

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

Agenda

Thursday, May 28, 2026

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, May 28, 2026, 5:00 PM
Jarvis Hall 4505 N. Ocean Drive

1. **CALL TO ORDER, SPECIAL MAGISTRATE JUDITH SECHER**
 2. **SWEARING OF WITNESSES**
 3. **OPENING STATEMENT**
 4. **CODE CASES**
 - 4.a. Code Cases
 5. **FIRE CASES**
 6. **ADJOURNMENT**
-

THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES NECESSARY TO AFFORD INDIVIDUALS AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE TOWN COMMISSION. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING

SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING AT (954) 640-4200 FOR ASSISTANCE.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PROCEDURES FOR PUBLIC COMMENTS:

Public Comments may address issues that are not on this meeting's agenda, but should relate to the business of the Town, and should not contain personal attacks. If your comment requires follow up, the Town Manager will have a staff person respond to your concerns, and will advise us of the outcome.

The Town Clerk will read off the names of those who have signed up to speak. When your name is called, please come to the podium, state your name for the record, and indicate whether you are a Town resident. Do not state your address. You have up to three minutes to make your comments, but there is no requirement to use the entire time. If you wish to address a particular Commissioner or member of Town Administration, please do so by use of their title.

If you wish to approach the Commission dais to hand out a document or for some other reason, please request permission and state your reason for doing so. All documents to be provided to the Commission should be handed to the Town Clerk for distribution.

These procedures have been developed to assure that the Town Commission meeting time is efficiently used, and that meetings are conducted in a polite and respectful manner. More information on the decorum rules for Town Commission meetings is available in Section 2-23 of the Town Code of Ordinances.

INVOCATION:

The Invocation before each Town Commission meeting is a voluntary service of a private citizen, offered to serve the spiritual needs of the members of the Town Commission and solemnize the meeting. It is not intended to be an opportunity to advance or disparage one faith or belief over another. The views expressed in the Invocation have not been previously reviewed by the Town and do not necessarily represent the beliefs of any Town employee or official. No person is required to be present at or participate in the Invocation, and the decision whether to be present or participate in the Invocation will not affect any person's right to actively participate in the official business of the Town or obtain any benefit from the Town. The Town's written Invocation policy is available on its website, and upon written request to the Town Clerk.all static



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • May 28, 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	25100008	1597 BLUE WATER TER	JONNA,NANCY S NANCY S JONNA TR	1
2	26040014	1967 OCEAN MIST DR	CHAVES,JERRI A & JORGE O	5
3	25120014	220 IMPERIAL LN	MACEK,SAMARET MACEK,TOM	25
4	26020003	4109 N OCEAN DR 1-9	4051 N OCEAN DRIVE LLC	27
5	25120004	232 CODRINGTON DR	CODRINGTON PROPERTY LLC	3

Cases to be Continued

Item #	Case #	Property Address	Property Owner	Page #
6	26040016	3240 SEAWARD DR	APEX VYNGAR STRATEGIES LLC	7
7	26020009	1461 S OCEAN BLVD318	EVANGELISTA, ANGELO	29
8	25050002	1480 S OCEAN BLVD	COMMON AREA	17
9	26020010	1751 S OCEAN BLVD104W	DIGIOVANNI,LYNN M	31
10	25120008	3270 SPANISH RIVER DR	GOLDKATZ LLC	23
	26050008	1461 S OCEAN BLVD223	MONTAG,DANIEL M WINTER- MONTAG,KATHLEEN	13

Old Business

Item #	Case #	Property Address	Property Owner	Page #
11	18020015	2 E COMMERCIAL BLVD	FISHERMANS PIER INC	15
12	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	43
13	25060008	4652 POINCIANA ST 4	MCKIM,SHAUN	19

New Business

Item #	Case #	Property Address	Property Owner	Page #
14	25070007	4025 THOMAS WAY	HILL,CHARLES F JR	21
15	26040008	4616 BOUGAINVILLA DR 1-3	LEE,JOHN C	39
16	26040009	250 MIRAMAR AVE	HOOK,CHARLES H JR	41
17	26030003	245 ALGIERS AVE	SMITH,JASON & HELEN	33
18	26030010	1431 S OCEAN BLVD	COMMON AREA	35



