

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

**Agenda**

Thursday, March 26, 2026

5:00 PM



Jarvis Hall 4505 N. Ocean Drive  
[www.Lauderdalebythesea-fl.gov](http://www.Lauderdalebythesea-fl.gov)

**LAUDERDALE-BY-THE-SEA TOWN COMMISSION**

# Code Compliance Hearing

Thursday, March 26, 2026, 5:00 PM  
Jarvis Hall 4505 N. Ocean Drive

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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:** March 26, 2026

**Submitted By:** Jhanelle Campbell, Development Services Director

**Submitting Department:** Development Services

**Item Type:** Presentation

**Agenda Section:** CODE CASES

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**Subject Title:** Code Cases

**Explanation:**

**Recommendation:**

**Exhibits:**

1. 3-26-2026 Agenda Summary
2. 3-26-2026 Agenda Backup



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

*Town Commission Meeting Room (Jarvis Hall)  
Thursday • March 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      | 25090006 | 247 IMPERIAL LN     | LAMBERT,DENISE & GREGG         | 3      |
| 2      | 25110004 | 1597 BLUE WATER TER | JONNA,NANCY S NANCY S JONNA TR | 8      |

## Cases to be Continued

| Item # | Case #   | Property Address       | Property Owner  | Page # |
|--------|----------|------------------------|---|--------|
| 3      | 25070007 | 4025 THOMAS WAY        | HILL,CHARLES F JR   | 37     |
| 4      | 25120003 | 1900 OCEANWALK LN      | COMMON AREA   | 12     |
| 5      | 26020009 | 1461 S OCEAN BLVD 318  | EVANGELISTA, ANGELO   | 26     |
| 6      | 25120004 | 232 CODRINGTON DR      | CODRINGTON PROPERTY LLC   | 14     |
| 7      | 25120014 | 220 IMPERIAL LN        | MACEK,SAMARET MACEK,TOM   | 21     |
| 8      | 24120001 | 228 IMPERIAL LN        | PHILLIPS,ROSA & SCOTT   | 34     |
| 9      | 25120012 | 2002 OCEANWALK TER 204 | HEINRICH,GARY & MARY K HEINRICH REV TR                          | 20     |
| 10     | 25120011 | 2002 OCEANWALK TER 200 | VEES,RAYMOND R & KATHLEEN A LE VEES,RICHARD S & VEES,KEVIN ETAL | 18     |
| 11     | 26030001 | 272 IMPERIAL LN        | OGRADY,JOHN J H/E BIRGER,CAROLYN                                | 30     |

## Old Business

| Item # | Case #   | Property Address      | Property Owner                       | Page # |
|--------|----------|-----------------------|--------------------------------------|--------|
| 12     | 21100051 | 1850 S OCEAN BLVD     | CRANE - CREST APARTMENTS, INC.       | 41     |
| 13     | 21100022 | 1620 S OCEAN BLVD     | OCEAN COLONY CONDOMINIUM ASSOCIATION | 39     |
| 14     | 25050002 | 1480 S OCEAN BLVD     | COMMON AREA                          | 35     |
| 15     | 25100009 | 1624 BEL-AIR AVE      | INTROINI,ANDY RYAN                   | 6      |
| 16     | 25120008 | 3270 SPANISH RIVER DR | GOLDKATZ LLC                         | 16     |
| 17     | 25100008 | 1597 BLUE WATER TER   | JONNA,NANCY S NANCY S JONNA TR       | 4      |



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

*Town Commission Meeting Room (Jarvis Hall)  
Thursday • March 26, 2026 • 5:00 PM*

## **New Business**

| <b>Item #</b> | <b>Case #</b> | <b>Property Address</b> | <b>Property Owner</b>  | <b>Page #</b> |
|---------------|---------------|-------------------------|--|---------------|
| 18            | 26020003      | 4109 N OCEAN DR 1-9     | 4051 N OCEAN DRIVE LLC                                       | 24            |
| 19            | 25080008      | 4653 N OCEAN DR         | SMTF HOLDINGS LLC (LAND) OCEAN EQUITIES LTD<br>(BLDG)%PF FIN | 42            |
| 20            | 26020010      | 1751 S OCEAN BLVD 104W  | DIGIOVANNI,LYNN M  | 28            |
| 21            | 25120002      | 4556 N OCEAN DR         | COMMON AREA  | 10            |
| 22            | 26020001      | 4648 POINCIANA ST 1-4   | 4648 INVESTMENTS LLC   | 23            |
| 23            | 26030003      | 245 ALGIERS AVE         | SMITH,JASON & HELEN  | 32            |
| 24            | 24050011      | 226 Corsair Ave         | SERPIN,NIDA SERPIN,ADNAN & KILIC,KORAY                       | N/A           |

## VI.ADJOURNMENT

|                  |   |                   |                        |                    |                              |
|------------------|---|-------------------|------------------------|--------------------|------------------------------|
| <b>CASE TYPE</b> | <b>Building Code (FBC) Violation</b>                    | <b>DATE ESTBL</b> | <b>8/7/2025</b>        | <b>STATUS</b>      | <b>Closed</b>                |
| <b>ADDRESS</b>   | <b>4653 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308</b> | <b>INSPECTOR</b>  | <b>Ralph DesRoches</b> | <b>STATUS DATE</b> | <b>2/17/2026 12:00:00 AM</b> |

