

**TOWN OF LAUDERDALE-BY-THE SEA
CODE COMPLIANCE HEARING MINUTES
Town Commission Meeting Room (Jarvis Hall)
Thursday, April 23, 2026 at 5:00PM**

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

Special Magistrate Judith Secher called the hearing to order at approximately 5:00PM on Thursday, April 23, 2026 with Assistant Director Code Compliance Terry-Ann Boyd, Code Compliance Officer Donovan Williams and Code Compliance Officer Ralph DesRoches.

II. SWEARING OF WITNESSES

Special Magistrate Secher administered the oath to whomever would be testifying today other than to lawyers who would be speaking.

III. OPENING STATEMENT

The Special Magistrate explained that Assistant Director Code Compliance Terry-Ann Boyd would call the agenda items. Acting Special Magistrate Clerk Terry-Ann Boyd started off by calling all the case numbers that were either (1) Complied or (2) Continued to the May 28, 2026 Hearing (see the list at the end of these minutes just prior to adjournment). She was hoping to give more time for arrival to anyone wanting to speak at tonight's hearing.

IV. PUBLIC COMMENTS

There was no one requesting to speak on items not on the agenda.

V. CODE CASES

The cases were heard in the order they were typed below. At the end of these minutes were the lists called at the beginning of this hearing by the Acting Special Magistrate Clerk regarding Complied Cases and Cases Continued to the May 28, 2026 Hearing. All discussions/actions in the following matters were not limited to the typed case summaries.

OLD BUSINESS (Extension Request)

ITEM #V. 11 *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

For the record, no one was present to represent this property. Code Compliance Inspector DesRoches testified that the respondent, Codrington Property LLC, was issued a Notice of Violation for work done without permit on December 9, 2025. 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. Inspector DesRoches informed that this case was previously granted two continuances. This allowed the Code Compliance Division to revisit and review the case. They were able to determine that the violation cited was resolved. Any further violations would be cited separately at a later date. The Town recommended issuing an extension to update the case to reflect compliance and then closed. The compliance deadline should be extended to May 27, 2026 and this would give plenty of time to comply and close the case. He said that no hearing costs were to be assessed for today. The Special Magistrate clarified with the Inspector that they were not in compliance now but would be in compliance by May 27, 2026 and the case could then be closed. She asked if there was a chance for non-compliance by May 27, 2026 and Code Compliance Inspector DesRoches testified that they would be complied by then. The Special Magistrate ordered an extension of the comply-by date to be revised to May 27, 2026 and if in compliance, the case could be closed at the May 28, 2026 Hearing. There were no costs assessed for today.

OLD BUSINESS (Certification of Lien)

ITEM #V. 13

Case #: 25100009 - Building Permit Violation
Property Owner: Introini, Andy Ryan
Address/Folio: 1624 Bel-Air Ave
Code Section(s): Florida Building Code FBC BCA Section 105.3.2.4 Permits. Time Limitation.

For the record, no one was present to represent this property. Code Compliance Inspector Williams testified that this case involved abandoned permits. He testified that the Notice of Violation was originally issued on October 30, 2025. The violation related to time limitations for construction that has commenced. At the January 22, 2026 hearing, there was a Final Order issued requiring compliance by February 25, 2026. Then after the hearing, this case was continued on two occasions and has still not come into compliance. Fines have accumulated to \$11,200 plus \$100 in Administration Costs for a total of \$11,300. The Town was seeking to certify the amount owed associated with this case plus \$100 assessed for today's hearing. The Special Magistrate clarified that the total owed was \$11,400 and that the fines would continue to accrue at \$200/day/violation. She questioned if the Code Compliance Inspector had contact with Mr. Introini and was answered that Mr. Introini found an architect but there were problems commencing their service right now. The Special Magistrate ordered certification of the \$11,400 owed plus the fines would continue to run at \$200/day/violation until compliance was achieved.

NEW BUSINESS

ITEM #V. 17

Case #: 26040011 -
Property Owner: Zara, Michael J
Address/Folio: 1967 S Ocean Blvd 308
Code Section(s):

For the record, no one was present to represent this property. Code Compliance Inspector Williams gave the Special Magistrate evidence that consisted of the Affidavit of Non-Compliance and Notification of Repeat Violation / Notice of Penalty Hearing. He answered the Special Magistrate that this case was about not having a Business Tax Receipt (BTR). He testified that they have a condo that they were advertising and renting as an Airbnb. There even was a review that was left. The Inspector answered the Special Magistrate that he had contact today with someone who said they were family. They stayed there and the Inspector testified that a review was left. He further answered the Special Magistrate that the condo owner did not have

permission from the building to rent. On February 24, 2025, a Final Order was issued to Michael J Zara for case #25030013 for the violation of Section 12-2(a) as it applied to obtaining a BTR. As of today, Mr. Zara still owned this condo.

On April 7, 2026, Code Compliance Inspector Williams observed the failure of obtaining a BTR prior to renting or leasing. This was a repeat violation of Section 12-2(a). The Notice of Repeat Violation was issued on April 16, 2026. It was sent via certified mail and the property was posted on April 17, 2026. The Town was requesting a \$300/day fine until compliance was achieved. He had photos to give the Special Magistrate that represented the property on the day he took them. He was also requesting \$100 cost for today's hearing.