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

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19	26030012	1431 S OCEAN BLVD16	BUQUO, EDWARD LEE & STEPHANIE M	37
20	26040019	4326 N OCEAN DR 1-4	4326 OCEAN DR LLC	9
21	26050007	1 SUNSET LN	ORLANDO DELUCA TR CAPALBO, RICHARD M TRSTEE	11

VI. ADJOURNMENT

CASE TYPE	Building Permit Violation	DATE ESTBL	8/22/2024	STATUS	Closed
ADDRESS	1597 BLUE WATER TER, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Ralph DesRoches	STATUS DATE	3/31/2026 12:00:00 AM

1. CASE 25100008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$0.00
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER At the November 20, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by February 25, 2026 or a fine of \$100 per violation, per day will begin to accrue on February 26, 2026. No Hearing Cost was assessed. Compliance is to be achieved by obtaining an approved After-The-Fact permit for the outdoor kitchen. The case is scheduled for follow-up at the February 26, 2026 hearing.
	INSPECTION DATE	3/31/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	3/31/2026	
	SCHEDULED HEARING DATE	5/28/2026	
	FINAL ORDER MEETING DATE	11/20/2025	
	FINAL ORDER COMPLY BY DATE	2/25/2026	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/31/2026	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	3/31/2026	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	3/31/2026	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.	Closed	3/31/2026

FINES: DESCRIPTION CHARGE DATE BOARD ORDER COMPLY

FLAT PENALTY		1/1/0001
FLAT PENALTY		1/1/0001
DAILY FINE	\$100.00	5/27/2026

NARRATIVE:

• VIOLATION(S) OBSERVED:

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

PLEASE REFER TO THE CODE SECTIONS PROVIDED ABOVE FOR REFERENCE

• CORRECTIVE ACTION(S) REQUIRED:

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

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

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/9/2025	STATUS	Closed
ADDRESS	232 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	5/5/2026 12:00:00 AM

2. CASE 25120004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$150.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER At the January 22, 2026, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by February 25, 2026 or a fine of \$100 per violation, per day will begin to accrue on February 26, 2026. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by obtaining approved after-the-fact permits for all works conducted without permits. The case is scheduled for follow-up at the February 26, 2026 hearing.
	INSPECTION DATE	5/5/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	5/5/2026	
	SCHEDULED HEARING DATE	5/28/2026	
	FINAL ORDER MEETING DATE	1/22/2026	
	FINAL ORDER COMPLY BY DATE	2/25/2026	

NOTICE NAMES: CODRINGTON PROPERTY LLC Owner
 279 CODRINGTON DR LAUDERDALE BY THE SEA, FL 33308
 LLC, CODRINGTON PROPERTY
 232 CODRINGTON DRIVE LAUDERDALE BY THE SEA, FL33308
 PICHARD, ROBERTO A
 279 CODRINGTON DRIVE LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/5/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	5/5/2026

FINES:

<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
DAILY FINE	\$100.00	5/28/2026

NARRATIVE:

• OBSERVED VIOLATION(S) – Unpermitted work, including but not limited to replacing the pool heater and installing new pool plumbing lines, was performed without first obtaining the necessary permits, violating the Town’s adopted code section FBC 105.1 — Work without permits.

As per Florida Building Code (FBC) 105.1, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

• REQUIRED CORRECTIVE ACTION(S) – A Stop Work Order was posted at the property on Wednesday, December 10, 2025. Cease all work and submit application(s) and obtain an AFTER-THE-FACT permit(s) for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or by email at building@lbts-fl.gov, or contact the Building Official, Simo Mansor, at (954) 640-4223 or by email at buildingofficial@lbts-fl.gov.

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

Respectfully,

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

CASE TYPE	Building Permit Violation	DATE ESTBL	4/28/2026	STATUS	Closed
ADDRESS	1967 OCEAN MIST DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	4/30/2026 12:00:00 AM

3. CASE 26040014

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 13	COMMENTS FINAL ORDER
	INSPECTION DATE 4/30/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 4/30/2026	
	SCHEDULED HEARING DATE 5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: CHAVES,JERRI A & JORGE O Owner
1967 OCEAN MIST DR LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/30/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	4/30/2026

FINES:

NARRATIVE: VIOLATION: (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) Interior renovations
2) Bathroom renovations
3) New windows and doors

Work was done so no stop work order was posted.

