

Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday, August 27, 2026

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, August 27, 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



Agenda Item No: 4.a.

Code Compliance Hearing Agenda Item Report

Meeting Date: August 27, 2026

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: CODE CASES

Subject Title: Code Cases

Explanation:

Recommendation:

Exhibits: None



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • August 27, 2026 • 5:00 PM*

- I. CALL TO ORDER, SPECIAL MAGISTRATE JUDITH SECHER
- II. SWEARING OF WITNESSES
- III. OPENING STATEMENT
- IV. PUBLIC COMMENTS
- V. CODE CASES

Complied Cases

Item #	Case #	Property Address	Property Owner	Page #
1.	26070007	244 HIBISCUS AVE	HIBISCUS PROPERTY INVESTMENTS LLC	39

Cases to be Continued

Item #	Case #	Property Address	Property Owner	Page #
2.	26030003	245 ALGIERS AVE	SMITH,JASON & HELEN	7
3.	26070006	220 CODRINGTON DR	SANTAYANA,RODOLFO R & STACY	37
4.	26040006	3270 S TERRA MAR DR	NGUYEN,VINH H/E CHAU,ANNE	11
5.	26070004	4520 EL MAR DR18	35 ELM LLC	35
6.	26060022	4520 EL MAR DR1 #10/11	1 ELM LLC	31
7.	26060021	4520 EL MAR DR19 #Door 34	34 ELM LLC	30
8.	26060018	4520 EL MAR DR22 #DORR NUMBER 31/BCPA 22	PAUL,KEVIN MICHAEL	27
9.	26060017	4520 EL MAR DR17 #DOOR NUMBER 36/BCPA 17	DUFRESNE,ALICE DUFRESNE,J STEVENS	26
10.	26060016	4520 EL MAR DR21 #DOOR NUMBE 33/BCPA 21	DIGIOVANNI,LYNN	25
11.	26060015	4520 EL MAR DR20 #DOOR NUMBER 32/BCPA 20	DIGIOVANNI,LYNN	24
12.	26060014	4520 EL MAR DR19 #DOOR NUMBER 34/BCPA 19	34 ELM LLC	23
13.	26070016	2005 OCEANWALK TER 300	CATANIA,PETER M III	45
14.	26060013	4520 EL MAR DR15 #DOOR NUMBER 27/28/ BCPA 15	VINCENZO N RECCHIA TR	22



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • August 27, 2026 • 5:00 PM*

15.	26060012	4520 EL MAR DR13 #DOOR NUMBER 23/37/ BCPA 13	DUFRESNE,J STEVENS	21
16.	26060011	4520 EL MAR DR12 #DOOR NUMBER 25/BCPA 12	CATENACCI,JEANIE F	20
17.	26060010	4520 EL MAR DR6 #DOOR NUMBER 17/BCPA 6	SOUTHERN SEAS REV LIV TR DERSO,CYNTHIA & BAHLE,LYNDA TRS	19
18.	26060009	4520 EL MAR DR5 #DOOR NUMBER 15/16/BCPA 5	GROSS LIV TR GROSS,JAMES M & LORY M TRSTEE	18
19.	26060008	4520 EL MAR DR4 #DOOR 14/BCPA 4	GRUDZIEN,KAREN A	17
20.	26060007	4520 EL MAR DR3	EVANGELOS SERFAS LIV TR FORGET,MANON & SERFAS,E TRSTEE	16
21.	26060006	4520 EL MAR DR1	1 ELM LLC	15
22.	26060004	4520 EL MAR DR11	CATENACCI,JEANIE F	14
23.	26060003	4520 EL MAR DR16	SOUTHERN SEAS CONDO 16 LLC	13
24.	26060002	4520 EL MAR DR14	JOHNS,MARK EDWARD	12
25.	26060023	4562 BOUGAINVILLA DR	MAILBOAT MONEY PARTNERS LLC	33

Old Business

Item #	Case #	Property Address	Property Owner	Page #
26.	26060020	4652 POINCIANA ST4 #4	MCKIM,SHAUN	28
27.	25050002	1480 S OCEAN BLVD	COMMON AREA	1