1. CASE 25080008

|                   |                                     |                                      |  |
|-------------------|-------------------------------------|--------------------------------------|--|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> | <b>I. OF F. MEETING DATE</b>         | 10/23/2025   |
|                   | <b>TYPE OF SERVICE</b>              | <b>PROSECUTION COSTS</b>             | Hand \$200.00  |
|                   | <b>DAYS TO COMPLY</b>               | <b>COMMENTS FINAL ORDER</b>          | 15 At the September 25, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by October 22, 2025 or a fine of \$150 per violation, per day will begin to accrue on October 23, 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 October 23, 2025 hearing. |
|                   | <b>INSPECTION DATE</b>              | <b>COMMENTS - IMPOSITION OF FINE</b> | 12/23/2025   |
|                   | <b>COMPLIED DATE</b>                |                                      | 12/23/2025   |
|                   | <b>SCHEDULED HEARING DATE</b>       |                                      | 3/26/2026  |
|                   | <b>FINAL ORDER MEETING DATE</b>     |                                      | 9/25/2025  |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   |                                      | 10/22/2025   |

**NOTICE NAMES:** SMTP HOLDINGS LLC (LAND) OCEAN EQUITIES LTD (BLDG)%PF FIN Owner  
1460 S OCEAN BLVD POMPANO BEACH, FL 33062 INN, AWAY  
4653 N OCEAN DR LAUDERDALE BY THE SEA, FL33308  
OCEAN EQUITIES LTD (BLDG)%PF FIN, SMTP HOLDINGS LLC (LAND)  
1460 S OCEAN BLVD APT 403 POMPANO BEACH, FL33062  
POULOPOULOS, THEOPHILOS  
1460 S OCEAN BLVD APT 403 POMPANO BEACH, FL33062

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>  | <b>STATUS</b> | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|---|---------------|----------------------|
|                    | 1        | 12/23/2025  | 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. | Closed        | 10/22/2025           |
|                    | 2        | 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   | Closed        | 12/23/2025           |

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...

| <b>FINES:</b> | <b><u>DESCRIPTION</u></b> | <b><u>CHARGE</u></b> | <b><u>DATE BOARD ORDER COMPLY</u></b> |
|---------------|---------------------------|----------------------|---------------------------------------|
|               | DAILY FINE                | \$150.00             | 10/22/2025                            |
|               | DAILY FINE                | \$150.00             | 10/22/2025                            |

**NARRATIVE:**

- **VIOLATION(S) OBSERVED:**
  1. Work was conducted on an air conditioning unit without acquiring the necessary permits, violating the Town’s adopted code section FBC 105.1 — Work without permits.
  2. The parking lot surface was observed to be discolored due to accumulated oil stains and other spills, which violates the Town’s code Sec. 6-37(a)(1) — Maintenance and appearance standards.

PLEASE READ THE CODE SECTION(S) PROVIDED ABOVE

- **REQUIRED CORRECTIVE ACTION(S):**
  1. 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](mailto:building@lbts-fl.gov).
  2. Restore the parking lot's appearance to a well-maintained condition, free from discoloration, by pressure washing or other means, and establish a regular maintenance and cleaning schedule to prevent reoccurrences.

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](mailto:ralphd@lbts-fl.gov)

|                  |  |                   |                 |                    |                       |
|------------------|--|-------------------|-----------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | <b>Building Code (FBC) Violation</b>             | <b>DATE ESTBL</b> | 7/11/2025       | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 247 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308 | <b>INSPECTOR</b>  | Ralph DesRoches | <b>STATUS DATE</b> | 2/27/2026 12:00:00 AM |

2. CASE 25090006

|                   |                                     |                              |
|-------------------|-------------------------------------|------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> | <b>I. OF F. MEETING DATE</b> |
|                   | <b>TYPE OF SERVICE</b>              | Posted to Property           |
|                   | <b>DAYS TO COMPLY</b>               | 8                            |
|                   | <b>INSPECTION DATE</b>              | 3/20/2026                    |
|                   | <b>COMPLIED DATE</b>                |                              |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/26/2026                    |
|                   | <b>FINAL ORDER MEETING DATE</b>     |                              |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   |                              |

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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>  | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|---|-------------------|----------------------|
|                    | 1        | 3/20/2026   | 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

|                  |  |                   |                 |                    |                      |
|------------------|--|-------------------|-----------------|--------------------|----------------------|
| <b>CASE TYPE</b> | Building Permit Violation                            | <b>DATE ESTBL</b> | 8/22/2024       | <b>STATUS</b>      | Open                 |
| <b>ADDRESS</b>   | 1597 BLUE WATER TER, LAUDERDALE BY THE SEA, FL 33062 | <b>INSPECTOR</b>  | Ralph DesRoches | <b>STATUS DATE</b> | 2/27/2026 5:22:00 PM |