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.

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.

If you have any additional questions, please do not hesitate to contact me.

Respectfully,
LBTS Code Compliance Inspector
Donovan Williams
(954) 734-3013
donovanw@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	4/28/2026	STATUS	Open
ADDRESS	3240 SEAWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	4/28/2026 12:00:00 AM

4. CASE 26040016

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	PROSECUTION COSTS
	Posted to Property	
	DAYS TO COMPLY	COMMENTS FINAL ORDER
	13	
	INSPECTION DATE	COMMENTS - IMPOSITION OF FINE
	5/11/2026	
	COMPLIED DATE	
	SCHEDULED HEARING DATE	
	5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: APEX VYNGAR STRATEGIES LLC Owner
14738 SW 43rd WAY MIAMI, FL 33185
LLC, APEX VYNGAR STRATEGIES
14738 SW 43rd WAY MIAMI, FL33185
CHALA ARMAS, FABRICIO MR
801 BRICKELL KEY BLVD. APT. 3112 MIAMI, FL33131

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/11/2026	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: (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) Electrical
2) Mechanical

- 3) Plumbing
- 4) Structural

Stop Work Order posted (04/28/2026).

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.

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.

If you have any additional questions, please do not hesitate to contact me.

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

CASE TYPE	Nuisance/Abandoned Homes	DATE ESTBL	4/30/2026	STATUS	Open
ADDRESS	4326 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-4	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/30/2026 12:00:00 AM

5. CASE 26040019

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 1	COMMENTS FINAL ORDER
	INSPECTION DATE 5/1/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: 4326 OCEAN DR LLC Owner
3317 NE 15 ST FORT LAUDERDALE, FL 33304
TANTIKIJ, TARN MR
3317 NE 15th ST FORT LAUDERDALE, FL33304

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/1/2026	Chapter 6 - Building and Building Regulations Section 6-41(a)(7) - 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: Sources of infestation;	Not in Compliance	

FINES:

NARRATIVE: 1. Section 6-41(a)(7) - Maintenance of exterior of premises. Infestation of buzzing insects. SEVENTH TIME REPEAT VIOLATION.

PREVIOUS ORDERS:
22070021, issues 6/3/2022
20080001, issued at the hearing on 08/27/2020.
19080001, issued at the hearing on 10/3/2019.
18080029, issued at the hearing on 11/15/2018.
17080025, issued at the hearing on 9/28/2017.
17040004, issued at the hearing on 6/22/2017.
25080011, issued at the hearing on 8/25/2025

CORRECTIVE ACTION: Please have the infestation and its source humanely and properly removed by a professional. Please provide evidence of professional removal to the Town for verification in order to establish compliance.

****The case will be presented to the Magistrate and the Town will request permission to abate and assign the cost of abatement to the property based on the health and safety issue surrounding these violations.****

Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.

Terry-Ann Boyd

954-640-4216

Terry-Annb@lbts-fl.gov

CASE TYPE	Landscape Violations	DATE ESTBL	2/10/2026	STATUS	Open
ADDRESS	1 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	5/14/2026 12:00:00 AM

6. CASE 26050007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 7	COMMENTS FINAL ORDER
	INSPECTION DATE 5/21/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ORLANDO DELUCA TR CAPALBO,RICHARD M TRSTEE Owner
1 SUNSET LN LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2026	Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.	Not in Compliance	
	2	5/21/2026	Chapter 6 - Building and Building Regulations Section 6-41(a)(1) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Junk, trash, debris or construction materials not being actively utilized for construction;	Not in Compliance	
	3	5/21/2026	Chapter 6 - Building and Building Regulations Section 6-41(a)(18) - 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: Overgrowth of any vegetation on the property. Vegetation shall be considered overgrown if it grows beyond the property line and the adjacent property owner objects or, in the case of any grass groundcover, if it grows beyond the height of six inches;	Not in Compliance	

FINES:

NARRATIVE:

***VIOLATION*:** Dead grass

This property is violation of Sec. 30-477(a) which states that, the exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.

Corrective Action(s): Please correct this violation by watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants.