New Business

Item #	Case #	Property Address	Property Owner	Page #
28.	25070007	4025 THOMAS WAY	HILL,CHARLES F JR	3
29.	26070010	1624 BEL-AIR AVE	INTROINI,ANDY RYAN	41
30.	26030014	4512 SEAGRAPE DR1-2	TAMBERINO,GLENN	9
31.	26070012	4641 N OCEAN DR1-8	O'SEAN VILLA LLC	43
32.	25120008	3270 SPANISH RIVER DR	GOLDKATZ LLC	5

VI.ADJOURNMENT

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	7/29/2026 12:00:00 AM

1. 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	7/22/2026	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	8/27/2026		
	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:	<u>#</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	7/22/2026	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
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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	6/30/2026 3:20:00 PM

2. 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	8/26/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	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	8/26/2026	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.
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- 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	7/29/2026 2:53:00 PM

3. 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	8/21/2026	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	8/27/2026		
	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:	<u>#</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	8/21/2026	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:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$200.00	2/25/2026

NARRATIVE: Violation 1.) Abandoned/Voiced permit #LBS24-015298, Violation 2.) Abandoned/Voiced permit # LBS24-015207, Violation 3.) Abandoned/Voiced permit # LBS24-015867, and Violation 4.) Abandoned/Voiced 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	1/14/2026	STATUS	Open
ADDRESS	245 ALGIERS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	6/30/2026 3:22:00 PM

4. CASE 26030003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Posted to Property
	DAYS TO COMPLY	15
	INSPECTION DATE	8/26/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	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	8/26/2026	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
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which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits.

- **REQUIRED CORRECTIVE ACTION(S)** – Please submit application(s) and obtain an AFTER-THE-FACT permit(s) for all work done without a permit(s). For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

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

Respectfully,

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

CASE TYPE	Building Code (FBC) Violation	DATE ESTBL	3/30/2026	STATUS	Open
ADDRESS	4512 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308 1-2	INSPECTOR	Ralph DesRoches	STATUS DATE	7/29/2026 3:46:00 PM

5. CASE 26030014

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Regular Mail
	DAYS TO COMPLY	25
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	TAMBERINO, GLENN	Owner
	4512 SEAGRAPE DR LAUDERDALE BY THE SEA, FL 33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	Chapter 30 - Unified Land Development Regulations Section 30-473(b). - Landscaping required. A landscaping permit shall be required for the installation, removal, or replacement of any required landscaping in accordance with the provisions of this section.	Closed	5/22/2026
	2	8/21/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

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

NARRATIVE: • OBSERVED VIOLATION(S) – The Code Department identified that unpermitted work was carried out at your property. We have met with the Building Department and Planning & Zoning Department, and we have identified that the following work, including but not limited to, have been done without permits:

1. The property fence was replaced without first obtaining the required permit, thereby violating the Town's code section FBC 105.1 — Work without permits.

2. The property's landscaping was removed or replaced without first obtaining the necessary permit, a violation of the Town's code sections 30-473(b) — Landscaping required.

PLEASE REVIEW THE LEGAL DESCRIPTIONS ON THE PREVIOUS PAGE

• **REQUIRED CORRECTIVE ACTION(S)** – Please submit the necessary application(s) and obtain an approved and issued AFTER-THE-FACT permit(s) for all work done without a permit. For assistance with obtaining a permit for the fence replacement or general questions about the violation, you may contact the Building Department by phone at (964) 640-4215 or by email at building@lbts-fl.gov. For assistance with obtaining a permit for the removal or replacement of the landscaping or general questions about the violation, contact the Planning & Zoning Department by phone at (954) 640-4221 or by email zoning@lbts-fl.gov.

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

Respectfully,

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

CASE TYPE	Business Tax Receipt Req (BTR)	DATE ESTBL	4/8/2026	STATUS	Open
ADDRESS	3270 S TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Terry-Ann Boyd	STATUS DATE	7/29/2026 2:55:00 PM

6. CASE 26040006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	8
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: NGUYEN,VINH H/E CHAU,ANNE Owner
1302 DAVISWOOD DR MCLEAN, VA 22102

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE: 1) Property is being rented and no BTR on file for the property - Section 12-2 (a) - Business tax receipt required - The property is being utilized for rental, with no record of BTR on file.