3. CASE 25100008

|                   |                                     |                              |   |
|-------------------|-------------------------------------|------------------------------|---|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> | <b>I. OF F. MEETING DATE</b> |   |
|                   | <b>TYPE OF SERVICE</b>              | Certified Mail               | <b>PROSECUTION COSTS</b> \$0.00   |
|                   | <b>DAYS TO COMPLY</b>               | 15                           | <b>COMMENTS FINAL ORDER</b> 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. |
|                   | <b>INSPECTION DATE</b>              | 3/25/2026                    | <b>COMMENTS - IMPOSITION OF FINE</b>  |
|                   | <b>COMPLIED DATE</b>                |                              |   |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/26/2026                    |   |
|                   | <b>FINAL ORDER MEETING DATE</b>     | 11/20/2025                   |   |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   | 2/25/2026                    |   |

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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>  | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|---|-------------------|----------------------|
|                    | 1        | 3/25/2026   | 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        | 3/25/2026   | 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        | 3/25/2026   | 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:** DESCRIPTION CHARGE DATE BOARD ORDER

**COMPLY**

|              |          |           |
|--------------|----------|-----------|
| FLAT PENALTY |          | 1/1/0001  |
| FLAT PENALTY |          | 1/1/0001  |
| DAILY FINE   | \$100.00 | 3/25/2026 |

**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](mailto: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](mailto:ralphd@lbts-fl.gov)

|                  |   |                   |                  |                    |                       |
|------------------|---|-------------------|------------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | Building Permit Violation                         | <b>DATE ESTBL</b> | 9/25/2025        | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 1624 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062 | <b>INSPECTOR</b>  | Donovan Williams | <b>STATUS DATE</b> | 2/27/2026 12:00:00 AM |

4. CASE 25100009

|                   |                                     |           |                                      |   |
|-------------------|-------------------------------------|-----------|--------------------------------------|---|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> |           | <b>I. OF F. MEETING DATE</b>         |   |
|                   | <b>TYPE OF SERVICE</b>              | Hand      | <b>PROSECUTION COSTS</b>             | \$100.00  |
|                   | <b>DAYS TO COMPLY</b>               | 11        | <b>COMMENTS FINAL ORDER</b>          | 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. |
|                   | <b>INSPECTION DATE</b>              | 2/25/2026 | <b>COMMENTS - IMPOSITION OF FINE</b> |   |
|                   | <b>COMPLIED DATE</b>                |           |                                      |   |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/26/2026 |                                      |   |
|                   | <b>FINAL ORDER MEETING DATE</b>     | 1/22/2026 |                                      |   |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   | 2/25/2026 |                                      |   |

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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 1        | 2/25/2026   | 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 |                      |

| <b>FINES:</b> | <b>DESCRIPTION</b> | <b>CHARGE</b> | <b>DATE BOARD ORDER COMPLY</b> |
|---------------|--------------------|---------------|--------------------------------|
|               | 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



|                  |  |                   |                 |                    |                      |
|------------------|--|-------------------|-----------------|--------------------|----------------------|
| <b>CASE TYPE</b> | Building Permit Violation                            | <b>DATE ESTBL</b> | 11/14/2025      | <b>STATUS</b>      | Open                 |
| <b>ADDRESS</b>   | 1597 BLUE WATER TER, LAUDERDALE BY THE SEA, FL 33062 | <b>INSPECTOR</b>  | Ralph DesRoches | <b>STATUS DATE</b> | 2/27/2026 5:24:00 PM |

5. CASE 25110004

|                   |                                     |                    |                                      |   |
|-------------------|-------------------------------------|--------------------|--------------------------------------|---|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> |                    | <b>I. OF F. MEETING DATE</b>         |   |
|                   | <b>TYPE OF SERVICE</b>              | Posted to Property | <b>PROSECUTION COSTS</b>             | \$150.00  |
|                   | <b>DAYS TO COMPLY</b>               | 16                 | <b>COMMENTS FINAL ORDER</b>          | 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. |
|                   | <b>INSPECTION DATE</b>              | 3/25/2026          | <b>COMMENTS - IMPOSITION OF FINE</b> |   |
|                   | <b>COMPLIED DATE</b>                |                    |                                      |   |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/26/2026          |                                      |   |
|                   | <b>FINAL ORDER MEETING DATE</b>     | 11/20/2025         |                                      |   |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   | 12/10/2025         |                                      |   |

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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 1        | 3/25/2026   | 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 |                      |

| <b>FINES:</b> | <b>DESCRIPTION</b> | <b>CHARGE</b> | <b>DATE BOARD ORDER COMPLY</b> |
|---------------|--------------------|---------------|--------------------------------|
|               | DAILY FINE         | \$250.00      | 3/25/2026                      |

**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](mailto: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

|                  |  |                   |                  |                    |                       |
|------------------|--|-------------------|------------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | Building Permit Violation                        | <b>DATE ESTBL</b> | 12/4/2025        | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 4556 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 | <b>INSPECTOR</b>  | Donovan Williams | <b>STATUS DATE</b> | 2/27/2026 12:00:00 AM |

6. CASE 25120002

|                   |                                     |                        |                                      |
|-------------------|-------------------------------------|------------------------|--------------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> | 9589071052702004044667 | <b>I. OF F. MEETING DATE</b>         |
|                   | <b>TYPE OF SERVICE</b>              | Certified Mail         | <b>PROSECUTION COSTS</b>             |
|                   | <b>DAYS TO COMPLY</b>               | 11                     | <b>COMMENTS FINAL ORDER</b>          |
|                   | <b>INSPECTION DATE</b>              | 12/15/2025             | <b>COMMENTS - IMPOSITION OF FINE</b> |
|                   | <b>COMPLIED DATE</b>                |                        |                                      |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/26/2026              |                                      |
|                   | <b>FINAL ORDER MEETING DATE</b>     |                        |                                      |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   |                        |                                      |