***VIOLATION*:** Construction material stored by mailbox

This property is in violation of Sec. 6-41(a)(1) which states that, the exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to junk, trash, debris or construction materials not being actively utilized for construction.

Corrective Action(s): Please remove or relocate gravel and cement blocks that are being unutilized.

***VIOLATION*:** OVG

This property is in violation of Sec. 6-41(a)(18) which states that, the exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include but are not limited to the overgrowth of any vegetation on the property. Vegetation shall be considered overgrown if it grows beyond the property line and the adjacent property owner objects or, in the case of any grass groundcover, if it grows beyond the height of six inches

Corrective Action(s): Please cut, trim, or mow grass so that the length does not exceed six inches.

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.

Please if you have any further questions, please do not hesitate to contact me.

With Respect,
LBTS Code Compliance Inspector
Donovan Williams
(954) 734-3013
donovanw@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/14/2026	STATUS	Open
ADDRESS	1461 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 223	INSPECTOR	Donovan Williams	STATUS DATE	5/14/2026 12:00:00 AM

7. CASE 26050008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 7	COMMENTS FINAL ORDER
	INSPECTION DATE 5/21/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: MONTAG,DANIEL M WINTER-MONTAG,KATHLEEN Owner
1461 S OCEAN BLVD #223 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/21/2026	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*: FBC 105.1 - Work done without permit

As per Building Official Simo Mansor, the following work was done without permits:
1) Structural

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.

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.

If you have any additional questions, please do not hesitate to contact me.

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

CASE TYPE	Property Maintenance (General)	DATE ESTBL	2/22/2018	STATUS	Open
ADDRESS	2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	2/27/2026 12:00:00 AM

8. CASE 18020015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$53,475.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER FINAL ORDER: PER SPECIAL MAGISTRATE, ALL PIER REPAIR IS TO BE COMPLETED BY MARCH 26, 2019 OR A FINE OF \$250 PER DAY WILL BEGIN TO COMMENCE THEREAFTER. THIS CASE WILL RETURN TO THE JANUARY 24, 2019 CODE COMPLIANCE HEARING FOR A STATUS UPDATE. A HEARING COST OF \$50 WAS ALSO ASSESSED AT THE SEPTEMBER 27, 2018 CODE COMPLIANCE HEARING.
	INSPECTION DATE	4/24/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/28/2026	
	FINAL ORDER MEETING DATE	9/27/2018	
	FINAL ORDER COMPLY BY DATE	3/26/2019	

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

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

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

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

Thank you for your attention to this matter.

Bethany Banyas
Senior Inspector, Code Compliance
954-857-5563
bethanyb@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/1/2025	STATUS	Open
ADDRESS	1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	4/29/2026 10:24:00 AM

9. CASE 25050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	9589071052702004042601	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	11	COMMENTS FINAL ORDER	At the May 22, 2025, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 25, 2025 or a fine of \$250 per violation, per day will begin to accrue on June 26. A Hearing Cost of \$100.00 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit. The case is scheduled for follow-up at the June 26, 2025 hearing.
	INSPECTION DATE	5/22/2026	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	5/28/2026		
	FINAL ORDER MEETING DATE	6/26/2025		
	FINAL ORDER COMPLY BY DATE	6/25/2025		

NOTICE NAMES:	COMMON AREA	Owner
	1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	
	MARCIN, RANDY	MR
	6555 POWERLINE RD SUITE# 105 FORT LAUDERDALE, FL33076	
	CONWAY, EDITH	MS
	6535 NOVA DRIVE SUITE# 109 FORT LAUDERDALE, FL33301	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/22/2026	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
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DAILY FINE

\$250.00

6/25/2025

NARRATIVE: Violation: Failure to comply with Florida Building Safety Inspection Program - Inspection report is due.

Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.