Corrective Action: Please submit an application and obtain an approved Local Business Tax Receipt from the Town by contacting BTR@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 14	INSPECTOR	Terry-Ann Boyd	STATUS DATE	7/29/2026 3:44:00 PM

7. CASE 26060002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	14	COMMENTS FINAL ORDER Application for and issuance of Business Tax Receipt (BTR) is needed to correct the violation.
	INSPECTION DATE	8/21/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/27/2026	
	FINAL ORDER MEETING DATE	6/25/2026	
	FINAL ORDER COMPLY BY DATE	7/22/2026	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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	7/29/2026 3:44:00 PM

8. CASE 26060003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	14	COMMENTS FINAL ORDER To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	INSPECTION DATE	8/21/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/27/2026	
	FINAL ORDER MEETING DATE	6/25/2026	
	FINAL ORDER COMPLY BY DATE	7/22/2026	

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:	<u>#</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	8/21/2026	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:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$150.00	7/22/2026

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	7/29/2026 3:43:00 PM

9. CASE 26060004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	14	COMMENTS FINAL ORDER To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	INSPECTION DATE	8/21/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/27/2026	
	FINAL ORDER MEETING DATE	6/25/2026	
	FINAL ORDER COMPLY BY DATE	7/22/2026	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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	7/29/2026 3:42:00 PM

10. CASE 26060006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	6/25/2026
	FINAL ORDER COMPLY BY DATE	7/22/2026
	PROSECUTION COSTS	\$100.00
	COMMENTS FINAL ORDER	To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	COMMENTS - IMPOSITION OF FINE	

NOTICE NAMES:	1 ELM LLC	Owner
	4520 EL MAR DR #1 LAUDERDALE BY THE SEA, FL 33308	
	ALBERT L, JR., FREVOLA	MR
	2150 South Andrews Ave SUITE 204-206 FORT LAUDERDALE, FL33316	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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	7/29/2026 3:41:00 PM

11. CASE 26060007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	12	COMMENTS FINAL ORDER To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	INSPECTION DATE	8/21/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/27/2026	
	FINAL ORDER MEETING DATE	6/25/2026	
	FINAL ORDER COMPLY BY DATE	7/22/2026	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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	7/29/2026 3:40:00 PM

12. CASE 26060008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	6/25/2026
	FINAL ORDER COMPLY BY DATE	7/22/2026
	PROSECUTION COSTS	\$0.00
	COMMENTS FINAL ORDER	To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	COMMENTS - IMPOSITION OF FINE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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	7/29/2026 3:39:00 PM

13. CASE 26060009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	6/25/2026
	FINAL ORDER COMPLY BY DATE	7/22/2026
	PROSECUTION COSTS	\$100.00
	COMMENTS FINAL ORDER	To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	COMMENTS - IMPOSITION OF FINE	

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	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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	7/29/2026 3:38:00 PM

14. CASE 26060010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Hand	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	12	COMMENTS FINAL ORDER To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	INSPECTION DATE	8/21/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/27/2026	
	FINAL ORDER MEETING DATE	6/25/2026	
	FINAL ORDER COMPLY BY DATE	7/22/2026	

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

VIOLATIONS:	<u>#</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	8/21/2026	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:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$150.00	7/22/2026

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.

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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	7/29/2026 3:38:00 PM

15. CASE 26060011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	6/25/2026
	FINAL ORDER COMPLY BY DATE	7/22/2026
	PROSECUTION COSTS	\$100.00
	COMMENTS FINAL ORDER	To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	COMMENTS - IMPOSITION OF FINE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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.

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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	7/29/2026 3:37:00 PM

16. CASE 26060012

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	6/25/2026
	FINAL ORDER COMPLY BY DATE	7/22/2026
	PROSECUTION COSTS	\$100.00
	COMMENTS FINAL ORDER	To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	COMMENTS - IMPOSITION OF FINE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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.