**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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 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

|                  |  |                   |                  |                    |                       |
|------------------|--|-------------------|------------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | Building Code (FBC) Violation                      | <b>DATE ESTBL</b> | 12/5/2025        | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 1900 OCEANWALK LN, LAUDERDALE BY THE SEA, FL 33062 | <b>INSPECTOR</b>  | Donovan Williams | <b>STATUS DATE</b> | 1/23/2026 12:00:00 AM |

7. CASE 25120003

|                   |   |                                      |
|-------------------|---|--------------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b>     | <b>I. OF F. MEETING DATE</b>         |
|                   | <b>TYPE OF SERVICE</b> Hand             | <b>PROSECUTION COSTS</b>             |
|                   | <b>DAYS TO COMPLY</b> 21                | <b>COMMENTS FINAL ORDER</b>          |
|                   | <b>INSPECTION DATE</b> 12/26/2025       | <b>COMMENTS - IMPOSITION OF FINE</b> |
|                   | <b>COMPLIED DATE</b>                    |                                      |
|                   | <b>SCHEDULED HEARING DATE</b> 3/26/2026 |                                      |
|                   | <b>FINAL ORDER MEETING DATE</b>         |                                      |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>       |                                      |

**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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>  | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|---|-------------------|----------------------|
|                    | 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%202005-05.pdf>

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or [Building@lbs-fl.gov](mailto:Building@lbs-fl.gov).

Respectfully,

Donovan Williams  
LBTS Code Compliance Officer  
954-734-3013  
[donovanw@lbs.gov](mailto:donovanw@lbs.gov)

|                  |  |                   |                 |                    |                       |
|------------------|--|-------------------|-----------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | Building Code (FBC) Violation                      | <b>DATE ESTBL</b> | 12/9/2025       | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 232 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308 | <b>INSPECTOR</b>  | Ralph DesRoches | <b>STATUS DATE</b> | 2/27/2026 12:00:00 AM |

8. CASE 25120004

|                   |                                     |                |                                      |  |
|-------------------|-------------------------------------|----------------|--------------------------------------|--|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> |                | <b>I. OF F. MEETING DATE</b>         |  |
|                   | <b>TYPE OF SERVICE</b>              | Certified Mail | <b>PROSECUTION COSTS</b>             | \$100.00   |
|                   | <b>DAYS TO COMPLY</b>               | 21             | <b>COMMENTS FINAL ORDER</b>          | 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. |
|                   | <b>INSPECTION DATE</b>              | 2/26/2026      | <b>COMMENTS - IMPOSITION OF FINE</b> |  |
|                   | <b>COMPLIED DATE</b>                |                |                                      |  |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/26/2026      |                                      |  |
|                   | <b>FINAL ORDER MEETING DATE</b>     | 1/22/2026      |                                      |  |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   | 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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 1        | 2/26/2026   | 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 |                      |

| <b>FINES:</b> | <b>DESCRIPTION</b> | <b>CHARGE</b> | <b>DATE BOARD ORDER COMPLY</b> |
|---------------|--------------------|---------------|--------------------------------|
|               | 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](mailto:building@lbts-fl.gov), or contact the Building Official, Simo Mansor, at (954) 640-4223 or by email at [buildingofficial@lbts-fl.gov](mailto: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](mailto:ralphd@lbts-fl.gov)

|                  |  |                   |                  |                    |                       |
|------------------|--|-------------------|------------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | Building Permit Violation                              | <b>DATE ESTBL</b> | 12/4/2025        | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 3270 SPANISH RIVER DR, LAUDERDALE BY THE SEA, FL 33062 | <b>INSPECTOR</b>  | Donovan Williams | <b>STATUS DATE</b> | 2/27/2026 12:00:00 AM |

9. CASE 25120008

|                   |                                     |           |                                      |   |
|-------------------|-------------------------------------|-----------|--------------------------------------|---|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> |           | <b>I. OF F. MEETING DATE</b>         |   |
|                   | <b>TYPE OF SERVICE</b>              | Hand      | <b>PROSECUTION COSTS</b>             | \$100.00  |
|                   | <b>DAYS TO COMPLY</b>               | 9         | <b>COMMENTS FINAL ORDER</b>          | 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. |
|                   | <b>INSPECTION DATE</b>              | 1/21/2026 | <b>COMMENTS - IMPOSITION OF FINE</b> |   |
|                   | <b>COMPLIED DATE</b>                |           |                                      |   |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/26/2026 |                                      |   |
|                   | <b>FINAL ORDER MEETING DATE</b>     | 1/22/2026 |                                      |   |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   | 2/25/2026 |                                      |   |

|                      |                                       |       |
|----------------------|---------------------------------------|-------|
| <b>NOTICE NAMES:</b> | GOLDKATZ LLC                          | Owner |
|                      | 7896 NW 110 DR PARKLAND, FL 33076     |       |
|                      | ZHOLENDZ., INNA                       | MS    |
|                      | 7896 NW 110TH DRIVE PARKLAND, FL33076 |       |