Corrective Action: According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program. Please comply with the requirements of the Building Safety Inspection Program. If you have any questions you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	6/16/2025	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 4	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/29/2026 1:11:00 PM

10. CASE 25060008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	32	COMMENTS FINAL ORDER At the July 24, 2025, Special Magistrate Hearing, the Magistrate issued a final order for compliance by August 27, 2025 or fines of \$100 per day, per violation will begin to accrue in August 28, 2025. Hearing Cost of \$100.00 was assessed
	INSPECTION DATE	5/22/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/28/2026	
	FINAL ORDER MEETING DATE	7/24/2025	
	FINAL ORDER COMPLY BY DATE	8/27/2025	

NOTICE NAMES: MCKIM,SHAUN Owner
1932 SE FALLON DR PORT ST LUCIE, FL 34983

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/22/2026	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	
	2	5/22/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	8/27/2025
	DAILY FINE	\$100.00	8/27/2025

NARRATIVE:

1. (WWOP) FBC 105.1 - Work done without a Permit from the Town. Unit 4 has been separated to create unit 4a and 4b. This also creates a density issue at the property, as per BCPA property has 8 units. This work has created an additional unit.

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. For further questions or assistance, you may also contact Terry-Ann Boyd at 954-640-4216 or Terry-AnnB@lbts-fl.gov

2. (BTR required) Sec. 12-2(a) - Business tax receipt required. Every person, firm, corporation, and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession, or occupation, they shall submit an application for a business tax receipt. Property is being rented without the required business tax.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. Please contact Megan Small at 954-640-4210 or btr@lauderdalebythesea-fl.gov

CASE TYPE	Property Maintenance (General)	DATE ESTBL	7/11/2025	STATUS	Open
ADDRESS	4025 THOMAS WAY, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	3/30/2026 12:00:00 AM

11. CASE 25070007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Posted to Property
	DAYS TO COMPLY	25
	INSPECTION DATE	4/17/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	5/28/2026
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/17/2026	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 garba...	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

CASE TYPE	Building Permit Violation	DATE ESTBL	12/4/2025	STATUS	Open
ADDRESS	3270 SPANISH RIVER DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	4/29/2026 10:39:00 AM

12. CASE 25120008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY 9	COMMENTS FINAL ORDER At the January 22, 2026, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by February 25, 2026 or a fine of \$200 per violation, per day will begin to accrue on February 26. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by obtaining an approved permit. The case is scheduled for follow-up at the February 26, 2026 hearing.
	INSPECTION DATE 5/22/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 5/28/2026	
	FINAL ORDER MEETING DATE 1/22/2026	
	FINAL ORDER COMPLY BY DATE 2/25/2026	

NOTICE NAMES:	GOLDKATZ LLC	Owner
	7896 NW 110 DR PARKLAND, FL 33076	
	ZHOLENDZ., INNA	MS
	7896 NW 110TH DRIVE PARKLAND, FL33076	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/22/2026	Florida Building Code FBC BCA Section 105.3.2.4 – Permits. Time Limitation: If work has commenced and the permit is revoked, becomes null and void or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.	Not in Compliance	

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

NARRATIVE: Violation 1.) Abandoned/Voided permit #LBS24-015298, Violation 2.) Abandoned/Voided permit # LBS24-015207, Violation 3.) Abandoned/Voided permit # LBS24-015867, and Violation 4.) Abandoned/Voided permit #LBS24-016522.

This property is in violation of FBC 105.3.2.4, which states that if work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Corrective Action: Corrective Action required: Submit application/s and obtain permit/s for all the work. Schedule final inspection, permit will be closed once approved status is finalized. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If there are any further questions that I can assist you with, please do not hesitate to ask.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	12/19/2025	STATUS	Open
ADDRESS	220 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	4/29/2026 10:22:00 AM

13. CASE 25120014

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 18	COMMENTS FINAL ORDER
	INSPECTION DATE 5/22/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/22/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

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

NARRATIVE:

- VIOLATION(S) – A pond was observed under construction at the front of the property without first obtaining the required permit. This violates the Town’s adopted code, section FBC 105.1 — Work without permits.

As per Florida Building Code (FBC) 105.1, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish, or to change the occupancy of any building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

- CORRECTIVE ACTION(S) – Please submit application(s) and obtain an AFTER-THE-FACT permit(s) for all work

conducted without a permit(s). For assistance with permitting or inquiries regarding the violation, please contact the Building Department at 954-640-4215 or via email at building@lbts-fl.gov.