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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	7/29/2026 3:36:00 PM

17. CASE 26060013

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	6/25/2026
	FINAL ORDER COMPLY BY DATE	7/22/2026
	PROSECUTION COSTS	\$100.00
	COMMENTS FINAL ORDER	To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	COMMENTS - IMPOSITION OF FINE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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.

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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	7/29/2026 3:33:00 PM

18. CASE 26060014

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	6/25/2026
	FINAL ORDER COMPLY BY DATE	7/22/2026
	PROSECUTION COSTS	\$100.00
	COMMENTS FINAL ORDER	To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	COMMENTS - IMPOSITION OF FINE	

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	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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.

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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	7/29/2026 3:12:00 PM

19. CASE 26060015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	6/25/2026
	FINAL ORDER COMPLY BY DATE	7/22/2026
	PROSECUTION COSTS	\$100.00
	COMMENTS FINAL ORDER	To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	COMMENTS - IMPOSITION OF FINE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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.

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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	7/29/2026 3:11:00 PM

20. CASE 26060016

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	6/25/2026
	FINAL ORDER COMPLY BY DATE	7/22/2026
	PROSECUTION COSTS	\$100.00
	COMMENTS FINAL ORDER	To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	COMMENTS - IMPOSITION OF FINE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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	7/29/2026 3:10:00 PM

21. CASE 26060017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	6/25/2026
	FINAL ORDER COMPLY BY DATE	7/22/2026
	PROSECUTION COSTS	\$100.00
	COMMENTS FINAL ORDER	To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	COMMENTS - IMPOSITION OF FINE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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	7/29/2026 3:09:00 PM

22. CASE 26060018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	12
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	6/25/2026
	FINAL ORDER COMPLY BY DATE	7/22/2026
	PROSECUTION COSTS	\$100.00
	COMMENTS FINAL ORDER	To be in compliance, application for and issuance of the Business Tax Receipt (BTR) is needed.
	COMMENTS - IMPOSITION OF FINE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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	7/29/2026 11:14:00 AM

23. 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
			Property is to be brought into compliance before July 23rd by the following: 1. Obtain an approved permit for the 2nd installed a/c unit. 2. Obtain an approved permit for the change in the layout of the bathrooms and for the installation of a washer and dryer. If there's a legitimate reason for a permit delay, the case is to be brought back to the Special Magistrate for consideration of an extension to the compliance date.
	INSPECTION DATE	7/29/2026	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/27/2026	
	FINAL ORDER MEETING DATE	6/25/2026	
	FINAL ORDER COMPLY BY DATE	7/22/2026	
NOTICE NAMES:	MCKIM,SHAUN	Owner	
	1932 SE FALLON DR PORT ST LUCIE, FL 34983		

VIOLATIONS:	<u>#</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	7/29/2026	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:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$150.00	7/22/2026

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@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 19 #Door 34	INSPECTOR	Terry-Ann Boyd	STATUS DATE	7/29/2026 3:07:00 PM

24. CASE 26060021

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	Permit is expired. Please make contact with the Building Department to schedule final inspections and close out the permit to come into compliance.
	INSPECTION DATE	8/21/2026	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	8/27/2026		
	FINAL ORDER MEETING DATE	6/25/2026		
	FINAL ORDER COMPLY BY DATE	7/22/2026		

NOTICE NAMES:	34 ELM LLC	Owner
	900 SE 3 AVE STE 202 FORT LAUDERDALE, FL 33316	
	ALBERT L, JR., FREVOLA	MR
	2150 South Andrews Ave SUITE 204-206 FORT LAUDERDALE, FL33316	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	7/22/2026

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	7/29/2026 3:06:00 PM

25. CASE 26060022

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	9
		PROSECUTION COSTS \$100.00
		COMMENTS FINAL ORDER
		Unit # 10 - An issued and approved after the fact permit for work must be attained for compliance.
		Unit # 11 - Permit is expired. Schedule final inspections and close out the permit to come into compliance.
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	6/25/2026
	FINAL ORDER COMPLY BY DATE	7/22/2026
NOTICE NAMES:	1 ELM LLC	Owner
	4520 EL MAR DR #1 LAUDERDALE BY THE SEA, FL 33308	
	ALBERT L, JR., FREVOLA	MR
	2150 South Andrews Ave SUITE 204-206 FORT LAUDERDALE, FL33316	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	
	2	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
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DAILY FINE	\$150.00	7/22/2026
DAILY FINE	\$150.00	7/22/2026

