



**Code Compliance  
Jarvis Hall 4505 N. Ocean Drive**

**Code Compliance Hearing**

# Code Compliance Hearing

Thursday, August 25, 2022, 5:00 PM  
Jarvis Hall 4505 N. Ocean Drive

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## **1. CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO**

## **2. SWEARING OF WITNESSES**

## **3. OPENING STATEMENT**

## **4. CODE CASES**

### **4.a. Code Cases**

[8-25-22 Agenda Summary.pdf](#)

[8-25-22 Agenda Backup.pdf](#)

## **5. FIRE CASES**

## **6. ADJOURNMENT**

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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.



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

*Town Commission Meeting Room (Jarvis Hall)  
Thursday • August 25, 2022 • 5:00 PM*

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

### Cases To Be Continued

| Item # | Case #   | Property Address          | Property Owner                                        | Page # |
|--------|----------|---------------------------|-------------------------------------------------------|--------|
| 1      | 22070007 | 1984 SAILFISH PL          | RHINO REAL ESTATE LLC                                 | 34     |
| 2      | 22010004 | 2011 CORAL REEF DR        | ESTEVES,JOHN P                                        | 48     |
| 3      | 22030021 | 269 LOMBARDY AVE          | LABIRIS, NANCY RENEE & PETER                          | 62     |
| 4      | 22040018 | 4617 EL MAR DR            | DEE JAY ENTERPRISES INC GREENBERG,MARISSA C           | 69     |
| 5      | 21080007 | 1501 S OCEAN BLVD         | CONWAY ECHARTE TURNBRIDGE ET AL % GARDEN BY THE SEA N | 80     |
| 6      | 22050002 | 229 E COMMERCIAL BLVD     | SABATINI INVESTMENTS LLC                              | 72     |
| 7      | 22050003 | 233 E COMMERCIAL BLVD     | IMCO BY C LLC                                         | 73     |
| 8      | 22060002 | 1984 WINDWARD DR          | TYCHE HOLDINGS                                        | 77     |
| 9      | 22060012 | 4412 E TRADEWINDS AVE 1-2 | HERNANDEZ,HECTOR WOLLISTON,DEON                       | 12     |
| 10     | 22040008 | 4536 POINCIANA ST         | 4536 HOME LAND TR OTTO,GARY TRSTEE                    | 65     |

### Old Business

| Item # | Case #   | Property Address      | Property Owner                               | Page # |
|--------|----------|-----------------------|----------------------------------------------|--------|
| 11     | 21090010 | 230 LAKE CT           | SKY007 LLC                                   | 36     |
| 12     | 21110002 | 1439 S OCEAN BLVD     | WHITTIER TOWERS APARTMENTS ASSOCIATION, INC. | 38     |
| 13     | 22050006 | 4051 N OCEAN DR       | 4051 N OCEAN DRIVE LLC                       | 74     |
| 14     | 22010024 | 4109 N OCEAN DR 1-8   | 4051 N OCEAN DRIVE LLC                       | 52     |
| 15     | 22020002 | 262 COMMERCIAL BLVD   | FPA HOLDINGS LLC                             | 54     |
| 16     | 21100018 | 4641 N OCEAN DR 1-8   | O'SEAN VILLA LLC                             | 83     |
| 17     | 21080006 | 4324 SEAGRAPE DR 1-4  | ISLA BELLA LLC                               | 78     |
| 18     | 22030017 | 4454 SEAGRAPE DR 1-2  | CARSON CREEK CORP                            | 60     |
| 19     | 22030016 | 5000 N OCEAN BLVD 207 | JUALU INVESTORS LLC                          | 58     |



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

*Town Commission Meeting Room (Jarvis Hall)  
Thursday • August 25, 2022 • 5:00 PM*

