

APPROVED

TOWN OF LAUDERDALE-BY-THE SEA
CODE COMPLIANCE HEARING MINUTES
Town Commission Meeting Room (Jarvis Hall)
Thursday, February 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, February 26, 2026 with 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.

For the record, Special Magistrate Secher announced that presently there were no persons present to represent any of the code enforcement actions listed on the agenda. She said they would begin the hearing hoping someone would come in to represent a case. Otherwise, they would proceed through the cases as called.

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

There was no one from the public present, therefore, there was no request to speak now on items not on the agenda. There was also no questions on the Hearing's procedures.

V. CODE CASES

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

OLD BUSINESS

ITEM #V. 9

***TAKEN OUT OF SEQUENCE**

Case #: 18020015 - Property Maintenance (General)

Property Owner: Fishermans Pier Inc.

Address/Folio: 2 E Commercial Blvd

Code Section(s): Chapter 6 - Building and Building Regulations Section 6-37(a)(1).
Maintenance appearance standards

For the record, no one was present to represent this property. Assistant Director Code Compliance Terry-Ann Boyd presented the Special Magistrate with evidence. It was explained

that the evidence was a letter from Fishermans Pier, Inc. of updates with photos attached. The Assistant Director testified that today was just a status hearing for the property and she read the updates into the record. She said that they were requesting a ninety day continuance to provide a new update regarding any new progress and she agreed with that. The Special Magistrate accepted the evidence of a two-page letter with photographs of the November and December 2025 progress into the file without objection as Fishermans Pier Exhibit 1. The Special Magistrate ordered this agenda item continued to the May 28, 2026 Special Magistrate Hearing for an update.

NEW BUSINESS

ITEM #V. 20

***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 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.
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.

For the record, no one was present to represent this property. Assistant Director Code Compliance Terry-Ann Boyd testified that she spoke with the representative who could not be here today and she suggested to continue this item to the March 2026 Hearing. The Special Magistrate ordered this item continued to the March 26, 2026 Special Magistrate Hearing.

SPECIAL SET

ITEM #V. 23

***TAKEN OUT OF SEQUENCE**

Case #: 52122 -
Property Owner: Dominic Casale
Address/Folio: 4400 N Ocean/111 Commercial Blvd
Code Section(s): 30-505(k)-Prohibited sign and 17-111-Special Event Permit required.

For the record, no one was present to represent this property. Assistant Director Code Compliance Terry-Ann Boyd testified that the respondent wanted to contest the citations issued but was traveling and not able to attend tonight's hearing. She suggested and asked the Special Magistrate to continue this to the March Special Magistrate Hearing. The Special Magistrate ordered continuance of this case to the March 26, 2026 Special Magistrate Hearing.

NEW BUSINESS

ITEM #V. 18

***TAKEN OUT OF SEQUENCE**

Case #: 26010002 - Building Code (FBC) Violation
Property Owner: Epstein, Diane & Scott
Address/Folio: 274 Tropic Drive
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 Officer Ralph DesRoches testified that the residential property was a single-family home. On January 22, 2026 the respondents were notified about the violation via a Notice of Violation. Work was conducted in the home without permit for things like exterior and interior demolition, addition excavation, and sanitary sewer lines work was in progress without having permits. Service was achieved by posting the property and in Town Hall on January 22, 2026. Reinspections were conducted on February 20th and February 26th, 2026. The respondents complied the violation by obtaining an issued permit. As this case was complied, the Town was seeking a Finding of Fact that the violations were complied before this hearing and if the same violation should re-occur within the next five years at this same property under the same ownership, it may be deemed repeat violation subject to higher and immediate fines plus \$100 costs for today. He gave his evidence consisting of photographs to the Special Magistrate who entered them into the file without objection as City/Town Composite Exhibit 1 of seven pages indicating photos of unpermitted work (major remodel) which was now permitted. The Special Magistrate ordered a Finding of Fact that the violation(s) did occur and if it should reoccur in the future, there was an adjudication and Finding of Fact, that a higher fine could be imposed plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 21

***TAKEN OUT OF SEQUENCE**

Case #: 26020006 - Business Tax Receipt Req (BTR)
Property Owner: Westfall, Tammy
Address/Folio: 224 Hibiscus Ave 160
Code Section(s): Chapter 12 - Licenses Sec. 12-2(a) - Business tax receipt required.