NARRATIVE:

1. Violation of Section 105.3.2.1 - Expired Permits- Permit# LBS25-017585 expired on 4-29-2026. This applies to Unit # 11.
 2. Violation of Section 105.1 - Work done without required permits from the Town. Unit has been remodeled - This applies to Unit# 10
- Corrective Action required: Please contact the Building Department for options regarding reinstatement or resubmittal of your expired permit for Unit# 11, as well as submit an after the fact permit for remodel of Unit # 10.
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	Business Tax Receipt Req (BTR)	DATE ESTBL	6/16/2026	STATUS	Open
ADDRESS	4562 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Terry-Ann Boyd	STATUS DATE	7/29/2026 3:49:00 PM

26. CASE 26060023

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	36
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	MAILBOAT MONEY PARTNERS LLC	Owner
	3324 NE 32 ST FORT LAUDERDALE, FL 33308	
	MILLER, DEVON	MR
	3324 NE 32ND ST Lauderdale by the sea, FL33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

NARRATIVE: Renting without the required Business Tax Receipt

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	Building Permit Violation	DATE ESTBL	7/9/2026	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 18	INSPECTOR	Terry-Ann Boyd	STATUS DATE	7/29/2026 2:57:00 PM

27. CASE 26070004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	13
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	35 ELM LLC	Owner
	4520 EL MAR DR # 18 Lauderdale by the sea, FL 33308	
	ALBERT L, JR., FREVOLA	MR
	2150 South Andrews Ave SUITE 204-206 FORT LAUDERDALE, FL33316	

VIOLATIONS:	<u>#</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	8/21/2026	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

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

NARRATIVE: Property is in violation of Section 105.1 for demo of an apartment unit with no approved permit. A stop work order was posted to the property on June 22, 2026. All work should cease until an after the fact permit for demo has been approved and issued. If work continues, power may be removed from the unit.

Corrective Action required: Please contact the Building Department 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	Citizen Complaint	DATE ESTBL	6/29/2026	STATUS	Open
ADDRESS	220 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Ralph DesRoches	STATUS DATE	7/15/2026 12:00:00 AM

28. CASE 26070006

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

NOTICE NAMES: SANTAYANA, RODOLFO R & STACY
Owner
1032 CATALONIA AVE MIAMI, FL 33134
SANTAYANA, RODOLFO R & STACY
220 CODRINGTON DR LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/14/2026	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	8/14/2026	Chapter 6 - Building and Building Regulations Section 6-37(a)(1). Maintenance appearance standards The exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. All screened enclosures shall be properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate maintenance.	Not in Compliance	
	3	8/14/2026	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:

• OBSERVED VIOLATION(S):

1. The driveway is in a state of deterioration, exhibiting signs of weathering and having numerous cracks throughout its surface, a violation of the Town's Code Section 6-37(a)(1) — Maintenance appearance standards.
2. Litter has accumulated along the landscaped bush located at the front of the property, a violation of the Town's Code Section 6-41(a)(1) — Maintenance of exterior of premises.
3. Areas of the front lawn exhibit numerous dead and/or bare spots, resulting in an unhealthy and deteriorated appearance. This constitutes a violation of the Town's Code Section 30-477(a) — Maintenance of landscaped areas.

PLEASE TAKE A MOMENT TO REVIEW THE LEGAL DESCRIPTIONS PROVIDED ABOVE

• REQUIRED CORRECTIVE ACTION(S):

1. Please take appropriate action to repair or replace the weathered and deteriorating asphalt driveway by having it professionally serviced, eliminate extensive cracking, and restore it to good condition. All work requiring permits shall be obtained before starting of such work.
2. Please remove litter and debris observed along the front of the property. Kindly develop and maintain a routine schedule to keep the area free of litter and debris.
3. Please restore dead and/or bare areas of the grass by re-sodding, re-seeding, or other appropriate measures in order to keep the lawn in a healthy condition. All work requiring permits shall obtain prior to the commencement of such work.

