

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

Agenda

Thursday, June 25, 2026

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, June 25, 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 • June 25, 2025) • 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	24120001	228 IMPERIAL LN	PHILLIPS, ROSA & SCOTT	3
2	26050008	1461 S OCEAN BLVD223	MONTAG, DANIEL M WINTER-MONTAG, KATHLEEN	1

Cases to be Continued

Item #	Case #	Property Address	Property Owner	Page #
3	21100051	1850 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	CRANE - CREST APARTMENTS, INC.	40
4	25050002	1480 S OCEAN BLVD	COMMON AREA	4
5	25070007	4025 THOMAS WAY	HILL, CHARLES F JR	6
6	26030003	245 ALGIERS AVE	SMITH, JASON & HELEN	12

Old Business

Item #	Case #	Property Address	Property Owner	Page #
7	26050007	1 SUNSET LN	ORLANDO DELUCA TR CAPALBO, RICHARD M TRSTEE	14
8	25120008	3270 SPANISH RIVER DR	GOLDKATZ LLC	8

New Business

Item #	Case #	Property Address	Property Owner	Page #
9	26060002	4520 EL MAR DR14	JOHNS, MARK EDWARD	17
10	26060003	4520 EL MAR DR16	SOUTHERN SEAS CONDO 16 LLC	18



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

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Item #	Case #	Property Address	Property Owner	Page #
11	26060004	4520 EL MAR DR11	CATENACCI,JEANIE F	19
12	26060006	4520 EL MAR DR1	1 ELM LLC	20
13	26060007	4520 EL MAR DR3	EVANGELOS SERFAS LIV TR FORGET,MANON & SERFAS,E TRSTEE	21
14	26060008	4520 EL MAR DR4 #DOOR 14/BCPA 4	GRUDZIEN,KAREN A	22
15	26060009	4520 EL MAR DR5 #DOOR NUMBER 15/16/BCPA 5	GROSS LIV TR GROSS,JAMES M & LORY M TRSTEE	23
16	26060010	4520 EL MAR DR6 #DOOR NUMBER 17/BCPA 6	SOUTHERN SEAS REV LIV TR DERSO,CYNTHIA & BAHLE,LYNDA TRS	24
Item #	Case #	Property Address	Property Owner	Page #
17	26060011	4520 EL MAR DR12 #DOOR NUMBER 25/BCPA 12	CATENACCI,JEANIE F	25
18	26060012	4520 EL MAR DR13 #DOOR NUMBER 23/37/ BCPA 13	DUFRESNE,J STEVENS	26
19	26060013	4520 EL MAR DR15 #DOOR NUMBER 27/28/ BCPA 15	VINCENZO N RECCHIA TR	27
20	26060014	4520 EL MAR DR19 #DOOR NUMBER 34/BCPA 19	34 ELM LLC	28
21	26060015	4520 EL MAR DR20 #DOOR NUMBER 32/BCPA 20	DIGIOVANNI,LYNN	29



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

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Item #	Case #	Property Address	Property Owner	Page #
22	26060016	4520 EL MAR DR21 #DOOR NUMBER 33/BCPA 21	DIGIOVANNI,LYNN	30
23	26060017	4520 EL MAR DR17 #DOOR NUMBER 36/BCPA 17	DUFRESNE,ALICE DUFRESNE,J STEVENS	31
24	26060018	4520 EL MAR DR22 #DORR NUMBER 31/BCPA 22	PAUL,KEVIN MICHAEL	32
25	26060020	4652 POINCIANA ST4 #4	MCKIM,SHAUN	33
26	26020010	1751 S OCEAN BLVD104W	DIGIOVANNI,LYNN M	10
27	26060025	4326 N Ocean Dr	4326 OCEAN DR LLC	38
28	26060021	4520 EL MAR DR1	1 ELM LLC	35
29	26060022	4520 EL MAR DR19 #DOOR NUMBER 34/BCPA 19	34 ELM LLC	36

VI.ADJOURNMENT

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	5/14/2026	STATUS	Closed
ADDRESS	1461 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 223	INSPECTOR	Donovan Williams	STATUS DATE	6/15/2026 12:00:00 AM

1. 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 6/3/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 6/3/2026	
	SCHEDULED HEARING DATE 6/25/2026	
	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	6/3/2026	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	6/3/2026

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	Building Code (FBC) Violation	DATE ESTBL	12/5/2024	STATUS	Closed
ADDRESS	228 IMPERIAL LN, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Hector Barrett	STATUS DATE	6/10/2026 12:00:00 AM