For the record, no one was present to represent this property. Code Officer Donovan Williams testified that the Notice of Violation was issued on February 13, 2026. Service was achieved by posting to the property. He said that the Town was now recommending a Finding of Fact to establish that the violation existed but was in compliance before this hearing and if the same violation should re-occur within the next five years at this same property under the same ownership, it may be deemed repeat violation subject to higher and immediate fines plus \$100 costs for today. He answered the Special Magistrate that the owner was renting without a BTR. The Special Magistrate found that a Business Tax Receipt did not exist for a rental but did exist now adjudicating the property but if this same violation reoccurred within five years at the same property by the same ownership, it may be deemed a repeat violation. The Code Officer requested \$100 cost for today and the Special Magistrate would order it. The Special Magistrate ordered a Finding of Fact that the violation did occur and if it should reoccur in the future, it may be deemed a repeat violation plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 22

Case #: 26020007 - Business Tax Receipt Req (BTR)
Property Owner: Vicnsons Realty Group LLC % Carter Hastings
Address/Folio: 259 Commercial Blvd
Code Section(s): Chapter 12 - Licenses Sec. 12-2(a) - Business tax receipt required.

For the record, no one was present to represent this property. Code Officer Donovan Williams testified that the Notice of Violation was issued on February 13, 2026. Service was achieved by posting to the property. He said that the Town was now recommending a Finding of Fact to establish that the violation did occur but was in compliance prior to this hearing and if the same violation should re-occur at this same property under the same ownership, it may be deemed a repeat violation plus assess \$100 costs for today. The Code Officer informed that the business name was Blue Diamond Alterations and Dry Cleaning. The Special Magistrate made a Finding of Fact that the Business Tax Receipt did not exist at this address but was complied now adjudicating the property. If this same violation reoccurred within five years at the same property and ownership, it may be deemed a repeat violation. The Code Officer requested \$100 cost for today and the Special Magistrate would order the Finding of Fact and the \$100 assessment. The Special Magistrate ordered a Finding of Fact that the violation did occur and if it should reoccur in the future, it may be deemed a repeat violation plus \$100 cost for today's hearing due immediately but payable within thirty days.

Special Magistrate Clerk Small then read into the record the cases that were continued to the March 26, 2026 Hearing.

CONTINUED TO MARCH 26, 2026 HEARING		
Item #	Case #	Property Address
5	25120004	232 Codrington Dr
6	25050002	1480 S. Ocean Blvd
7	25090006	247 Imperial Ln
8	25120014	220 Imperial Ln
11	25100009	1624 Bel-Air Ave
12	25120008	3270 Spanish River Dr
15	24120001	228 Imperial Ln
16	25120012	2002 Oceanwalk Ter 204
17	25120011	2002 Oceanwalk Ter 200
19	25120002	4556 N Ocean Dr

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

COMPLIED CASES		
Item #	Case #	Property Address
1	25120013	4229 N Ocean Dr
2	26010001	259 Tropic Dr
3	25120018	1461 S Ocean Blvd 118
4	26020005	230 Marine Ct
14	25110003	1581 W Terra Mar Dr

Special Magistrate Clerk Small then read into the record the cases for which the comply-by date was extended to March 25, 2026

EXTEND COMPLY-BY DATE TO MARCH 25, 2026		
Item #	Case #	Property Address
10	25100008	1597 Blue Water Ter
13	25110004	1597 Blue Water Ter

As all business was concluded, Special Magistrate Secher adjourned the hearing at approximately 5:30PM.

APPROVED BY:


Special Magistrate Judith Secher

ATTEST:


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