

APPROVED

TOWN OF LAUDERDALE-BY-THE SEA
CODE COMPLIANCE HEARING MINUTES
Town Commission Meeting Room (Jarvis Hall)
Thursday, March 26, 2026 at 5:00PM

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

Special Magistrate Judith Secher called the hearing to order at approximately 5:05PM on Thursday, March 26, 2026 with Development Services Director Jhanelle Campbell, Assistant Development Services Director David Lee, Building Official Simo Mansor, Assistant Director Code Compliance Terry-Ann Boyd, Code Compliance Officer Donovan Williams, Code Compliance Officer Ralph DesRoches, and Special Magistrate Clerk Megan Small to record the minutes.

II. SWEARING OF WITNESSES

Special Magistrate Clerk Small administered the oath to whomever was in attendance today who would be testifying, other than to lawyers who would be speaking.

III. OPENING STATEMENT

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

IV. PUBLIC COMMENTS

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

V. CODE CASES

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

NEW BUSINESS

ITEM #V.19

***TAKEN OUT OF SEQUENCE**

Case #: 25080008 - Building Code (FBC) Violation
Property Owner: SMTP Holdings LLC (LAND) Ocean Equities LTD (BLDG) %PF Fin
Address/Folio: 4653 N Ocean Dr
Code Section(s): Chapter 6 - Building and Building Regulations Section 6-37(a)(1).
Maintenance appearance standards
Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required:

For the record, there was a court reporter in the audience. David Mannering, Esq. introduced himself and explained that he was representing the building owner. Assistant Director Code Compliance Terry-Ann Boyd explained that today was for mitigation of fines. She reviewed the case background for work without permits regarding air conditioning installations and the other

violation was for property maintenance specifically regarding the parking lot area. They were both complied. She explained that when the case was initiated, on Broward County Property Appraiser, it indicated that the land owner and the building owner were separate (two entities). The Notice of Violations were delivered by regular and certified mail and also hand delivered to the property manager. The maintenance issues were found to be corrected but there was a need to obtain an after-the-fact permit for an a/c unit changeout which was noticed by the inspector. The Town asked the Building Official to have someone go back out to the property to see if other a/c units were changed out and there were. This information was told to the property manager, Nicholas. In the latter stages of this case, the Assistant Director had contact with Jason Saka, a representative for the building owner. There seemed to have been some confusion as to who was responsible for the permits for the changeouts which were done before they took over the property. The fines amassed to \$9,500 and today's hearing was to discuss who was responsible to pay them.

Attorney Mannering answered the Special Magistrate that he represented the building owner and not the landowner. The Special Magistrate spoke about the building and the land having separate owners and wanted to know if there were any complications that she did not know about. The Assistant Director explained that the landowner was also noticed and aware of the violations. The Special Magistrate asked if the landowner had any responsibility for the \$9,500 in violations and the Assistant Director could not speak for that. The Assistant Director clarified that the building owner took the responsibility for correcting the violations totaling \$9,500 and we were here to discuss those fines. The Town had no information as to the responsible party.

Attorney Mannering said that the building owner would have responsibility for the a/c changeouts not the landowner. He spoke about Ocean Equities Limited which was not the actual building owner but rather the previous one. This was the first time the attorney and a representative of the building owner, Mr. Saka, have appeared on this issue. The Assistant Director explained that when Inspector DesRoche created this case, the Broward County Property Appraiser listed the owner as SMTP Holdings LLC and also Ocean Equities Ltd. The Special Magistrate asked the latest date the tax rolls reflected the old owners or the improper owners at this time. The Assistant Director testified that according to those tax records, this case was noticed to the correct owners. The Assistant Director just reached out to Broward County Property Appraiser and they did not know why their records showed the ownership that way and they fixed it. She stated that the Town did their due diligence by sending notice to what was reflected on the Broward County Property Appraiser. They had no knowledge that Shefa North LLC was currently the owner. The notice was hand delivered to either Nicholas or Joseph who were managers at the location and felt that notice was achieved by the Town's hand delivery to a manager for the current owner at the location. The case was closed as both violations were cured but \$9,500 accrued in fines.