2. CASE 24120001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Regular Mail	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/10/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE 6/10/2026	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/10/2026	Chapter 30 - Unified Land Development Regulations Sec. 30-313(t)(2) - General provisions. These general provisions shall govern development within the corporate limits of the Town, as follows: Accessory buildings and structures. On a waterfront lot, side and rear setbacks abutting the water shall be the same as for the primary structure.	Closed	6/10/2026

FINES:

NARRATIVE: The generator slab is poured in the incorrect location. SEC.30-313. T (2)(B)(1) Permanent generators. b). Permanent generators not exceeding 60 KW output. One permanent generator with an output of not more than 60 KW shall be allowed in a required side or rear yard setback provided said generator meets the following conditions:
 1. The generator is set back a minimum of five feet from the side or rear property line.

Corrective Actions: Please remove concrete slab for generator to a minimum of five feet from the side or rear property line.

If you have any questions or concerns, please contact Building Department- 954-640-4215, Building@lbts-fl.gov Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

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	6/15/2026 12:00:00 AM

3. 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	6/24/2026	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	6/25/2026		
	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	6/24/2026	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	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	6/15/2026 12:00:00 AM

4. 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	6/24/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/25/2026
	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	6/24/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

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	6/15/2026 12:00:00 AM

5. 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 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	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	6/24/2026	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	2/27/2026	STATUS	Open
ADDRESS	1751 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 104W	INSPECTOR	Donovan Williams	STATUS DATE	6/15/2026 12:00:00 AM

6. 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 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	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	6/24/2026	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	6/15/2026 12:00:00 AM

7. 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
	6/24/2026	
	COMPLIED DATE	
	SCHEDULED HEARING DATE	
	6/25/2026	
	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	6/24/2026	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	Landscape Violations	DATE ESTBL	2/10/2026	STATUS	Open
ADDRESS	1 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Donovan Williams	STATUS DATE	6/15/2026 12:00:00 AM

8. CASE 26050007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY 7	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE 5/28/2026	
	FINAL ORDER COMPLY BY DATE 6/24/2026	

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	6/24/2026	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	6/24/2026	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	6/24/2026	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: **DESCRIPTION** **CHARGE** **DATE BOARD ORDER COMPLY**

DAILY FINE	\$200.00	6/24/2026
DAILY FINE	\$200.00	6/24/2026
DAILY FINE	\$200.00	6/24/2026

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@lbtz-fl.gov

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/10/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 14	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/10/2026 12:00:00 AM

9. CASE 26060002

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 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: JOHNS,MARK EDWARD Owner
P O BOX 480123 FORT LAUDERDALE, FL 33348

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/10/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 16	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/10/2026 12:00:00 AM

10. CASE 26060003

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 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: SOUTHERN SEAS CONDO 16 LLC Owner
 10275 COLLINS AVE #506 BAL HARBOUR, FL 33154
 DROSSNER, STUART
 10275 Collins Ave. 1225 BAL HARBOUR, FL33154

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/10/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 11	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/10/2026 12:00:00 AM

11. CASE 26060004

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 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: CATENACCI,JEANIE F Owner
 60074 CHERRY HILL DR WASHINGTON, MI 48094

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/12/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 1	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/12/2026 12:00:00 AM

12. CASE 26060006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: 1 ELM LLC Owner
4520 EL MAR DR #1 LAUDERDALE BY THE SEA, FL 33308
ALBERT L, JR., FREVOLA MR
900 SE 3RD AVE SUITE 202 FORT LAUDERDALE, FL33316

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/12/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 3	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/12/2026 12:00:00 AM

13. CASE 26060007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: EVANGELOS SERFAS LIV TR FORGET,MANON & SERFAS,E TRSTEE Owner
11050 PASTEUR ST *MONTREAL QC, CA H3M 2N6

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/12/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 4 #DOOR 14/BCPA 4	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/12/2026 12:00:00 AM

14. CASE 26060008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: GRUDZIEN,KAREN A Owner
 593 BASSETT ROAD BAY VILLAGE, OH 44140

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/12/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 5 #DOOR NUMBER 15/16/BCPA 5	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/12/2026 12:00:00 AM

15. CASE 26060009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: GROSS LIV TR GROSS,JAMES M & LORY M TRSTEE Owner
4684 GILHAMS RD ROSWELL, GA 30075

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/12/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 6 #DOOR NUMBER 17/BCPA 6	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/12/2026 12:00:00 AM

16. CASE 26060010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: SOUTHERN SEAS REV LIV TR DERSO,CYNTHIA & BAHLE,LYNDA TRS
 1400 OAKHAVEN DR ROSWELL, GA 30075
 Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov .