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 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 |                      |

|               |                    |               |                                |
|---------------|--------------------|---------------|--------------------------------|
| <b>FINES:</b> | <b>DESCRIPTION</b> | <b>CHARGE</b> | <b>DATE BOARD ORDER COMPLY</b> |
|               | 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





|                  |   |                   |                  |                    |                       |
|------------------|---|-------------------|------------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | Building Code (FBC) Violation                           | <b>DATE ESTBL</b> | 7/16/2025        | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 2002 OCEANWALK TER, LAUDERDALE BY THE SEA, FL 33062 204 | <b>INSPECTOR</b>  | Donovan Williams | <b>STATUS DATE</b> | 2/27/2026 12:00:00 AM |

11. CASE 25120012

**CASE DATA:**

|                                     |            |                                      |  |
|-------------------------------------|------------|--------------------------------------|--|
| <b>ORIG. CASE CERT. MAIL NUMBER</b> |            | <b>I. OF F. MEETING DATE</b>         |  |
| <b>TYPE OF SERVICE</b>              | Hand       | <b>PROSECUTION COSTS</b>             |  |
| <b>DAYS TO COMPLY</b>               | 8          | <b>COMMENTS FINAL ORDER</b>          |  |
| <b>INSPECTION DATE</b>              | 12/26/2025 | <b>COMMENTS - IMPOSITION OF FINE</b> |  |
| <b>COMPLIED DATE</b>                |            |                                      |  |
| <b>SCHEDULED HEARING DATE</b>       | 3/26/2026  |                                      |  |
| <b>FINAL ORDER MEETING DATE</b>     |            |                                      |  |
| <b>FINAL ORDER COMPLY BY DATE</b>   |            |                                      |  |

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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 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](mailto:Building@lbts-fl.gov).

Respectfully,

Donovan Williams  
 LBTS Code Compliance Officer  
 954-734-3013  
[donovanw@lbts.gov](mailto:donovanw@lbts.gov)

|                  |   |                   |                        |                    |                              |
|------------------|---|-------------------|------------------------|--------------------|------------------------------|
| <b>CASE TYPE</b> | <b>Building Code (FBC) Violation</b>                    | <b>DATE ESTBL</b> | <b>12/19/2025</b>      | <b>STATUS</b>      | <b>Open</b>                  |
| <b>ADDRESS</b>   | <b>220 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308</b> | <b>INSPECTOR</b>  | <b>Ralph DesRoches</b> | <b>STATUS DATE</b> | <b>2/27/2026 12:00:00 AM</b> |

12. CASE 25120014

|                   |   |                                      |
|-------------------|---|--------------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b>     | <b>I. OF F. MEETING DATE</b>         |
|                   | <b>TYPE OF SERVICE</b> Hand             | <b>PROSECUTION COSTS</b>             |
|                   | <b>DAYS TO COMPLY</b> 18                | <b>COMMENTS FINAL ORDER</b>          |
|                   | <b>INSPECTION DATE</b> 3/20/2026        | <b>COMMENTS - IMPOSITION OF FINE</b> |
|                   | <b>COMPLIED DATE</b>                    |                                      |
|                   | <b>SCHEDULED HEARING DATE</b> 3/26/2026 |                                      |
|                   | <b>FINAL ORDER MEETING DATE</b>         |                                      |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>       |                                      |

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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 1        | 3/20/2026   | 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

|                  |  |                   |                |                    |                       |
|------------------|--|-------------------|----------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | Vacation Rental Regulation                             | <b>DATE ESTBL</b> | 2/2/2026       | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 4648 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 1-4 | <b>INSPECTOR</b>  | Terry-Ann Boyd | <b>STATUS DATE</b> | 2/27/2026 12:00:00 AM |

13. CASE 26020001

|                   |   |                                      |
|-------------------|---|--------------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b>     | <b>I. OF F. MEETING DATE</b>         |
|                   | <b>TYPE OF SERVICE</b> Hand             | <b>PROSECUTION COSTS</b>             |
|                   | <b>DAYS TO COMPLY</b> 23                | <b>COMMENTS FINAL ORDER</b>          |
|                   | <b>INSPECTION DATE</b> 2/25/2026        | <b>COMMENTS - IMPOSITION OF FINE</b> |
|                   | <b>COMPLIED DATE</b>                    |                                      |
|                   | <b>SCHEDULED HEARING DATE</b> 3/26/2026 |                                      |
|                   | <b>FINAL ORDER MEETING DATE</b>         |                                      |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>       |                                      |

**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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>  | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|---|-------------------|----------------------|
|                    | 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.

|                  |  |                   |                 |                    |                       |
|------------------|--|-------------------|-----------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | Building Code (FBC) Violation                        | <b>DATE ESTBL</b> | 2/11/2026       | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 4109 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-9 | <b>INSPECTOR</b>  | Ralph DesRoches | <b>STATUS DATE</b> | 3/11/2026 12:00:00 AM |

14. CASE 26020003

|                   |                                     |                              |
|-------------------|-------------------------------------|------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> | <b>I. OF F. MEETING DATE</b> |
|                   | <b>TYPE OF SERVICE</b>              | Posted to Property           |
|                   | <b>DAYS TO COMPLY</b>               | 23                           |
|                   | <b>INSPECTION DATE</b>              | 3/6/2026                     |
|                   | <b>COMPLIED DATE</b>                |                              |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/26/2026                    |
|                   | <b>FINAL ORDER MEETING DATE</b>     |                              |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   |                              |