Attorney Mannering answered the Special Magistrate that he was new to this case and did not know if there were mitigation talks with the Town yet. He said that the recording of the land lease was August 21, 2022. In the deed that was pulled, it specifically mentioned this land lease recording. He did not see any certified mail receipts for the mailings and delivering to a manager he said was not specific enough. Mr. Saka only knew of one a/c unit being changed out and only one unit was cited. They made that permit application in August 2025 on the same day the citation was issued. They never received notice of the other eight a/c unit changeout violations. The Assistant Director explained that there were several discussions regarding the matter of obtaining after-the-fact permits for the previous eight a/c changeouts with Jason. On October 29th, the Assistant Director reached out again to Jason to find out about the permits for the previous a/c changeouts but he told her that they did not do those other eight changeouts. She explained to Jason that even if they did not do those changeouts, they were responsible as owners for

completing the compliance for the a/c changeouts and needed to obtain after-the-fact permits. The after-the-fact permit for the eight additional units was submitted on December 23, 2025 and the case was closed.

The Special Magistrate asked if a violation was filed for the additional a/c units and it was explained that the corrective measure of the case was for all work done without a permit. After listening to all the facts, the Special Magistrate felt this was a good case to mitigate but did not have the knowledge to suggest a mitigation amount. The Assistant Director expressed that they followed procedure based on the information they had. The Special Magistrate wanted to know if they wanted to come back instead of continuing this item today. Jason Saka came to the podium and testified that the only notice he received and was told about was for a fire incident. He spoke about trying to pull a permit for the a/c changeout but was not allowed to do so because they did not own the property. If he would have known earlier about the need for the other eight a/c changeouts that needed permits, he would have handled it when he got the one for the recent a/c changeout. He thought today was for mitigation. The Assistant Director suggested \$1,500 in fines rather than \$9,500. Attorney Mannering spoke with Jason Saka and then cited for the record a few cases similar to this situation. Building Official Mansor testified about what transpired that brought them here. The Assistant Director explained that the one a/c unit observed for being changed out without a permit prompted the Mechanical Inspector coming out to the property to ensure no other work was done without a permit. There was communication then with the property manager indicating that there were several a/c units that needed after-the-fact permits. The Town's goal was compliance and they were willing to work with them through mitigation. The Special Magistrate listened to all the facts and felt there had to be some responsibility on the part of the building owner. The Broward County records were wrong which was not the Town's fault. It seemed reasonable that \$1,500 covered the procedural costs minimally to try this case. The violation was now cured. The Assistant Director read into the record verbiage that related to notices. She further stated that the onus was not on the Town to discern when the property ownership changed hands. Attorney Mannering stated there was a certificate of occupancy issued in 2020 and the Town had to have known Shefa North LLC was the owner. The onus was on the Town to prove they gave notice and the attorney said they did not know who the Town handed it to. The Assistant Director read into the record from Inspector DesRoches' notes that it was given to Joseph Pauley. Jason Saka questioned the timing to add the other eight a/c units needing after-the-fact permits and the Assistant Director explained.

The Special Magistrate felt \$1,500 was a reasonable amount of money to be paid and ruled that the \$1,500 mitigation amount was acceptable. Jason Saka asked if he paid the \$1,500, could there be something in writing documenting from the Town some kind of confusion or something like that. He was told that request would have to be brought to the Town Attorney and could not be decided today. They would get back to him on this matter after they speak with the Town Attorney. The Special Magistrate ordered \$1,500 to be paid within thirty days as the mitigated amount of the fine plus there would be no administrative costs for today. The Town would let them know what the Town Attorney said about their written request.

Building Official Simo Mansor left the hearing.

