

TOWN OF LAUDERDALE-BY-THE SEA
CODE COMPLIANCE HEARING MINUTES
Town Commission Meeting Room (Jarvis Hall)
Thursday, June 25, 2026 at 5:00PM

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

Special Magistrate Judith Secher called the hearing to order at approximately 5:17PM on Thursday, June 25, 2026 with Building Official Simo Mansor, Assistant Director Code Compliance Terry-Ann Boyd, Code Compliance Officer Donovan Williams and Code Compliance Officer Ralph DesRoches.

II. SWEARING OF WITNESSES

Assistant Director Code Compliance Terry-Ann Boyd also officiated in the capacity of Acting Special Magistrate Clerk and administered the oath to whomever would be testifying today other than to lawyers who would be speaking.

III. OPENING STATEMENT

Acting Special Magistrate Clerk Terry-Ann Boyd called the agenda items starting with item #20.

IV. PUBLIC COMMENTS

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

V. CODE CASES

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

NEW BUSINESS

ITEM #V. 20

***TAKEN OUT OF SEQUENCE**

Case #: 26060014 - Business Tax Receipt Req (BTR)

Property Owner: 34 Elm LLC

Address/Folio: 4520 El Mar Dr Unit 19 Door #34/BCPA 19

Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Terry-Ann Boyd explained the issue with the door number and testified that the property was being rented without a BTR. The Town was requesting that the property come into compliance by July 22, 2026 or \$150/day fine would commence until the property was brought into compliance by obtaining an approved BTR from the Town. The Assistant Director answered the Special Magistrate that this was a short-term monthly rental in a multi-unit property. Brian Bauer answered the Special Magistrate that they already applied for a BTR. He was accompanied at the podium by a gentleman. The Special Magistrate ordered a Final Order for compliance by obtaining a BTR by July 22, 2026 or a \$150/day fine to commence thereafter until compliance was achieved plus \$100 cost for today due immediately but payable within thirty days.

ITEM #V. 29***TAKEN OUT OF SEQUENCE**

Case #: 26060022 - Building Permit Violation
Property Owner: 34 Elm LLC *(on agenda) (1 Elm LLC on Case History Report)*
Address/Folio: 4520 El Mar Dr Unit 19 Door #34/BCPA 19
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required:
Florida Building Code FBC BCA Section 105.3.2.1. Expired Permits. Permits. Time Limitation:

Brian Bauer answered the Special Magistrate that the legal address was not the same for the door number and he did not know why. The door number is one but the HOA or the condo association designated it as unit 10. The Assistant Director testified it could be 10 or 11 on the door. For this case, it involved work without permits for the remodeling for unit #11 and expired permit for unit #10. This unit was purchased, per Brian Bauer, last year in July. Brian Bauer and the gentleman with him were informed about obtaining permits for the work done by the previous owner (plumbing and a bathroom sink). Mr. Bauer explained that this building was once a hotel with connecting rooms. He did work in the unit as an owner but was informed he could not do that without permits. They were trying to get the plans perfect for the submittal. The Assistant Director testified that the Town was sticking with the July 22, 2026 compliance date for obtaining permit(s) or \$150/day/violation until in compliance. The Special Magistrate ordered compliance for all the work that was done plus the work that would be done in the unit by submitting to the Building Department for reinstatement or resubmittal of the expired permit, as well as submitting for an after-the-fact permit for the remodel of Unit # 11 and both issued or \$150/day/violation fine to commence July 23, 2026 until compliance was reached plus \$100 cost for today due immediately but payable within thirty days. Brian Bauer testified that his architect told him it would take thirty days to get the drawings done. Assistant Director Boyd asked to keep the original compliance date of July 22, 2026. However, if added time was needed, Mr. Bauer should contact them or just Building Official Mansor in particular for review.

ITEM #V. 12***TAKEN OUT OF SEQUENCE**

Case #: 26060006 - Business Tax Receipt (BTR)
Property Owner: 1 Elm LLC
Address/Folio: 4520 El Mar Dr Unit 1
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that this case was for unit #1. The violation was the need to obtain a BTR because she believed this property was being used as a rental. Brian Bauer testified that like the other two preceding cases, after they received Notice from the City/Town, they submitted paperwork to become compliant. The Special Magistrate ordered that the owner obtain a Business Tax Receipt by July 22, 2026 or a fine of \$150/day to commence July 23, 2026 and run until compliance was achieved plus \$100 cost for today's hearing due immediately but payable within thirty days. The Special Magistrate was answered that the name of the hotel was Southern Seas Resort before the building became a condo.