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/12/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 12 #DOOR NUMBER 25/BCPA 12	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/12/2026 12:00:00 AM

17. CASE 26060011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: CATENACCLJEANIE F Owner
 60074 CHERRY HILL DR WASHINGTON, MI 48094

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/12/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 13 #DOOR NUMBER 23/37/ BCPA 13	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/12/2026 12:00:00 AM

18. CASE 26060012

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: DUFRESNE,J STEVENS Owner
21510 GEORGIA AVE BROOKEVILLE, MD 20833

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/12/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 15 #DOOR NUMBER 27/28/ BCPA 15	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/12/2026 12:00:00 AM

19. CASE 26060013

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: VINCENZO N RECCHIA TR Owner
6343 WOODBRIDGE DR WASHINGTON, MI 48094

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/12/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 19 #DOOR NUMBER 34/BCPA 19	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/12/2026 12:00:00 AM

20. CASE 26060014

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: 34 ELM LLC Owner
 900 SE 3 AVE STE 202 FORT LAUDERDALE, FL 33316
 ALBERT, FREVOLA MR
 2150 South Andrews Ave SUITE 204 FORT LAUDERDALE, FL33316

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov .

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/12/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 20 #DOOR NUMBER 32/BCPA 20	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/12/2026 12:00:00 AM

21. CASE 26060015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: DIGIOVANNI,LYNN Owner
 812 BRINY AVE #12A POMPANO BEACH, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/12/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 21 #DOOR NUMBE 33/BCPA 21	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/12/2026 12:00:00 AM

22. CASE 26060016

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: DIGIOVANNI,LYNN Owner
 812 BRINY AVE #12A POMPANO BEACH, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/12/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 17 #DOOR NUMBER 36/BCPA 17	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/12/2026 12:00:00 AM

23. CASE 26060017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: DUFRESNE,ALICE DUFRESNE,J STEVENS Owner
 21510 GEORGIA AVE BROOKVILLE, MD 20833

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE:

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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	6/12/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 22 #DORR NUMBER 31/BCPA 22	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/12/2026 12:00:00 AM

24. CASE 26060018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 12	COMMENTS FINAL ORDER
	INSPECTION DATE 6/24/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: PAUL,KEVIN MICHAEL Owner
34 THORNHURST DRIVE CARMEL, IN 46032

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2026	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	

FINES:

NARRATIVE: 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, shall submit an application for a business tax receipt.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town. You may contact the Town's BTR Department by emailing planner@lbts-fl.gov or calling 954-640-4210.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov.

CASE TYPE	Permits Required Violations	DATE ESTBL	6/15/2026	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 4 #4	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/15/2026 12:00:00 AM

25. CASE 26060020

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 10	COMMENTS FINAL ORDER
	INSPECTION DATE 6/25/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/25/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: (WWOP) FBC 105.1 - Work done without a Permit from the Town. The following work was done without permits:

- 1) Installation of washer and dryer
- 2) Change of bathroom layout
- 3) A/C changeout

Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit. Additionally approvals from your Association may be necessary. Please submit HOA approval letter along with after the fact permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbs-fl.gov.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov

CASE TYPE	Building Permit Violation	DATE ESTBL	6/16/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 19 #Door 34	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/16/2026 12:00:00 AM

26. CASE 26060021

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 9	COMMENTS FINAL ORDER
	INSPECTION DATE 6/25/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	34 ELM LLC	Owner
	900 SE 3 AVE STE 202 FORT LAUDERDALE, FL 33316	
	ALBERT L, JR., FREVOLA	MR
	900 SE 3RD AVE SUITE 202 FORT LAUDERDALE, FL33316	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/25/2026	Florida Building Code FBC BCA Section 105.3.2.1. Expired Permits. Permits. Time Limitation: Every permit issued shall become null and void if work, as defined in Paragraph 105.3.2.6 authorized by such permit is not commenced within 180 days from the date of the permit or if the work authorized by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced.	Not in Compliance	

FINES:

NARRATIVE: Violation of Section 105.3.2.1 - Expired Permits- Permit# LBS25-016738 expired on 2-4-2026.

