved permit. The case is scheduled for follow-up at the February 26, 2026 hearing.
	INSPECTION DATE	1/21/2026	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	2/26/2026		
	FINAL ORDER MEETING DATE	1/22/2026		
	FINAL ORDER COMPLY BY DATE	2/25/2026		

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	1/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$200.00	2/25/2026

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@lbs-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 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	1/23/2026 12:00:00 AM

21. 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	2/26/2026		
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

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	1/23/2026 12:00:00 AM

22. 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	2/26/2026		
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 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		