ITEM #V. 25***TAKEN OUT OF SEQUENCE**

Case #: 26060020 - Permits Required Violations
Property Owner: McKim, Shaun
Address/Folio: 4652 Poinciana St #4
Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required

Assistant Director Terry-Ann Boyd gave a brief summary of this case. This was the case with 4A and 4B on the door. She spoke about the original complaint and the Town's suspicion that the unit increased its density and that the unit was split into two. They were also cited for operating the property as a rental without a BTR. The Town found out that the unit was not cut in two and there was no density issue. As the property was now, it could not be rented. Residents previously gave testimony as to how other units were affected by this unit. Mr. McKim gave permission to enter his unit and Building Official Mansor observed an installed washer and dryer, an a/c changeout, and a different bathroom layout. The Town was shifting the violation now to be work without permits regarding the washer/dryer, a/c unit, and different bathroom layout. The property was to be brought into compliance by July 22, 2026 by submitting for permits or \$150/day/violation. However, Mr. McKim has quite a lot of fines accruing. Based on the fact that those density fines were withdrawn, those fines went away now. The only amount owing was \$100 hearing cost. She further answered the Special Magistrate that the Town was not aware of what the building approved regarding the installation of the washer/dryer and a/c unit plus the new bathroom layout as it was outside the Town's purview. The Town found that the unit was not separated by a wall. It was that way from the beginning. So the density violation was withdrawn. There was a previous Finding of Fact for the BTR and today the Town was putting on the record the permitting requested for the washer/dryer, a/c unit, and the different bathroom layout. Building Official Mansor answered the Special Magistrate about the previously discussed sewer leakage into another apartment.

The Special Magistrate asked Attorney Pregon if there was an objection to having his client get permits and he said that he strenuously objected. His client submitted a permit application January or February 2026 which was denied. His client was told to submit plans that reflected the changes that were made. For the alleged bathroom layout change, he said the Town had to prove the change by competent substantial evidence. The Special Magistrate was answered by the attorney that there were two bathrooms. The attorney wanted to know the Town's proof about the layout and the alterations. From the Town's own record, the attorney said it was found that the existing plumbing was all the original 45 year old plumbing. He explained what was said, what was seen and by whom. He then said that the washer/dryer pre-dated his client's ownership. His client never installed the washer/dryer or changed the plumbing. The Town did not show substantial evidence that the washer/dryer when installed were not permitted. He further stated that the a/c was permitted work and he read the permit number into the record. In fact, his client's submitted permit application was regarding the 45 year old existing plumbing. She then asked the Building Official how he knew there was a layout change and the Building Official spoke about the plans. The Assistant Director explained that the plans were available at the last meeting but that case was not on today's agenda. If the attorney was willing to wait, those plans could be provided tonight by staff. They could also try to pull the permits for the washer/dryer which would indicate that there were no permits for the washer/dryer. Discussion ensued and the Special Magistrate cautioned about hearsay. The Building Official agreed with the attorney that the pipes were the original plumbing but the bathroom layout was changed and he would see from the original plans tonight that there was a layout change. The Assistant Director testified that even though the need for the plans was not for this case, staff would get those plans that the attorney alleged he never saw. If the attorney would have mentioned to her prior to tonight's meeting that he wanted to see those plans tonight, it would have already been here for his review. The Building Official continued with his answers. He spoke about the submitted permit in the Building Department and its denial. Regarding the a/c permit, only one was permitted but there were two a/c units now. The Special Magistrate asked why two a/c units and the Building Official said that the unit was like two apartments. They have to comply and the Building Official recommended to the Town to go maximum penalty tonight until compliance was reached.

The Special Magistrate explained that it was a fair request to see the plans in regard to why the Town claimed it was a different bathroom layout. The burden was on the City/Town but it was kind of weird that the violator never asked to see the plans depicting the bathroom's layout. Tonight was not to be adversarial but rather collaborative. Discussion ensued and the Assistant Director explained that whether Mr. McKim did or did not actually do the unpermitted work, he owned the property. That made him responsible for getting it permitted. This case was not on the agenda today, but the discussed plans were brought to the hearing for the attorney to see. Today, was for work without a permit for the layout of the bathroom. She also had the permit list of all permits submitted for this unit.

