

APPROVED

TOWN OF LAUDERDALE-BY-THE SEA
CODE COMPLIANCE HEARING MINUTES
Town Commission Meeting Room (Jarvis Hall)
Thursday, August 27, 2026 at 5:00PM

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

Special Magistrate Judith E. Secher called the hearing to order at approximately 5:00PM on Thursday, August 27, 2026 with Building Official Simo Mansor, Assistant Director Code Compliance Terry-Ann Boyd, Code Compliance Inspector Donovan Williams, Code Compliance Inspector Ralph DesRoches, and Special Magistrate Clerk Corin Valerio to record the minutes.

II. SWEARING OF WITNESSES

The Special Magistrate called for anyone speaking tonight to be sworn in and Clerk Corin Valerio administered the oath to whomever would be testifying today other than to lawyers who would be representing their client.

III. OPENING STATEMENT

The Special Magistrate asked to call the cases and Assistant Director Code Compliance Terry-Ann Boyd called item #26.

IV. PUBLIC COMMENTS

There was no one from the public 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.

OLD BUSINESS

ITEM #V. 26

Case #: 26060020 - Permits Required Violations

Property Owner: McKim, Shaun

Address/Folio: 4652 Poinciana St 4 #4

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

***TAKEN OUT OF SEQUENCE**

Assistant Director Code Compliance Terry-Ann Boyd refreshed everyone's memory regarding this case for work done without permits (change in the layout of the bathroom and installation of a washer and dryer). In June, the Special Magistrate directed the Assistant Director to give the plans to the respondent and his attorney so they could identify what needed to be done. This was accomplished around June 29th and at the July 2026 hearing, their contractor requested an extension. The extension was granted last month. The Town has not heard from anyone (respondent or his attorney) so they reached out to the contractor for an update which was just presented moments ago with a request for additional time. Fines were running and as of today,

they total \$5,500. The fines have not been certified. The Town's position was that they have been more than accommodating. She answered the Special Magistrate that no one was in attendance today to represent this property. The Assistant Director felt that the fines should be certified. They were running at \$100 per day. She explained that the case could be continued with the fines running in the background, or an extension could be granted and the fines would not continue running or the fines could be certified. The Town recommended certification. The Special Magistrate stated that this case has been going on for awhile with no cooperation from the respondent. Building Official Mansor gave his update regarding what transpired after they were given the plans. The Special Magistrate felt that if the Town did not contact them, they would not have contacted the Town. The Special Magistrate ordered certification of the \$5,500 as of today fine plus \$100 hearing costs for a total of \$5,600 to be certified and the fine would continue to run until the case was closed/complied.

COMPLIED CASES

ITEM #V. 1

Case #: 26070007 - Landscape Violations
Property Owner: Hibiscus Property Investments LLC
Address/Folio: 244 Hibiscus Ave
Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas.
Chapter 6 - Building and Building Regulations 6-8 (a)(1) General appearance.
Chapter 6 - Building and Building Regulations Section 6-38(a) - Responsibility of owners and/or operators.

Assistant Director Terry-Ann Boyd explained that Code Compliance Inspector Williams would present this Finding of Fact case. The Inspector testified that the Notice of Violation was issued on July 20, 2026. Notice was achieved by a signed and dated green card in the file. He explained the three violations which now were complied. The Town was requesting a Finding of Fact that the three violations existed but were in compliance now and if the same violation(s) should reoccur within the next five years under the same ownership, it could be considered repeat violations subject to immediate and higher fines plus \$100 hearing costs for today due immediately but payable within thirty days. The Special Magistrate ordered a Finding of Fact that if the same violation(s) should reoccur within the next five years under the same ownership, it could be considered repeat violation(s) subject to immediate and higher fines plus for today, \$100 hearing costs were assessed and were due immediately but payable within thirty days.

NEW BUSINESS

ITEM #V. 32

***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:

Assistant Director Terry-Ann Boyd explained that Inspector Williams would present this case. He testified that the Notice of Violation was originally issued December 17, 2025. The property has four violations that apply to the time limitation violation for construction that has begun. On January 22, 2026, compliance was required at the January hearing. The Special Magistrate ordered a Final Order for compliance by February 25, 2026. Since that time, there have been six continuances that have brought us to today's hearing. Fines owed today were \$36,600. The

Assistant Director answered the Special Magistrate that what happens to the permit was that the property owner has to come back to Town and resurrect the permit that has expired or had been abandoned. If they were not going to do the work, an inspector would have to go out and confirm that the permitted work was not completed. She answered that she did not know if the work was even started. The Building Department would have to answer this more completely. For this case, a new permit was submitted but was not approved for issues. Comments have to be addressed. The Town was requesting the \$36,600 fine certified plus \$100 hearing costs for today. The Special Magistrate ordered the \$36,600 fine certified plus for today's hearing, \$100 hearing costs were assessed.

ITEM #V. 28

***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.

Assistant Director Terry-Ann Boyd explained that Code Compliance Inspector DesRoches would present this case for this single-family property. The Inspector testified that the Notice of Violation was issued on July 28, 2025. The roof was discolored and dirty and the paint on the garage door was faded and peeling. Service was achieved by posting at Town Hall and at the property on July 28, 2025. Inspections were carried out on August 25, 2025 and on August 21, 2026. The violation for the roof was not complied but the garage door violation was resolved. The Town requested a Final Order for the respondent to come into compliance for the roof by September 23, 2026 or \$100/day fine to commence September 24, 2026 plus \$100 hearing cost be assessed for today's hearing. He gave his evidence of photos depicting the violation to the Special Magistrate who accepted them into the record without objection as City's/Town's Composite #1 which contained seven pages of pictures of the garage and the roof. City's/Town's Exhibit 2 - Affidavit of Non-Compliance, and City's/Town's Exhibit 3 was the Affidavit of Service. The Special Magistrate ordered compliance for the roof by September 23, 2026 or \$100/day fine to commence September 24, 2026 plus \$100 hearing cost assessed for today's hearing due immediately or payable within thirty days.