CASES TO BE CONTINUED

ITEM #V. 6

***TAKEN OUT OF SEQUENCE**

Case #: 25120004 - Building Code (FBC) Violation

Property Owner: Codrington Property LLC

Address/Folio: 232 Codrington Dr

Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required

Code Compliance Inspector DesRoches testified that the respondent, Codrington Property LLC, was issued a Notice of Violation for work done without permit. He explained what the unpermitted work was. At the January 22, 2026 Code Hearing, the respondent was issued a Final Order to obtain an after-the-fact permit for all work done without a permit. He said that the respondent has not obtained all the required permits. The Town was recommending a continuance to the next hearing to give the respondent enough time to obtain all the after-the-fact permits for work done without permit with fines running in the background plus \$50 hearing cost for this hearing. Elizabeth Berger answered that she was here on behalf of the owner. She testified that permits were pulled and there were two inspections done. When the Town came out, they saw more work that needed to be done to close the permit. She questioned if they were accruing fines even after the permits were pulled after the notice was given. Inspector DesRoches explained that they were told that the gas tanks were part of what needed to be permitted. The Town was not able to verify if the vendor was aware of having to pull that permit. Ms. Berger testified that the original violation was the pool. She said this tank violation was not part of the original pool violation. The gas company was called and they burned the gas that was left in the tank and the fire department was there to ensure safety. They have been paid and the gas tanks were removed. The owner was not aware that this permit was not pulled for this new violation which was not part of the original violation for the pool electrical heater. The Special Magistrate asked the inspector if the case was closed when they obtained the permit or when the permit was closed. She was answered that it closed when they received the permit. Special Magistrate Secher clarified that they had a permit for the pool but not for the gas tanks which Ms. Berger claimed was not part of the original violation. The inspector explained that the Town recommended continuance was for a determination by the Building Official to explain what transpired.

The Special Magistrate said that there would be a continuance for this case to the next hearing but \$50 would be assessed for tonight's hearing. Ms. Berger just wanted to be clear that when the violation was noticed and put on the building, there was a shutdown on the property because there was no permit on the pool. The pool permit was then pulled and there was nothing about the gas tanks in the original violation. There were two inspections this week trying to get the final. If this gas tanks thing was a new violation issued, it did not seem right to Ms. Berger that it would be accruing \$100/day fine from the pool violation. The inspector answered the Special Magistrate that the pool permit was pulled on March 17, 2026. Ms. Berger said that the March 17th date was last week and she thought that was incorrect. The Special Magistrate explained that this was being continued to determine if this gas issue had anything to do with the pool and the date for when the pool permit was issued. She said that before the April 23, 2026 Hearing, this may all be resolved but for today, there would be \$50 hearing cost assessed. The Special Magistrate ordered this agenda item continued to the next hearing with fines running in the background plus \$50 hearing cost due immediately or payable before the April Hearing.

NEW BUSINESS

ITEM #V.22

***TAKEN OUT OF SEQUENCE**

Case #: 26020001 - Vacation Rental Regulation
Property Owner: 4648 Investments LLC
Address/Folio: 4648 Poinciana St 1-4
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-327(j) 4. Vacation Rentals and Short Term Rentals. Vacation Rental and Short Term Rental Occupants. (Parking)
Chapter 30 – Unified Land Development Regulations Section 30-327(j) 1. Vacation Rentals and Short Term Rentals. Vacation Rental and Short Term Rental Occupants. (# of occupants)

Brady Kady introduced himself and answered the Special Magistrate that his family owns this property. Assistant Director Code Compliance Terry-Ann Boyd asked if this case could be put on recall for two minutes because she had to get something across the way before talking about this case. They put this case on recall and called the following two cases - item #17 and then item #18 – and then this case was recalled (see page 6).