Building Official Mansor wanted to know if the attorney did not want his client to submit permits to fix the unit. The Special Magistrate asked Attorney Pregen if he wanted to sit down with the City/Town and see what the plans showed. Attorney Pregen stated his client wanted to move on with the permit he submitted earlier this year. He wanted to renovate the unit and a permit package was submitted. His client did not change the layout of that bathroom unit. The Special Magistrate explained that she could sit down with the City/Town and come to a conclusion as to whether or not the layout of the bathroom was changed from her viewpoint as an attorney who had information from the City/Town. She invited the attorney to participate as well. She said that there were two a/c units and only one was permitted. Also, she asked the Building Official to answer (reminding he was under oath) that there was no permit for the washer/dryer and he started by stating that none were allowed. Assistant Director Boyd had the permit history for the unit and stated that there was no permit for the washer/dryer. The Special Magistrate stated that she was comfortable issuing an order today that stated: The homeowner must submit for the washer/dryer permit and a permit for the second a/c unit. She clarified that the permit number read into the record was for one of the two a/c units. She said that the Town stated under oath that there were no permits for the washer/dryer and for one a/c unit. She would not put in the order yet that there was a change in the bathroom layout until she has seen the plan. She would do that after this hearing "under advisement" as she was deferring her ruling on this to review the evidence and then would draft her decision. The attorney explained that he would respectfully request the hearing to be continued until he had time to look at whatever the Assistant Director has to show him and compare it to what was actually there. His client also has the right to see the evidence presented against him. The Assistant Director said that in her hand was the Town's evidence and that the attorney never requested to see it until today. The Town was not operating outside of their standard procedure. It was the Town's burden to produce this evidence and it was on the attorney, if he did not want to review the evidence today.

The Special Magistrate said it would be reviewed now because this case has gone on a long time. One way or the other, this case would be resolved today. She would issue an order for a permit for the washer/dryer, a permit for the 2nd a/c unit, and if the evidence did present to her a change or things moved around, then a permit also for the layout change. The Special Magistrate asked the Building Official about the permit application submitted earlier this year and the Building Official answered that he rejected that permit and why. The attorney decided to look at the plan now. The Special Magistrate verified that there were no other people waiting for their case to be called. So at 57:46 on the video, the Special Magistrate stated they were going off record to look at the Town's evidence (plan). They were at the Town Staff Table in Jarvis Hall. Discussions ensued as the Special Magistrate explained how this should be handled and at 1:00:52, the video was completely offline.

At 1:08:22 on the video, the Special Magistrate was back on record while discussions were still taking place for case #25. For the record, case #25 was called back at 1:14:43 on the video. The minutes for the call back of this case appear on the end of page 6 of these minutes. The Special

Magistrate then announced that there was no one present to represent the remaining properties at this time (6:18PM).

CASES TO BE CONTINUED

ITEM #V. 3

***TAKEN OUT OF SEQUENCE**

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

For the record, no one was present to represent this property. The Assistant Director explained that this case would be continued to July. The Special Magistrate ordered continuance to the July hearing.

ITEM #V. 4

Case #: 25050002 - Building Code (FBC) Violation
Property Owner: Common Area
Address/Folio: 1480 S Ocean Blvd
Code Section(s): Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program.

For the record, no one was present to represent this property. The Assistant Director explained that this case would be continued to July. The Special Magistrate ordered continuance to the July hearing.

OLD BUSINESS

ITEM #V. 8

***TAKEN OUT OF SEQUENCE**

Case #: 25120008 - Building Permit Violation
Property Owner: Goldkatz LLC
Address/Folio: 3270 Spanish River Dr
Code Section(s): Florida Building Code FBC BCA Section 105.3.2.4 – Permits. Time Limitation:

For the record, no one was present to represent this property. The Assistant Director explained that this case would be continued to July. The Special Magistrate ordered continuance to the July hearing.

CASES TO BE CONTINUED

ITEM #V. 5

***TAKEN OUT OF SEQUENCE**

Case #: 25070007 - Property Maintenance (General)
Property Owner: Hill, Charles F Jr
Address/Folio: 4025 Thomas Way
Code Section(s): Chapter 6 - Building and Building Regulations Section 6-41(b) - Maintenance of exterior of premises

For the record, no one was present to represent this property. The Assistant Director explained that this case would be continued to August. The Special Magistrate ordered continuance to the August hearing.

ITEM #V. 6

Case #: 26030003 - Building Code FBC Violation
 Property Owner: Smith, Jason & Helen
 Address/Folio: 245 Algiers Ave
 Code Section(s): Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required:

For the record, no one was present to represent this property. The Assistant Director explained that this case would be continued to August. The Special Magistrate ordered continuance to the August hearing.