The Special Magistrate was answered by the Code Compliance Inspector that they could not get a BTR because the association did not approve their obtaining a BTR. Code Compliance Inspector Donovan did not know if the building allowed for rentals or leasing. The Special Magistrate ordered \$300/day fine starting tomorrow, April 24, 2026, until compliance was achieved plus \$100 cost for today's hearing due immediately but payable within thirty days. He answered the Special Magistrate that his proof was his having copies of the rental advertisements. Special Magistrate Secher accepted five pictures into evidence from April 2025 and April 2026 showing the same property advertising on Zillow and Booking.com as Composite Exhibit 1 without objection. She also placed in the record the Notification of Repeat Violation (2 pages). The third item she placed in the record was the Affidavit of Non-Compliance (2 pages). The Town did not know why they would not obtain a \$6 BTR but maybe that building did not allow for rentals. The Code Compliance Inspector answered the Special Magistrate that he had a brief conversation regarding the advertisement and was told that it was put there as a mistake and would be taken down. They would be in compliance if the advertisement(s) were taken down. Assistant Director Code Compliance Terry-Ann Boyd explained that the Town had vacation rental software to check different locations to learn about violations. The Special Magistrate said that if the advertising was taken down and stopped and there was no other proof that they were renting without a BTR or if they obtained a BTR, then they would be in compliance and the fine would stop accruing.

Acting Special Magistrate Clerk Terry-Ann Boyd explained that earlier in the hearing, she listed agenda item #14 as continued to the May 28, 2026 Hearing. However, the owner and the contractor were here and would like to give an update on this property. The Special Magistrate swore in all three attendees who came to the podium.

OLD BUSINESS

ITEM #V. 14

Case #: 25120008 - Building Permit Violation

Property Owner: Goldkatz LLC

Address/Folio: 3270 Spanish River Dr

Code Section(s): Florida Building Code FBC BCA Section 105.3.2.4 Permits. Time Limitation.

Stanislav Goldberg introduced himself and testified that his wife was the owner of the property. They were renovating a home that was to be their family home, not an investment property. They have been maintaining the property from the outside. It looked like a regular home but no one lived there. He had pictures. There was a construction fence all around the property. He answered the Special Magistrate that the property was purchased in October 2023. They paid their first contractor but work was not done. They now have Igor Bykov as their contractor and a new architect and they summed up the current situation. Mr. Goldberg did not feel the fines were fair. Contractor Igor Bykov explained that his whole team was ready to work. Assistant Director

Code Compliance Terry-Ann Boyd answered the Special Magistrate that the issue was regarding expired/abandoned permits. The 2024 permits expired and the Notice of Violation was sent out December 2025 for the expired 2024 permits. The Final Order was at the January 2026 Hearing. She then spoke about the continuances given over the past few months. The Town wanted the fines to run in the background in case anything else should happen. If all goes well, the Town would not be opposed to an extension but wanted to see an effort made by submitting for permits for work to start. The applicant answered that it would be at least three weeks to have the permit package ready to submit to the Town. The Assistant Director explained that the Town appreciated the well-kept exterior of the property, but the issue right now was the expired permits which have been on file since 2024 and accruing fines. She explained about what would happen if extensions were granted to extend the comply-by date or the reduction of the fines through mitigation. The Special Magistrate explained that the fine would run until such time as compliance was achieved and then there was mitigation to possibly lower the fines. Mr. Goldberg requested that the Town stop running the fines and give them a thirty-day extension. It was explained that they already had continuances and compliance still has not happened. He was advised that making compliance happen would be the best.

SPECIAL SET

ITEM #V. 19

Case #: 5212 -
 Property Owner: Casale, Dominic
 Address/Folio: 4400 N Ocean (aka) 111 Commercial
 Code Section(s):

For the record, no one was present to represent this property. The Assistant Director explained that this was an appeal for a citation. The citation would be paid so we were not going to hear this particular case today. This case would be withdrawn pending payment of the citation. The Special Magistrate ordered this case withdrawn pending payment of the citation.

ITEM #V. 20

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. The Assistant Director explained that this was to be continued to the May 28, 2026 Hearing. The Special Magistrate ordered this item continued to the May 28, 2026 Hearing.

Acting Special Magistrate Clerk Boyd read into the record at the beginning of this hearing, the case numbers that were complied.

COMPLIED CASES		
Item #	Case #	Property Address
1	25120003	1900 Oceanwalk Ln
2	25120012	2002 Oceanwalk Ter 204
3	25120011	2002 Oceanwalk Ter 200
4	26030001	272 Imperial Ln

Acting Special Magistrate Clerk Boyd read into the record at the beginning of this hearing, the case numbers that were continued to the May 28, 2026 Hearing.

CONTINUED TO THE MAY 28, 2026 HEARING		
Item #	Case #	Property Address
5	26020009	1461 S Ocean Blvd 318
6	25120014	220 Imperial Ln
7	25050002	1480 S Ocean Blvd
8	26020010	1751 S Ocean Blvd 104W
9	26030003	245 Algiers Ave
10	26020003	4109 N Ocean Dr 1-9
12	21100022	1620 S Ocean Blvd
14 (see page 3 for details)	25120008	3270 Spanish River Dr
15	26030010	1431 S Ocean Blvd
16	26030012	1431 S Ocean Blvd 16
18	25060008	4652 Poinciana St

As all business was concluded, Special Magistrate Secher adjourned the hearing at approximately 5:50PM.

APPROVED BY:


Special Magistrate Judith E. Secher

ATTEST:



Acting Special Magistrate Clerk Terry-Ann Boyd
Lauderdale-By-The-Sea, Florida