Thank you in advance for your attention to this important matter. Kindly notify me immediately should you have any additional questions regarding this notice or if you have already resolved the violation(s).

Respectfully,

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

CASE TYPE	Landscape Violations	DATE ESTBL	5/27/2026	STATUS	Open
ADDRESS	244 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Donovan Williams	STATUS DATE	7/28/2026 12:00:00 AM

29. CASE 26070007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	7
	INSPECTION DATE	8/7/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	HIBISCUS PROPERTY INVESTMENTS LLC	Owner
	95-20 98 STREET OZONE PARK, NY 11416	
	CASILLO, MICHAEL	MR
	544 SANDERLING CIRCLE DEERFIELD BEACH, FL33442	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/7/2026	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	8/7/2026	Chapter 6 - Building and Building Regulations 6-8 (a)(1) General appearance. All building and construction sites within the Town shall at all times be kept by the owner of the premises and the general contractor free of loose debris, airborne or otherwise, litter, paper, construction material waste, scrap construction material and other trash produced from the site.	Not in Compliance	
	3	8/7/2026	Chapter 6 - Building and Building Regulations Section 6-38(a) - Responsibility of owners and/or operators. The owner and/or operator of any property shall jointly and severally: Maintain the property in a clean and sanitary condition;	Not in Compliance	

FINES:

NARRATIVE: *VIOLATION*: Maintenance of Landscaped areas

This property is in violation of Sec. 30-477 of the Town code which states that, 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 maintain the landscape by mowing, trimming, seeding, treating, and/or fertilizing keeping a well-kept appearance at all times.

VIOLATION: Responsibility of owners and/or operators

This property is in violation of Sec. 6-38(a) which states that, the owner and/or operator of any property shall jointly and severally, maintain the property in a clean and sanitary condition.

Corrective Action(s): Please clear the property so that it is clear and sanitary.

VIOLATION: Construction site operation, maintenance, appearance, and secondary impacts

This property is in violation of Sec. 6-8(a) which states that, all building and construction sites within the Town shall at all times be kept by the owner of the premises and the general contractor free of loose debris, airborne or otherwise, litter, paper, construction material waste, scrap construction material and other trash produced from the site.

Corrective Action(s): Please clear the property of loose debris, litter, construction material waste, scrap construction materials, empty appliance boxes.

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 question, please do not hesitate to contact us.

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

CASE TYPE	Web Citizen Complaint	DATE ESTBL	7/22/2026	STATUS	Open
ADDRESS	1624 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Ralph DesRoches	STATUS DATE	8/12/2026 12:00:00 AM

30. CASE 26070010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	20
	INSPECTION DATE	8/21/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	INTROINI, ANDY RYAN	Owner
	1612 BEL AIR AVE LAUDERDALE BY THE SEA, FL 33062	
	INTROINI, ANDY RYAN	
	1624 BEL-AIR AVE LAUDERDALE BY THE SEA, FL33062	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/21/2026	Chapter 6 - Building and Building Regulations Section 6-38(b) - Responsibility of owners and/or operators. The owner and/or operator of any property shall jointly and severally: Maintain the property so as to prevent the accumulation of stagnant water thereon;	Not in Compliance	

FINES:

NARRATIVE:

- OBSERVED VIOLATION(S) – The Code Compliance Department has identified a violation at the property concerning stagnant water in the swimming pool, which has resulted in the growth of green algae. This constitutes a violation of the Town's Code Section 6-38(b) — Responsibility of owners and/or operators.

PLEASE TAKE TIME TO REVIEW THE LEGAL DESCRIPTION PROVIDED ABOVE

- REQUIRED CORRECTIVE ACTION(S) – This violation may pose serious risks to health and safety, requiring immediate action. Please remove the algae promptly and restore proper water quality and circulation to prevent a public nuisance and health hazard.

Thank you in advance for your prompt attention to this urgent matter. Please notify me immediately should you have any questions regarding this notice or if you have already resolved the violation(s).