ITEM #V. 29

Case #: 26070010 - Web Citizen Complaint
Property Owner: Introini, Andy Ryan
Address/Folio: 1624 Bel-Air Ave
Code Section(s): Chapter 6 - Building and Building Regulations Section 6-38(b) - Responsibility of owners and/or operators.

Assistant Director Terry-Ann Boyd called this case for a single-family property that Inspector DesRoches would present. The Inspector testified that on July 23, 2026, the respondent was issued a Notice of Violation. The pool water at the property was found to be dirty (early stages of algae growth). Service was achieved by posting at Town Hall and at the property on July 29, 2026. The property was re-Inspected on August 12, 2026, August 21, 2026, and today as well. The violation for the pool was resolved. The Town recommended a Finding of Fact that if this violation reoccurred within the next five year under the same ownership, it could be deemed a repeat violation subject to immediate and higher fines. He also requested \$100 hearing costs for today be assessed. He gave his photographic evidence to the Special Magistrate. The Special Magistrate accepted into the record without objection four pages of photos showing a green pool as City's/Town's Composite Exhibit #1, City's/Town's Exhibit 2 – Affidavit of Non-Compliance (2

pages), and City's/Town's Exhibit 3 – Affidavit of Service (2 pages) and photo thereof. The Special Magistrate ordered a Finding of Fact that the violation of Chapter 6 did occur but was complied and if this violation of Chapter 6 did reoccur under the same ownership within the next five years, it could be deemed a repeat violation subject to immediate and higher fines plus \$100 hearing costs for today were assessed and due immediately but payable within thirty days.

ITEM #V. 30

Case #: 26030014 - Building Code (FBC) Violation
 Property Owner: Tamberino, Glen
 Address/Folio: 4512 Seagrape Dr 1-2
 Code Section(s): Chapter 30 - Unified Land Development Regulations Section 30-473(b). - Landscaping required.
 Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required:

Assistant Director Terry-Ann Boyd called this case that Inspector DesRoches would present for a residential property (units 1 & 2). The Inspector testified that on March 30, 2026, the respondent was issued a Notice of Violation for replacing or removing the landscaping and also for a fence that was installed or replaced on the property without obtaining a proper permit for both issues. Service was achieved on June 30, 2026 because both the property and Town Hall were posted. Re-inspections were conducted on May 22 and August 21, 2026. It has been determined that the respondent has come into compliance for both violations (landscape required and work done without permits). The Inspector said that the Town was recommending a Finding of Fact that if the violation(s) reoccurred within the next five years under the same ownership, it could be deemed a repeat violation subject to immediate and higher fines. The Inspector also requested \$100 hearing costs for today to be assessed. He provided photographic evidence to the Special Magistrate who accepted it into evidence without objection for this case. The Special Magistrate explained that it consisted of City's/Town's Composite Exhibit 1 which contained two pages, Exhibit 2 was the Affidavit of Non-Compliance (2 pages) and Exhibit 3 was the Affidavit of Service (3 pages including photos) and a 4-page Evidence of Compliance was Composite Exhibit 4. The Special Magistrate ordered a Finding of Fact that Section 105.1 - work without permits and Chapter 30/Section 30-473(b) landscape required were violated but were in compliance now and if one or both violations did reoccur under the same ownership within the next five years, it could be deemed a repeat violation subject to immediate and higher fines plus \$100 hearing costs for today due immediately but payable within thirty days.

Assistant Director Terry-Ann Boyd read into the record the case numbers that were continued to the October 22, 2026 Hearing.

CONTINUED TO THE OCTOBER 22, 2026 HEARING	
Case #	Property Address
26030003	245 Algiers Ave
26070006	220 Codrington Dr

Assistant Director Terry-Ann Boyd read into the record the case numbers that were continued to the September 24, 2026 Hearing.

CONTINUED TO THE SEPTEMBER 24, 2026 HEARING	
Case #	Property Address
26040006	3270 S Terra Mar Dr
26070004	4520 El Mar Drive 18
26060022	4520 El Mar Dr 1 (#10/11)

CONTINUED TO THE SEPTEMBER 24, 2026 HEARING	
Case #	Property Address
26060021	4520 El Mar Dr 19
26060018	4520 El Mar Dr 22
26060017	4520 El Mar Dr 17
26060016	4520 El Mar Dr 21
26060015	4520 El Mar Dr 20
26060014	4520 El Mar Dr 19
26070016	2005 Oceanwalk Ter 300
26060013	4520 El Mar Dr 15 (called 17)
26060012	4520 El Mar Dr 13
26060011	4520 El Mar Dr 12
26060010	4520 El Mar Dr 6
26060009	4520 El Mar Dr 5
26060008	4520 El Mar Dr 4
26060007	4520 El Mar Dr 3
26060006	4520 El Mar Dr 1
26060004	4520 El Mar Dr 11
26060003	4520 El Mar Dr 16
26060002	4520 El Mar Dr 14
26060023	4562 Bougainvillea Dr
25050002	1480 S Ocean Blvd

The Special Magistrate and the Assistant Director explained that the following case was removed because it was complied.

REMOVED/COMPLIED CASE	
Case #	Property Address
26070012	4641 N Ocean Dr 1-8

As all business was concluded, Special Magistrate Secher adjourned the hearing at approximately 5:38PM.

APPROVED BY:


Special Magistrate Judith E. Secher

ATTEST:


Special Magistrate Clerk Corin Valerio
Lauderdale-By-The-Sea, Florida