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

COMPLIED CASES	
Case #	Property Address
24120001	228 Imperial Ln
26050008	1461 S Ocean Blvd 223
26060025	4326 N Ocean Dr

OLD BUSINESS**ITEM #V. 7**

Case #: 26050007 - Landscape Violations
 Property Owner: Orlando Deluca Tr Capalbo, Richard M Trstee
 Address/Folio: 1 Sunset Ln
 Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas
 Chapter 6 - Building and Building Regulations Section 6-41(a)(1) - Maintenance of exterior of premises (case had unutilized construction materials)
 Chapter 6 - Building and Building Regulations Section 6-41(a)(18) - Maintenance of exterior of premises.

For the record, no one was present to represent this property. Code Compliance Inspector Donovan Williams testified that the Notice Of Violation was originally issued on May 14, 2026. He explained the three violations for which this property was not in compliance. At the May 28, 2026 Special Magistrate Hearing, a Final Order was issued requiring compliance by June 24, 2026. At this time, the property was still in violation for all three. The property has accumulated \$600 in fines plus \$100 cost for the May hearing totaling \$700. There would be \$100 cost assessed for today's hearing for a total owing of \$800. The Special Magistrate ordered certification of the fines and costs for a total amount to be certified of \$800.

Code Compliance Inspector Williams then announced that case #26020010 was complied today.

COMPLIED CASES	
Case #	Property Address
26020010	1751 S Ocean Blvd 104W

CONTINUED FROM THE MINUTES ON PAGE 2 (NEW BUSINESS)**ITEM #V. 25 *TAKEN OUT OF SEQUENCE**

Case #: 26060020 - Permits Required Violations
 Property Owner: McKim, Shaun
 Address/Folio: 4652 Poinciana St #4

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

The Special Magistrate asked Attorney Pregon if there was any agreement and the attorney answered in the negative. He explained why and among other things, the attorney said that the Town showed the original plans but they also had to show today the “before and after”. They presented only what the unit was when it was built and nothing about what it was today. He felt that the undocumented testimony of the Building Official was not competent and substantial evidence. There wasn’t things presented tonight like a measured comparison, no before and after, etc. He had many conversations with the Town and no one took him up on the opportunity to demonstrate these things.

The Special Magistrate explained that she was prepared to state that based on the sworn testimony of the officers or of the City/Town, there was no washer/dryer in the unit nor a second a/c unit originally and by July 22, 2026 the property owner had to obtain a permit for these things. She wanted to see the original paperwork showing the layout. The Building Official felt that the attorney should read the Code before making a statement regarding that the Building Official’s testimony was not competent and substantial evidence. The Building Official then showed the layout of the unit to the Special Magistrate from the original plan and pointed out the bathtubs in two different places. He then spoke about when one bathtub was changed to a shower, the drainage had to be changed 99% of the time. A door was added and he showed a closet on the plan that did not exist anymore. However, as it was right now, it was all gutted but he previously gained entrance to the unit when everything was intact. Building Official Manson then explained what he testified to under oath. The Special Magistrate asked if the installation of the washer/dryer or the 2nd a/c unit changed the layout. The Building Official testified that an illegal dishwasher was added with illegal piping. The Special Magistrate explained that the counselor said there was no proof of the layout change and the Building Official said his proof was his sworn testimony.

The Special Magistrate was prepared to order the property owner to submit for a permit for the new washer/dryer, the 2nd air conditioner, and the layout change because there was a new washer/dryer, air conditioner and the Building Official’s sworn testimony under oath that he saw everything was sufficient evidence. Attorney Pregon said among other things that the Building Official’s own plumbing inspector said there was no change to the original plumbing. The Special Magistrate informed the attorney that he should have had that plumbing inspector here tonight to testify. She called a halt to the ensuing discussion because her finding of fact was that there was a layout change. The Special Magistrate ordered before July 23, 2026, the property owner was to obtain two issued permits, one for the air conditioner and one permit to include everything else for the rest of the unit but if there was a legitimate reason for a permit delay, the Special Magistrate could decide on extending the compliance time plus \$100 cost was assessed for today’s hearing due immediately but payable within thirty days. The attorney questioned why at first the correction was for submittal for permit and now it was for obtaining the permit. Discussion ensued and the Special Magistrate wanted this handled in the spirit of cooperation for both submittal and approval. The Building Official reminded that this was for plans signed and sealed by an engineer. He had no bad feelings against the attorney’s client and looked forward to this case finally closing. Assistant Director Boyd would send a copy of the plans to the attorney.