Respectfully,

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

CASE TYPE	Property Maintenance (General)	DATE ESTBL	6/5/2026	STATUS	Open
ADDRESS	4641 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-8	INSPECTOR	Donovan Williams	STATUS DATE	8/12/2026 12:00:00 AM

31. CASE 26070012

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Regular Mail
	DAYS TO COMPLY	13
	INSPECTION DATE	8/26/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: O'SEAN VILLA LLC
3 HILLS RD GLOUCESTER, MA 01930
Gladstone, P. A., Stephen R.
7000 West Palmetto Park Road suite 210 Boca Raton, FL33433
Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/26/2026	Chapter 6 - Building and Building Regulations Section 6-37(a)(2). Maintenance appearance All surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected. Painted surfaces shall be maintained free of graffiti and with uniform colors void of any evidence of deterioration.	Not in Compliance	

FINES:

NARRATIVE: *VIOLATION*: Parking lot requires car stops to be repainted as well as the space lines.

This property is in violation of Sec. 6-37(a)(1-2) which states that, the owner and operator of all properties governed by the code shall maintain the exterior of the premises in such a manner to conform with all Town codes and ordinances; avoid blighting influences on neighboring properties; and avoid the creation of hazards to public health, safety and welfare. Such maintenance and appearance will be judged by the following standards:

(2) All surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected. Painted surfaces shall be maintained free of graffiti and with uniform colors void of any evidence of deterioration.

Corrective Action(s): Please repaint car stops and space lines so they are clearly visible.

VIOLATION: Overgrown grass

This property is in violation of Sec. 6-41(a)(18) of the Town code which states that, 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 the grass groundcover so that it does not exceed the length of 6 inches.

Thank you kindly for your attention to this matter. We appreciate your efforts and ongoing efforts to maintain the standards of Lauderdale by the Sea.

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

With Respect,
LBTS Code Compliance Inspector
Donovan Williams
9954) 734-3013
donovanw@lbts-fl.gov

CASE TYPE	Fire Code Violations	DATE ESTBL	6/16/2026	STATUS	Open
ADDRESS	2005 OCEANWALK TER, LAUDERDALE BY THE SEA, FL 33062 300	INSPECTOR	Ralph DesRoches	STATUS DATE	7/29/2026 12:00:00 AM

32. CASE 26070016

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	14
	INSPECTION DATE	8/12/2026
	COMPLIED DATE	
	SCHEDULED HEARING DATE	8/27/2026
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: CATANIA,PETER M III Owner
2005 OCEANWALK TERRACE #300 LAUDERDALE BY THE SEA, FL 33062
INC., THE RESERVE AT OCEAN WALK VILLAS CONDOMINIUM ASSOC
2005 OCEAN WALK TERR LAUDERDALE BY THE SEA, FL33062
VIRTUS PROPERTY MANAGEMENT, VIRTUS PROPERTY MANAGEMENT C/O
6499 POWERLINE ROAD SUITE #306 FORT LAUDERDALE, FL33309

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/12/2026	Chapter 18 - Fire Department Access Roads Fire Code NFPA 1 Chapter - Section 18.2.3.5.1.1- Chapter 18 Section 18.2.3.5.1.1- Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).	Not in Compliance	

FINES:

NARRATIVE: • OBSERVED VIOLATION(S) – The Code Compliance Division identified a violation at the property where a vehicle, a white Honda Accord bearing the license plate #RKU256, was observed parked on a Fire Department access road, reducing the width to 16 feet from the required 20 feet. This constitutes a violation of the Town's Code Section Fire Code 18.2.3.5.1.1 — Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

PLEASE TAKE A MOMENT TO REVIEW THE LEGAL DESCRIPTION(S) PROVIDED ABOVE

• REQUIRED CORRECTIVE ACTION(S) – This violation presents a fire safety concern and must be addressed promptly. Kindly ensure the removal of all vehicles or other obstructions from the Fire Department access road and preserve the

mandated unobstructed minimum width of twenty (20) feet at all times. Any future parking, storage, or obstructions within the designated fire access area are strictly prohibited.

Thank you in advance for your prompt attention to this urgent matter. Please notify me immediately should you have any questions regarding this notice or if you have already resolved the violation(s).

Respectfully,

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