## New Business

| Item # | Case #   | Property Address      | Property Owner                       | Page # |
|--------|----------|-----------------------|--------------------------------------|--------|
| 20     | 22070002 | 4433 N OCEAN DR       | Z & K PROPERTY CORP INC              | 29     |
| 21     | 22070003 | 4433 N OCEAN DR       | Z & K PROPERTY CORP INC              | 30     |
| 22     | 22070004 | 4433 N OCEAN DR       | Z & K PROPERTY CORP INC              | 31     |
| 23     | 18020015 | 2 E COMMERCIAL BLVD   | ANGLIN FAM TR % RAYMOND ANGLIN       | 20     |
| 24     | 22070011 | 4507 W TRADEWINDS AVE | COLANER,JOSEPH A                     | 15     |
| 25     | 22070012 | 4655 BOUGAINVILLA DR  | PULSO MIAMI LLC                      | 17     |
| 26     | 22070010 | 4655 BOUGAINVILLA DR  | PULSO MIAMI LLC                      | 14     |
| 27     | 22030004 | 4420 E TRADEWINDS AVE | APCE ACQUISITIONS LLC ARNOLD, JOAN G | 56     |
| 28     | 22070013 | 2 E COMMERCIAL BLVD   | ANGLIN FAM TR % RAYMOND ANGLIN       | 18     |
| 29     | 22080002 | 4109 N OCEAN DR 1-8   | 4051 N OCEAN DRIVE LLC               | 7      |
| 30     | 22080005 | 4109 N OCEAN DR 1-8   | 4051 N OCEAN DRIVE LLC               | 8      |
| 31     | 21120003 | 2000 S OCEAN BLVD     | ROYAL COAST CONDO ASSN INC           | 42     |
| 32     | 22070024 | 4050 N OCEAN DR       | THE CARIBE, INC. OF BROWARD COUNTY   | 10     |
| 33     | 22040017 | 222 E COMMERCIAL BLVD | ACS 218 LLC                          | 67     |
| 34     | 22060019 | 224 HIBISCUS AVE 360  | COOPER,GARY                          | 26     |
| 35     | 22060015 | 234 HIBISCUS AVE 172  | COOPER,GARY                          | 22     |
| 36     | 22060018 | 234 HIBISCUS AVE 362  | COOPER, GARY M                       | 25     |
| 37     | 22060017 | 234 HIBISCUS AVE 365  | COOPER, GARY M                       | 24     |
| 38     | 22060016 | 234 HIBISCUS AVE 369  | COOPER, GARY M COOPER, RICHARD PAUL  | 23     |
| 39     | 22060001 | 259 MIRAMAR AVE       | ROYAL IMPERIAL GROUP LLC             | 76     |

## Certification of Lien

| Item # | Case #   | Property Address         | Property Owner                                     | Page # |
|--------|----------|--------------------------|----------------------------------------------------|--------|
| 40     | 22040002 | 4213 EL MAR DR 1-6       | PALM LAKES I ASSOCIATES INC                        | 63     |
| 41     | 22060022 | 263 COMMERCIAL BLVD      | VICNSONS REALTY GROUP LLC                          | 27     |
| 42     | 21060005 | 3210 OLEANDER WAY        | D'ANGELO,MICHAEL S HARRIS,JONATHAN & AMEJEIRAS,MAR | 81     |
| 43     | 22060014 | 4400 N OCEAN DR          | SEALAUD MANAGEMENT LLC                             | 1      |
| 44     | 21120007 | 217 E COMMERCIAL BLVD    | SERAFINI,SILVIO & ANA E                            | 44     |
| 45     | 21100025 | 4652 POINCIANA ST 1      | SENOUCI,CARL                                       | 85     |
| 46     | 21100026 | 4652 POINCIANA ST 2      | SENOUCI,CARL                                       | 87     |
| 47     | 21100027 | 4652 POINCIANA ST 3      | WACHTER,WILHELM & EDITH                            | 89     |
| 48     | 21100028 | 4652 POINCIANA ST 4      | ROBERTO,JOHN A EST                                 | 91     |
| 49     | 21100029 | 4652 POINCIANA ST 5      | ROBERTO,JOHN A                                     | 93     |
| 50     | 21100030 | 4652 POINCIANA ST 6      | FAVALE,JOSEPH FAVALE,VINCENT MARIO                 | 95     |
| 51     | 21100031 | 4652 POINCIANA ST 7      | BROOKS,WILLIE J WILSON-BROOKS,SUSAN K              | 97     |
| 52     | 21100032 | 4652 POINCIANA ST 8      | SENOUCI,BRAHIM                                     | 99     |
| 53     | 22040025 | 4305 BOUGAINVILLA DR 1-7 | BEE BEE PROPERTIES INC                             | 70     |
| 54     | 22010001 | 4620 N OCEAN DR          | SHMF ESCAPE LLC                                    | 46     |



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

*Town Commission Meeting Room (Jarvis Hall)  
Thursday • August 25, 2022 • 5:00 PM*

### Fire Cases

| Item # | Case #  | Property Address  | Property Owner      |
|--------|---------|-------------------|---------------------|
| 55     | 22-1345 | 4225 EL MAR DRIVE | K M & BUSCHBAUM INC |

### Withdrawn

| Item # | Case #   | Property Address | Property Owner                            | Page # |
|--------|----------|------------------|-------------------------------------------|--------|
| 56     | 22070015 | 226 CORSAIR AVE  | SERPIN, NIDA SERPIN, ADNAN & KILIC, KORAY | 9      |

SPECIAL SET – LATE ADDITION

**FIRE CASE- 22-1351 1900 S OCEAN #16L**

VI.ADJOURNMENT

|           |                                                  |            |                |             |                      |
|-----------|--------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Noise Violations                                 | DATE ESTBL | 6/15/2022      | STATUS      | Closed               |
| ADDRESS   | 4400 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/1/2022 12:00:00 AM |