Corrective Action required: Please contact the Building Department for options regarding reinstatement or resubmittal of your permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov

CASE TYPE	Building Permit Violation	DATE ESTBL	6/16/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 1 #10/11	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/16/2026 12:00:00 AM

27. CASE 26060022

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 9	COMMENTS FINAL ORDER
	INSPECTION DATE 6/25/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	1 ELM LLC	Owner
	4520 EL MAR DR #1 LAUDERDALE BY THE SEA, FL 33308	
	ALBERT L, JR., FREVOLA	MR
	900 SE 3RD AVE SUITE 202 FORT LAUDERDALE, FL33316	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/25/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	
	2	6/25/2026	Florida Building Code FBC BCA Section 105.3.2.1. Expired Permits. Permits. Time Limitation: Every permit issued shall become null and void if work, as defined in Paragraph 105.3.2.6 authorized by such permit is not commenced within 180 days from the date of the permit or if the work authorized by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced.	Not in Compliance	

FINES:

- NARRATIVE:**
1. Violation of Section 105.3.2.1 - Expired Permits- Permit# LBS25-017585 expired on 4-29-2026.
 2. Violation of Section 105.1 - Work done without required permits from the Town. Unit # 11 has been remodeled.

Corrective Action required: Please contact the Building Department for options regarding reinstatement or resubmittal of your expired permit, as well as submit an after the fact permit for the remodel of Unit # 11.
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact Terry-Ann Boyd at 954-640-4216, or via email Terry-AnnB@lbts-fl.gov

CASE TYPE	Nuisance	DATE ESTBL	6/17/2026	STATUS	Open
ADDRESS	4326 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-4	INSPECTOR	Terry-Ann Boyd	STATUS DATE	6/17/2026 12:00:00 AM

28. CASE 26060025

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 8	COMMENTS FINAL ORDER
	INSPECTION DATE 6/25/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 6/25/2026	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: 4326 OCEAN DR LLC Owner
 3317 NE 15 ST FORT LAUDERDALE, FL 33304

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/25/2026	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	

FINES:

NARRATIVE: Section 6-41(a)(1) Trash and Litter. Landscape debris is accumulated all around property.

THIS IS A REPEAT VIOLATION PER THE FOLLOWING ORDER: 25080011, issued at the hearing on 08/25/2025.

PREVIOUS ORDERS:
 25080011, issued at hearing on 8/25/2025
 23030003, issued at hearing on 4/28/2023
 22070022, issued at hearing on 7/28/2022
 22120002, issued at the hearing on 12/9/2022
 21090002, issued at the hearing on 09/23/2021
 2011009, issued at the hearing on 11/28/2020.

CORRECTIVE ACTION: Please clean and remove all accumulated debris, trash and overgrowth of landscape and maintain hereafter.

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.

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	10/9/2021	STATUS	Open
ADDRESS	1850 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	3/30/2026 12:00:00 AM

29. CASE 21100051

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70190700000027912669	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER
	INSPECTION DATE	2/25/2025	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	6/25/2026	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: CRANE - CREST APARTMENTS, INC. Owner
 12270 SW 3RD ST PLANTATION, FL 33325
 .., Hillman Engineering Inc
 970 W McNab Rd, Ste 200 Ft. Lauderdale, FL33309
 CRANE CREST REG AGENT, BECKER & POLIAKOFF, P.A.
 1 E BROWARD BLVD, STE 1800 FORT LAUDERDALE, FL33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	2/25/2025	Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...	Not in Compliance	

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

NARRATIVE: THIS VIOLATION IS ALLEGED AGAINST CRANE-CREST APARTMENTS, INC., ON THE PARCEL OF REAL PROPERTY LEGALLY DESCRIBED IN CONDO DOCUMENTS RECORDED 02/23/1996, BK 24522 PG 596, INSTRUMENT #96085426, BROWARD COUNTY PUBLIC RECORDS: A parcel of land in Government Lot One (1),

Section 7, Township 49 South, Range 43 East, Broward County, Florida, bounded as follows: EAST of State Road No. A-1-A on the North by a line parallel to and 4350 feet southerly from, measured at right angles to, the East and West Quarter-Section line in Section 6, of said Township and Range; on the South by a line 2080 feet northerly from, measured at right angles to, the South line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and the easterly extension of said South boundary; on the West by the easterly right-of-way line of State Road No. A-1-A; and on the East by the waters of the Atlantic Ocean; WEST of State Road No. A-1-A on the North by a line parallel to and 4350 feet southerly from, measured at right angles to, the East and West Quarter-Section line in Section 6, of said Township and Range; on the South by a line parallel to and 1861.75 feet southerly from, measured at right angles to, the North boundary of said Section 7; on the West by the West line of said Government Lot 1; and on the East by the westerly right-of-way line of State Road No. A-1-A.

Violation: Failure to comply with Florida Building Safety Inspection Program.

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

Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet.

In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

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.

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

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