OLD BUSINESS

ITEM #V. 17

***TAKEN OUT OF SEQUENCE**

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

For the record, no one was present to represent this property. Code Compliance Inspector DesRoches testified that a Notice of Violation was issued to the respondent for constructing an outdoor kitchen without Town permission. However, they have submitted the required application for review. They show good faith in trying to comply this violation. The Town was requesting an extension of the comply-by date to May 27, 2026 to grant additional time to comply this violation or \$100/day fine to start accruing on May 28, 2026 until compliance was achieved. There would be no hearing cost assessed for tonight's hearing. The Special Magistrate ordered the compliance date extended to May 27, 2026 to grant additional time to comply the outdoor kitchen or \$100/day fine to commence May 28, 2026 if not in compliance and return to the May 28, 2026 Hearing, if necessary, plus there was no hearing cost assessed for today's hearing.

NEW BUSINESS

ITEM #V. 18

Case #: 26020003 - Building Code (FBC) Violation
Property Owner: 4051 N Ocean Drive LLC
Address/Folio: 4109 N Ocean Dr 1-9
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required:

For the record, no one was present to represent this property. Code Compliance Inspector DesRoches testified that this case involved a residential property – a multi-family dwelling. On February 10, 2026, the respondent was issued a Notice of Violation for interior renovations and remodeling was observed for two separate units at the property without a permit (units 12 and 15). Service was achieved by posting the property and also posting at Town Hall on February 11, 2026. There was a re-inspection on March 20, 2026 and the violation was still not resolved. The Town was recommending a Final Order requiring the respondent to rectify the violation by obtaining approved and issued after-the-fact permits for all the work done without permits by April 22, 2026 or fines of \$100/day to begin accruing on April 23, 2026 plus \$100 cost for tonight's hearing. He had evidence to submit to the Special Magistrate that depicted the violation as well as serving as supplemental evidence. She accepted his evidence into the record without objection as City/Town Exhibit 1 two pages showing four photos indicating major construction and a two-page permit document showing the violation. The Special Magistrate ordered a Final Order requiring the respondent to rectify the violation by obtaining approved and issued after-the-fact permits for all the work done without permits by April 22, 2026 or fines of \$100/day to begin

accruing on April 23, 2026 plus \$100 hearing cost for tonight's hearing due immediately or payable within thirty days.

Case #26020001 was recalled.

NEW BUSINESS

ITEM #V.22

***TAKEN OUT OF SEQUENCE**

Case #: 26020001 - Vacation Rental Regulation
Property Owner: 4648 Investments LLC
Address/Folio: 4648 Poinciana St 1-4
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-327(j) 4. Vacation Rentals and Short Term Rentals. Vacation Rental and Short Term Rental Occupants. (Parking)
Chapter 30 – Unified Land Development Regulations Section 30-327(j) 1. Vacation Rentals and Short Term Rentals. Vacation Rental and Short Term Rental Occupants. (# of occupants)

The Assistant Director thanked Mr. Kady for his patience. She explained that the Town was seeking a Finding of Fact today. On February 2, 2026, the Town received information from BSO regarding a party held at this location. Reports from BSO reflected that approximately 25 people or so were at the property because of an event/party held there. Vehicles were parked not only where allowed in the vehicle parking spaces designated on the rental certificate sketch but elsewhere as well. These two violations (occupancy and parking) existed but were complied immediately as the gentleman here today was diligent and came out immediately once he was contacted. The Assistant Director explained that the Town would like a Finding of Fact that if one or both of these violations happened again in the future, they could be deemed a repeat violation subject to immediate and higher fines. Mr. Kady questioned that on the paperwork it stated the first violation was a warning. He wanted it on record that this was the first incident in the ten years they have been operating at this and other properties in Town. The Special Magistrate wanted to know if he was questioning the language on the ordinance. Discussion ensued and the Assistant Director explained about the violations and that they fell under any violation meaning any municipal or building or fire code. She further asked for \$100 cost assessed for this hearing. The Special Magistrate ordered a Finding of Fact that the violations existed but were complied prior to this hearing and if either one or both violations happened again under the same ownership within the next five years they may be deemed a repeat violation subject to immediate and higher fines plus \$100 cost for today's hearing due within thirty days.