For the record, Building Official Mansor left the hearing.

NEW BUSINESS**ITEM #V. 9*****TAKEN OUT OF SEQUENCE**

Case #: 26060002 - Business Tax Receipt (BTR)
Property Owner: Johns, Mark Edward
Address/Folio: 4520 El Mar Dr 14
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 10

Case #: 26060003 - Business Tax Receipt (BTR)
Property Owner: Southern Seas Condo 16 LLC
Address/Folio: 4520 El Mar Dr 16
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 11

Case #: 26060004 - Business Tax Receipt (BTR)
Property Owner: Catenacci, Jeanie F
Address/Folio: 4520 El Mar Dr 11
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 13

Case #: 26060007 - Business Tax Receipt (BTR)
Property Owner: Evangelos Serfas Liv Tr Forget, Manon & Serfas, E Trstee
Address/Folio: 4520 El Mar Dr 3
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 14

Case #: 26060008 - Business Tax Receipt (BTR)
Property Owner: Grudzien, Karen A
Address/Folio: 4520 El Mar Dr 14 (BCPA 4)
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 15

Case #: 26060009 - Business Tax Receipt (BTR)
Property Owner: Gross Liv Tr Gross, James M & Lory M Trstee
Address/Folio: 4520 El Mar Dr 15/16 (BCPA 5)
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 16

Case #: 26060010 - Business Tax Receipt (BTR)
Property Owner: Southern Seas Rev Liv Tr Derso, Cynthia & Bahle, Lynda Trs
Address/Folio: 4520 El Mar Dr 17 (BCPA 6)
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 17

Case #: 26060011 - Business Tax Receipt (BTR)
Property Owner: Catenacci, Jeanie F
Address/Folio: 4520 El Mar Dr 25 (BCPA 12)
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 18

Case #: 26060012 - Business Tax Receipt (BTR)
Property Owner: Dufresne, J Stevens
Address/Folio: 4520 El Mar Dr 13 23/37 (BCPA 13)
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 19

Case #: 26060013 - Business Tax Receipt (BTR)
Property Owner: Vincenzo N Recchia Tr
Address/Folio: 4520 El Mar Dr 15 27/28 (BCPA 15)
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 21

Case #: 26060015 - Business Tax Receipt (BTR)
Property Owner: Digiovanni, Lynn
Address/Folio: 4520 El Mar Dr 32 (BCPA 20)
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 22

Case #: 26060016 - Business Tax Receipt (BTR)
Property Owner: Digiovanni, Lynn
Address/Folio: 4520 El Mar Dr 33 (BCPA 21)
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 23

Case #: 26060017 - Business Tax Receipt (BTR)
Property Owner: Dufresne, Alice Dufresne, J Stevens
Address/Folio: 4520 El Mar Dr 36 (BCPA 17)
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

ITEM #V. 24

Case #: 26060018 - Business Tax Receipt (BTR)
Property Owner: Paul, Kevin Michael
Address/Folio: 4520 El Mar Dr 31 (BCPA 22)
Code Section(s): Sec. 12-2(a) - Business tax receipt required

Assistant Director Boyd testified that the Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

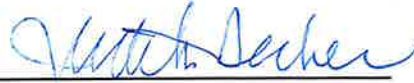
ITEM #V. 28

Case #: 26060021 - Building Permit Violation (*violation shown on Case History Report*)
Property Owner: 1 Elm LLC (on agenda) (*34 Elm LLC was on Case History Report*)
Address/Folio: 4520 El Mar Dr 1 (on agenda) (*4520 El Mar Dr 19# Door 34 was on Case History Report*)
Code Section(s): Florida Building Code FBC BCA Section 105.3.2.1. Expired Permits. Permits. Time Limitation: (*from Case History Report*)

Assistant Director Boyd testified that this property was in violation of Section 12-2 (a) – BTR required. The Town was seeking a Final Order with compliance by July 22, 2026 or a fine of \$150/day until compliance was achieved plus \$100 cost for today's hearing. The Special Magistrate ordered a Final Order for compliance of BTR requirement by July 22, 2026 or a fine of \$150/day to commence thereafter until compliance was achieved by obtaining a BTR plus \$100 cost for today's hearing due immediately but payable within thirty days.

As all business was concluded, Special Magistrate Secher adjourned the hearing at approximately 7:08PM.

APPROVED BY:



Special Magistrate Judith E. Secher

ATTEST:



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