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

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	2/11/2026	STATUS	Open
ADDRESS	4109 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-9	INSPECTOR	Ralph DesRoches	STATUS DATE	4/29/2026 10:28:00 AM

14. CASE 26020003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Posted to Property	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	23	COMMENTS FINAL ORDER At the March 26, 2026, Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by April 22, 2026 or a fine of \$100 per violation, per day will begin to accrue on April 23, 2026. A Hearing Cost of \$100 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit for interior renovations or remodel for Units #12 and #15. The case is scheduled for follow-up at the April 23, 2026 hearing.
	INSPECTION DATE	5/22/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/28/2026	
	FINAL ORDER MEETING DATE	3/26/2026	
	FINAL ORDER COMPLY BY DATE	4/22/2026	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/22/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$100.00	4/22/2026

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, or contact the Building Official, Simo Mansor, by phone at (954) 640-4223 or by email at 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

CASE TYPE	Building Permit Violation	DATE ESTBL	2/24/2026	STATUS	Open
ADDRESS	1461 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 318	INSPECTOR	Donovan Williams	STATUS DATE	4/29/2026 10:14:00 AM

15. CASE 26020009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 14	COMMENTS FINAL ORDER
	INSPECTION DATE 5/22/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/22/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

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

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.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	2/27/2026	STATUS	Open
ADDRESS	1751 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 104W	INSPECTOR	Donovan Williams	STATUS DATE	4/29/2026 10:25:00 AM

16. CASE 26020010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 11	COMMENTS FINAL ORDER
	INSPECTION DATE 5/22/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/22/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

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

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.

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	1/14/2026	STATUS	Open
ADDRESS	245 ALGIERS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	4/29/2026 10:26:00 AM

17. CASE 26030003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	PROSECUTION COSTS
	Posted to Property	
	DAYS TO COMPLY	COMMENTS FINAL ORDER
	15	
	INSPECTION DATE	COMMENTS - IMPOSITION OF FINE
	5/22/2026	
	COMPLIED DATE	
	SCHEDULED HEARING DATE	
	5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/22/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

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

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.

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

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	3/25/2026	STATUS	Open
ADDRESS	1431 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/29/2026 10:41:00 AM

18. CASE 26030010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 28	COMMENTS FINAL ORDER
	INSPECTION DATE 5/22/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: COMMON AREA Owner

LLP, Haber Law
251 NW 23 STREET MIAMI, FL33127
Peter, Watson
1431 S OCEAN BLVD LAUDERDALE BY THE SEA, FL33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/22/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

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

NARRATIVE: • VIOLATION(S) – Generator/Gas line installation at Palm Yacht Club without an approved permit from the Town. This is a violation of the Town’s adopted code section. FBC 105.1 — Work without permits. Permit LBS23-014281 although issued for installation of a generator was withdrawn - installation was not done according to the approved plan. Submittal of a new

permit was required to proceed and LBS25-017857 was issued, however this permit has not passed the final zoning inspection and remains on hold for location moratorium. (They are within the easement and required permission was not granted from the City of Pompano Beach).

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 remove the generator, gas line and any other related accessories from within the easement area and call for final inspection. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Thank you in advance for your attention to this urgent matter.

Respectfully,

Terry-Ann Boyd
Code Compliance
Town of Lauderdale-By-The-Sea
(954) 640-4216 or 954-394-9175
Terry-AnnB@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	3/26/2026	STATUS	Open
ADDRESS	1431 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 16	INSPECTOR	Terry-Ann Boyd	STATUS DATE	4/29/2026 10:52:00 AM

19. CASE 26030012

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 27	COMMENTS FINAL ORDER
	INSPECTION DATE 5/22/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: BUQUO, EDWARD LEE & STEPHANIE M Owner
1431 S OCEAN BLVD #16 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/22/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

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

NARRATIVE: • VIOLATION(S) – Generator/Gas line installation at Palm Yacht Club without an approved permit from the Town. This is a violation of the Town’s adopted code section. FBC 105.1 — Work without permits. Permit LBS23-014281 although issued for installation of a generator was withdrawn - installation was not done according to the approved plan. Submittal of a new permit was required to proceed and LBS25-017857 was issued, however this permit has not passed the final zoning inspection and remains on hold for location moratorium. (They are within the easement and required permission was not granted from the City of Pompano Beach).

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 remove the generator, gas line and any other related accessories from within the easement area and call for final inspection. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Thank you in advance for your attention to this urgent matter.