**NOTICE NAMES:** 4051 N OCEAN DRIVE LLC Owner  
 418 S DIXIE HWY HALLANDALE BEACH, FL 33009  
 SELA, NIR  
 418 S DIXIE HWY HALLANDALE BEACH, FL33009

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 1        | 3/6/2026    | 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 Code Compliance Department observed that multiple units within the property were undergoing a complete remodel without the necessary permits, a violation of the Town’s code section 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 Wednesday, February 11, 2026. Cease all work and submit the necessary

application(s) and obtain an AFTER-THE-FACT permit(s) for all work conducted without a permit(s). For permitting assistance or inquiries regarding the violation, please contact the Building Department by phone at 954-640-4215 or by email at [building@lbts-fl.gov](mailto:building@lbts-fl.gov), or contact the Building Official, Simo Mansor, by phone at (954) 640-4223 or by email at [buidingofficial@lbts-fl.gov](mailto:buidingofficial@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](mailto:ralphd@lbts-fl.gov)

|                  |  |                   |                  |                    |                       |
|------------------|--|-------------------|------------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | Building Permit Violation                              | <b>DATE ESTBL</b> | 2/24/2026        | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 1461 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 318 | <b>INSPECTOR</b>  | Donovan Williams | <b>STATUS DATE</b> | 2/24/2026 12:00:00 AM |

15. CASE 26020009

|                   |   |                                      |
|-------------------|---|--------------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b>     | <b>I. OF F. MEETING DATE</b>         |
|                   | <b>TYPE OF SERVICE</b> Hand             | <b>PROSECUTION COSTS</b>             |
|                   | <b>DAYS TO COMPLY</b> 14                | <b>COMMENTS FINAL ORDER</b>          |
|                   | <b>INSPECTION DATE</b> 3/10/2026        | <b>COMMENTS - IMPOSITION OF FINE</b> |
|                   | <b>COMPLIED DATE</b>                    |                                      |
|                   | <b>SCHEDULED HEARING DATE</b> 3/26/2026 |                                      |
|                   | <b>FINAL ORDER MEETING DATE</b>         |                                      |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>       |                                      |

**NOTICE NAMES:** EVANGELISTA, ANGELO Owner  
 VIA GAETANO DONIZETTI 22 \*ROME , IT 00198  
 EVANGELISTA, ANGELO MR  
 1461 S. OCEAN BLVD 318 POMPANO BEACH, FL33062

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 1        | 3/10/2026   | 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 1.) (WWOP) FBC 105.1 - Work done without a Permit from the Town.

This property is in violation of Florida Building Code Sec. 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) Demolition  
 2) 2 Bathroom

Stop Work Order posted (02/19/2026).

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](mailto:building@lbts-fl.gov).

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

Respectfully,  
LBTS Code Compliance  
Donovan Williams  
(954) 734-3013  
[donovanw@lbts-fl.gov](mailto:donovanw@lbts-fl.gov)

|                  |  |                   |                         |                    |                              |
|------------------|--|-------------------|-------------------------|--------------------|------------------------------|
| <b>CASE TYPE</b> | <b>Building Code (FBC) Violation</b>                           | <b>DATE ESTBL</b> | <b>2/27/2026</b>        | <b>STATUS</b>      | <b>Open</b>                  |
| <b>ADDRESS</b>   | <b>1751 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 104W</b> | <b>INSPECTOR</b>  | <b>Donovan Williams</b> | <b>STATUS DATE</b> | <b>2/28/2026 12:00:00 AM</b> |

16. CASE 26020010

|                   |   |                                      |
|-------------------|---|--------------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b>     | <b>I. OF F. MEETING DATE</b>         |
|                   | <b>TYPE OF SERVICE</b> Certified Mail   | <b>PROSECUTION COSTS</b>             |
|                   | <b>DAYS TO COMPLY</b> 11                | <b>COMMENTS FINAL ORDER</b>          |
|                   | <b>INSPECTION DATE</b> 3/10/2026        | <b>COMMENTS - IMPOSITION OF FINE</b> |
|                   | <b>COMPLIED DATE</b>                    |                                      |
|                   | <b>SCHEDULED HEARING DATE</b> 3/26/2026 |                                      |
|                   | <b>FINAL ORDER MEETING DATE</b>         |                                      |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>       |                                      |

**NOTICE NAMES:** DIGIOVANNI,LYNN M Owner  
 813 BRINY AVE APT 12A POMPANO BEACH, FL 33062

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 1        | 3/10/2026   | 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 1.) Work done without a Permit from the Town.

This property was cited for 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.) Interior remodel

Stop Work Order posted (2/27/2026).

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](mailto:building@lbts-fl.gov).