The Special Magistrate said for the record that there were no other persons present to represent a property today.

OLD BUSINESS

ITEM #V. 12

***TAKEN OUT OF SEQUENCE**

Case #: 21100051 - Building Code (FBC) Violation
Property Owner: Crane – Crest Apartments, Inc.
Address/Folio: 1850 S Ocean Blvd
Code Section(s): Florida Building Code Section 110.15 Building Safety Inspection Program
Program 110.15 Building Safety Inspection Program

For the record, no one was present to represent this property. Assistant Director Boyd testified that this case would be continued for ninety days. The Special Magistrate ordered this case continued ninety days to the June 25, 2026 Hearing.

NEW BUSINESS

ITEM #V. 24

***TAKEN OUT OF SEQUENCE**

Case #: 24050011 -

Property Owner: Serpin, Nida Serpin, Adnan & Kilic, Koray

Address/Folio: 226 Corsair Ave

Code Section(s):

For the record, no one was present to represent this property. Assistant Director Boyd testified that they were doing some housekeeping and in this particular case, they were seeking to vacate the lien as there were some administrative errors. She explained that a violation was complied prior to the imposition of the lien hearing. The violation was not effectively removed and other problems like fines were being accrued and the money was not correct, etc. The Town would like to vacate the lien and amend the Final Order for this particular violation, which was one of the two violations cited. That would make a vast difference in the costs. This stemmed from the property owner seeking mitigation. The Town did a review of the file and found discrepancies. The Town would present to the Special Magistrate a revised Final Order which would indicate which violation was complied and which one was not. It was clarified that today the Special Magistrate would vacate the lien but would not be doing a different order today until it was prepared by the Assistant Director for the Special Magistrate’s signature at the April 23, 2026 Hearing where the respondent would also be seeking mitigation for the balance of the fines. The Assistant Director answered the Special Magistrate that she could not tell from her paperwork the date the lien was entered as the date was cut off her paper but she was able to read into the record the instrument number. The Special Magistrate ordered the lien vacated by its instrument number.

Special Magistrate Clerk Small then read into the record the cases that were complied.

COMPLIED CASES		
Item #	Case #	Property Address
1	25090006	247 Imperial Ln
2	25110004	1597 Blue Water Ter
21	25120002	4556 N Ocean Dr

Special Magistrate Clerk Small then read into the record the cases that were continued to the April 23, 2026 Hearing.

CONTINUED TO THE APRIL 23, 2026 HEARING		
Item #	Case #	Property Address
4	25120003	1900 Oceanwalk Ln
5	26020009	1461 S Ocean Blvd 318
7	25120014	220 Imperial Ln
9	25120012	2002 Oceanwalk Ter 204
10	25120011	2002 Oceanwalk Ter 200
11	26030001	272 Imperial Ln
13	21100022	1620 S Ocean Blvd
14	25050002	1480 S Ocean Blvd
15	25100009	1624 Bel-Air Ave
16	25120008	3270 Spanish River Dr
20	26020010	1751 S Ocean Blvd 104W
23	26030003	245 Algiers Ave

Special Magistrate Clerk Small then read into the record the case that was continued to the May 28, 2026 Hearing.

CONTINUED TO THE MAY 28, 2026 HEARING		
Item #	Case #	Property Address
3	25070007	4025 Thomas Way

Special Magistrate Clerk Small then read into the record the case that was continued to the June 25, 2026 Hearing.

CONTINUED TO THE JUNE 25, 2026 HEARING		
Item #	Case #	Property Address
8	24120001	228 Imperial Ln

As all business was concluded, Special Magistrate Secher adjourned the hearing at approximately 6:30PM.

APPROVED BY:



Special Magistrate Judith Secher

ATTEST:



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