Respectfully,

Terry-Ann Boyd
Code Compliance
Town of Lauderdale-By-The-Sea
(954) 640-4216 or 954-394-9175
Terry-AnnB@lbts-fl.gov

CASE TYPE	Garbage Carts	DATE ESTBL	4/4/2026	STATUS	Open
ADDRESS	4616 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308 1-3	INSPECTOR	Ralph DesRoches	STATUS DATE	4/9/2026 12:00:00 AM

20. CASE 26040008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 7	COMMENTS FINAL ORDER
	INSPECTION DATE 4/16/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: LEE,JOHN C Owner
 278A 1 ST BROOKLYN, NY 11215
 LEE, JOHN C
 4616 BOUGAINVILLA DR 1-3 LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/16/2026	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.	Not in Compliance	

FINES:

NARRATIVE:

- **OBSERVED VIOLATION(S)** – The Code Department observed that the property’s trash carts have been left out on the street curb when trash pickup is not scheduled, which violates the Town’s code Sec. 10-28(e) — Maintenance.
 As per Sec. 10-28(e) of the Town's codes, Bulk trash and trash receptacle placement. Trash cart and Bulk trash and trash receptacle placement. Trash carts and bulk trash must be stored on the side of the building except on collection days. 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.
- **REQUIRED CORRECTIVE ACTION(S)** – Kindly remove the trash carts from the street curb and reposition them to the side of the property where they are not visible from the street. Please ensure that the carts are maintained at the side of the property, no farther street-side than the front edge of the building structure, except on designated collection days. In Zone B

(Northside Zone), your trash pick-up is scheduled for Tuesdays (for trash and yard waste) and Fridays (for trash and recycling). You may place your carts out at 6 PM the evening before collection day, and they must be brought in by midnight on collection day. A hearing date has been set for the establishment of a Finding-of-Facts.

Thank you for your attention to this important matter. Please notify me immediately if you have any questions or if this issue has already been resolved.

Respectfully,

Ralph DesRoches
Code Compliance Inspector
Lauderdale-by-the-Sea
(954) 734-3450
ralphd@lbts-fl.gov

CASE TYPE	Garbage Carts	DATE ESTBL	4/7/2026	STATUS	Open
ADDRESS	250 MIRAMAR AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	4/10/2026 12:00:00 AM

21. CASE 26040009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 10	COMMENTS FINAL ORDER
	INSPECTION DATE 4/17/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: HOOK, CHARLES H JR Owner
41 COPPERFIELD DRIVE THE WOODLANDS, TX 77381
HOOK, CHARLES H JR
250 MIRAMAR AVE LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/17/2026	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.	Not in Compliance	

FINES:

NARRATIVE:

- OBSERVED VIOLATION(S) – The Code Department observed that the property’s trash carts have been left out on the street curb when trash pickup is not scheduled, which violates the Town’s code Sec. 10-28(e) — Maintenance.

As per Sec. 10-28(e) of the Town's codes, Bulk trash and trash receptacle placement. Trash cart and Bulk trash and trash receptacle placement. Trash carts and bulk trash must be stored on the side of the building except on collection days. 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.

- REQUIRED CORRECTIVE ACTION(S) – Kindly remove the trash carts from the street curb and reposition them to the side of the property where they are not visible from the street. Please ensure that the carts are maintained at the side of the property, no farther street-side than the front edge of the building structure, except on designated collection days. In Zone A (Southside Zone), your trash pick-up is scheduled for Mondays (for trash and yard waste) and Thursdays (for trash and

recycling). You may place your carts out at 6 PM the evening before collection day, and they must be brought in by midnight on collection day. A hearing date has been set for the establishment of a Finding of Facts.

Thank you for your attention to this important matter. Please notify me immediately if you have any questions or if this issue has already been resolved.

Respectfully,

Ralph DesRoches
Code Compliance Inspector
Lauderdale-by-the-Sea
(954) 734-3450
ralphd@lbts-fl.gov

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/15/2021	STATUS	Open
ADDRESS	1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	4/29/2026 12:00:00 AM

22. CASE 21100022

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 21	COMMENTS FINAL ORDER
	INSPECTION DATE 5/22/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 5/28/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/22/2026	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	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	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.

Thank you.
Bethany Banyas
954-640-4220
code@lbts-fl.gov