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

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

|                  |  |                   |                 |                    |                      |
|------------------|--|-------------------|-----------------|--------------------|----------------------|
| <b>CASE TYPE</b> | Building Permit Violation                        | <b>DATE ESTBL</b> | 11/19/2025      | <b>STATUS</b>      | Open                 |
| <b>ADDRESS</b>   | 272 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308 | <b>INSPECTOR</b>  | Ralph DesRoches | <b>STATUS DATE</b> | 3/3/2026 12:00:00 AM |

17. CASE 26030001

|                   |   |                                      |
|-------------------|---|--------------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b>     | <b>I. OF F. MEETING DATE</b>         |
|                   | <b>TYPE OF SERVICE</b> Hand             | <b>PROSECUTION COSTS</b>             |
|                   | <b>DAYS TO COMPLY</b> 17                | <b>COMMENTS FINAL ORDER</b>          |
|                   | <b>INSPECTION DATE</b> 3/20/2026        | <b>COMMENTS - IMPOSITION OF FINE</b> |
|                   | <b>COMPLIED DATE</b>                    |                                      |
|                   | <b>SCHEDULED HEARING DATE</b> 3/26/2026 |                                      |
|                   | <b>FINAL ORDER MEETING DATE</b>         |                                      |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>       |                                      |

**NOTICE NAMES:** OGRADY,JOHN J H/E BIRGER,CAROLYN Owner  
 272 IMPERIAL LN LAUDERDALE BY THE SEA, FL 33308

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 1        | 3/20/2026   | 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) OBSERVED – Resurfacing of pool without obtaining the required permit(s), constituting a violating the Town’s 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) REQUIRED – Please submit an application(s) and obtain an approved AFTER–THE–FACT permit(s) for all work performed without permit. For assistance with permitting or questions about the violation, contact the Building Department by phone at 954-640-4215 or by email at building@lbts-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

|                  |  |                   |                 |                    |                      |
|------------------|--|-------------------|-----------------|--------------------|----------------------|
| <b>CASE TYPE</b> | <b>Building Code (FBC) Violation</b>             | <b>DATE ESTBL</b> | 1/14/2026       | <b>STATUS</b>      | Open                 |
| <b>ADDRESS</b>   | 245 ALGIERS AVE, LAUDERDALE BY THE SEA, FL 33308 | <b>INSPECTOR</b>  | Ralph DesRoches | <b>STATUS DATE</b> | 3/5/2026 12:00:00 AM |

18. CASE 26030003

|                   |                                     |                              |
|-------------------|-------------------------------------|------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> | <b>I. OF F. MEETING DATE</b> |
|                   | <b>TYPE OF SERVICE</b>              | Posted to Property           |
|                   | <b>DAYS TO COMPLY</b>               | 15                           |
|                   | <b>INSPECTION DATE</b>              | 3/20/2026                    |
|                   | <b>COMPLIED DATE</b>                |                              |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/26/2026                    |
|                   | <b>FINAL ORDER MEETING DATE</b>     |                              |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   |                              |

**NOTICE NAMES:** SMITH,JASON & HELEN Owner  
6790 OMAR AVE S HASTINGS, MN 55033  
SMITH, JASON & HELEN  
245 ALGIERS AVE LAUDERDALE BY THE SEA, FL33308

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 1        | 3/20/2026   | 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) – A section of the property’s fence was removed and replaced, or repaired, without first obtaining the required 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 at 954-640-4215 or [building@lbts-fl.gov](mailto: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](mailto:ralphd@lbts-fl.gov)

|                  |  |                   |                |                    |                       |
|------------------|--|-------------------|----------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | <b>Building Code (FBC) Violation</b>             | <b>DATE ESTBL</b> | 12/5/2024      | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 228 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308 | <b>INSPECTOR</b>  | Hector Barrett | <b>STATUS DATE</b> | 2/27/2026 12:00:00 AM |

19. CASE 24120001

**CASE DATA:**

|                                     |              |                                      |  |
|-------------------------------------|--------------|--------------------------------------|--|
| <b>ORIG. CASE CERT. MAIL NUMBER</b> |              | <b>I. OF F. MEETING DATE</b>         |  |
| <b>TYPE OF SERVICE</b>              | Regular Mail | <b>PROSECUTION COSTS</b>             |  |
| <b>DAYS TO COMPLY</b>               | 12           | <b>COMMENTS FINAL ORDER</b>          |  |
| <b>INSPECTION DATE</b>              | 12/17/2024   | <b>COMMENTS - IMPOSITION OF FINE</b> |  |
| <b>COMPLIED DATE</b>                |              |                                      |  |
| <b>SCHEDULED HEARING DATE</b>       | 3/26/2026    |                                      |  |
| <b>FINAL ORDER MEETING DATE</b>     |              |                                      |  |
| <b>FINAL ORDER COMPLY BY DATE</b>   |              |                                      |  |

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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>  | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|---|-------------------|----------------------|
|                    | 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

|                  |   |                   |                         |                    |                              |
|------------------|---|-------------------|-------------------------|--------------------|------------------------------|
| <b>CASE TYPE</b> | <b>Building Code (FBC) Violation</b>                      | <b>DATE ESTBL</b> | <b>5/1/2025</b>         | <b>STATUS</b>      | <b>Open</b>                  |
| <b>ADDRESS</b>   | <b>1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062</b> | <b>INSPECTOR</b>  | <b>Donovan Williams</b> | <b>STATUS DATE</b> | <b>2/27/2026 12:00:00 AM</b> |

20. CASE 25050002

|                   |                                     |                        |                                      |   |
|-------------------|-------------------------------------|------------------------|--------------------------------------|---|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> | 9589071052702004042601 | <b>I. OF F. MEETING DATE</b>         |   |
|                   | <b>TYPE OF SERVICE</b>              | Certified Mail         | <b>PROSECUTION COSTS</b>             | \$100.00  |
|                   | <b>DAYS TO COMPLY</b>               | 11                     | <b>COMMENTS FINAL ORDER</b>          | 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. |
|                   | <b>INSPECTION DATE</b>              | 9/24/2025              | <b>COMMENTS - IMPOSITION OF FINE</b> |   |
|                   | <b>COMPLIED DATE</b>                |                        |                                      |   |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/26/2026              |                                      |   |
|                   | <b>FINAL ORDER MEETING DATE</b>     | 6/26/2025              |                                      |   |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   | 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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 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 |                      |

|               |                    |               |                                |
|---------------|--------------------|---------------|--------------------------------|
| <b>FINES:</b> | <b>DESCRIPTION</b> | <b>CHARGE</b> | <b>DATE BOARD ORDER COMPLY</b> |
|               | 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](mailto:Building@lbts-fl.gov).

|                  |  |                   |                 |                    |                       |
|------------------|--|-------------------|-----------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | Property Maintenance (General)                   | <b>DATE ESTBL</b> | 7/11/2025       | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 4025 THOMAS WAY, LAUDERDALE BY THE SEA, FL 33308 | <b>INSPECTOR</b>  | Ralph DesRoches | <b>STATUS DATE</b> | 1/23/2026 12:00:00 AM |

21. CASE 25070007

|                   |                                     |                              |
|-------------------|-------------------------------------|------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> | <b>I. OF F. MEETING DATE</b> |
|                   | <b>TYPE OF SERVICE</b>              | Posted to Property           |
|                   | <b>DAYS TO COMPLY</b>               | 25                           |
|                   | <b>INSPECTION DATE</b>              | 8/25/2025                    |
|                   | <b>COMPLIED DATE</b>                |                              |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/26/2026                    |
|                   | <b>FINAL ORDER MEETING DATE</b>     |                              |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   |                              |

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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>  | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|---|-------------------|----------------------|
|                    | 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

|                  |   |                   |                       |                    |                              |
|------------------|---|-------------------|-----------------------|--------------------|------------------------------|
| <b>CASE TYPE</b> | <b>Building Code (FBC) Violation</b>                      | <b>DATE ESTBL</b> | <b>10/15/2021</b>     | <b>STATUS</b>      | <b>Open</b>                  |
| <b>ADDRESS</b>   | <b>1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062</b> | <b>INSPECTOR</b>  | <b>Bethany Banyas</b> | <b>STATUS DATE</b> | <b>1/23/2026 12:00:00 AM</b> |

22. CASE 21100022

|                   |   |                                      |
|-------------------|---|--------------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b>     | <b>I. OF F. MEETING DATE</b>         |
|                   | <b>TYPE OF SERVICE</b> Certified Mail   | <b>PROSECUTION COSTS</b>             |
|                   | <b>DAYS TO COMPLY</b> 21                | <b>COMMENTS FINAL ORDER</b>          |
|                   | <b>INSPECTION DATE</b> 5/21/2025        | <b>COMMENTS - IMPOSITION OF FINE</b> |
|                   | <b>COMPLIED DATE</b>                    |                                      |
|                   | <b>SCHEDULED HEARING DATE</b> 3/26/2026 |                                      |
|                   | <b>FINAL ORDER MEETING DATE</b>         |                                      |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>       |                                      |

**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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 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 |                      |

| <b>FINES:</b> | <b>DESCRIPTION</b> | <b>CHARGE</b> | <b>DATE BOARD ORDER COMPLY</b> |
|---------------|--------------------|---------------|--------------------------------|
|               | 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](mailto:Building@lbts-fl.gov).

Thank you.  
Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

|                  |  |                   |                |                    |                       |
|------------------|--|-------------------|----------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | Building Code (FBC) Violation                      | <b>DATE ESTBL</b> | 10/9/2021      | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 1850 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 | <b>INSPECTOR</b>  | Bethany Banyas | <b>STATUS DATE</b> | 1/23/2026 12:00:00 AM |

23. CASE 21100051

|                   |                                     |                      |                                      |
|-------------------|-------------------------------------|----------------------|--------------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> | 70190700000027912669 | <b>I. OF F. MEETING DATE</b>         |
|                   | <b>TYPE OF SERVICE</b>              | Certified Mail       | <b>PROSECUTION COSTS</b>             |
|                   | <b>DAYS TO COMPLY</b>               | 15                   | <b>COMMENTS FINAL ORDER</b>          |
|                   | <b>INSPECTION DATE</b>              | 2/25/2025            | <b>COMMENTS - IMPOSITION OF FINE</b> |
|                   | <b>COMPLIED DATE</b>                |                      |                                      |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/26/2026            |                                      |
|                   | <b>FINAL ORDER MEETING DATE</b>     |                      |                                      |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   |                      |                                      |

**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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 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 |                      |

|               |                    |               |                                |
|---------------|--------------------|---------------|--------------------------------|
| <b>FINES:</b> | <b>DESCRIPTION</b> | <b>CHARGE</b> | <b>DATE BOARD ORDER COMPLY</b> |
|               | 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:

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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