1. CASE 22060014

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Certified Mail        |
|            | DAYS TO COMPLY               | 0                     |
|            | INSPECTION DATE              | 6/19/2022             |
|            | COMPLIED DATE                | 6/19/2022             |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

NOTICE NAMES: SEALAUD MANAGEMENT LLC Owner  
1660 NW 19 AVE POMPANO BEACH, FL 33069  
(REG AGT), WEISS, SAMUEL  
1660 NW 19TH AVE POMPANO BEACH, FL33069  
., TACO CRAFT  
4400 N OCEAN DR LAUDERDALE BY THE SEA, FL33308  
c/o HANDCRAFTED HOSPITALITY, LLC,  
TACOCRAFT LBTS LLC  
275 COMMERCIAL BLVD, STE 303 LAUDERDALE BY THE SEA,  
FL33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | STATUS | DATE RESOLVED |
|-------------|---|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------|
|             | 1 | 6/19/2022 | Chapter 30 - Unified Land Development Regulations Sec. 30-271.(h)(6)b. Additional regulations for outside seating for a restaurant. Live and/or amplified music shall be prohibited within the confines of the outdoor seating area. Speakers emitting music from inside the restaurant or food store serving the outdoor seating area shall be placed and directed in such a manner that the music's amplification is directed internally into the restaurant or food store. | Closed | 6/19/2022     |

FINES:

NARRATIVE: Repeat Violation of Sec. 30-271.(h)(6)b. Live and/or amplified music shall be prohibited within the confines of the outdoor seating area.  
--On Saturday, June 18, 2022, music was observed being played, with equipment set up, in the outdoor seating area.  
--Final Orders #21050002 and 21060002 regarding this violation were already issued by the Special Magistrate in 2021.

Please ensure all music equipment and/or performers are kept inside the restaurant building at all times. Please ensure any speakers used in the amplification of the music (whether live or recorded) are turned inward to the restaurant as per Town Code requirements.

This is a REPEAT violation. It will be presented to the Special Magistrate on July 28, 2022. Due to the repeat nature of this violation, it will be presented to the Magistrate for his consideration, regardless of whether compliance is reached and maintained. Please contact your code compliance officer if you have any questions about this notice.

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

Bethany Banyas  
Senior Code Compliance Inspector  
954-640-4220  
bethanyb@lbs-fl.gov

|           |                                                      |            |                |             |                       |
|-----------|------------------------------------------------------|------------|----------------|-------------|-----------------------|
| CASE TYPE | Business Tax                                         | DATE ESTBL | 6/10/2022      | STATUS      | Closed                |
| ADDRESS   | 238 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 7/15/2022 12:00:00 AM |

2. CASE 22070009

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Verified              |
|            | DAYS TO COMPLY               | 31                    |
|            | INSPECTION DATE              | 7/15/2022             |
|            | COMPLIED DATE                | 7/15/2022             |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

NOTICE NAMES: NLV INC Owner  
1699 LAS CASAS RD BOCA RATON, FL 33486  
C/O TIM ZEQUIRI & TOMMY FLORIM, CHICAGO PIZZA COMPANY  
238 COMMERCIAL BLVD #3 LAUDERDALE BY THE SEA, FL33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                | STATUS | DATE RESOLVED |
|-------------|---|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------|
|             | 1 | 7/15/2022 | 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. | Closed | 7/15/2022     |

FINES:

NARRATIVE: Section 12-2(a). On or before September 30 of each year, the annual business tax shall be paid to the Town.

Local Business Tax Receipt (BTR) #2518 for Chicago Pizza Company, 238 Commercial Blvd, Lauderdale-By-The-Sea, is delinquent. Attached is a copy of the licensing file and the renewal notice, showing the overdue balance of \$111.06. A check/money order made out to the Town of Lauderdale-By-The-Sea may be dropped off or mailed to the Development Services Department, located at the Town Hall complex at 4501 N Ocean Drive, Lauderdale-By-The-Sea, FL 33308. The amount may also be paid online at <https://www.lauderdalebythesea-fl.gov/251/Business-Tax-Renewals>.

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

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
bethanyb@lbts-fl.gov



|           |                                                   |            |               |             |                      |
|-----------|---------------------------------------------------|------------|---------------|-------------|----------------------|
| CASE TYPE | BTR Housing Inspection                            | DATE ESTBL | 6/7/2022      | STATUS      | Closed               |
| ADDRESS   | 263 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 7/8/2022 12:00:00 AM |

3. CASE 22060005

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Certified Mail        |
|            | DAYS TO COMPLY               | 62                    |
|            | INSPECTION DATE              | 7/8/2022              |
|            | COMPLIED DATE                | 7/8/2022              |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

|               |                                     |       |
|---------------|-------------------------------------|-------|
| NOTICE NAMES: | COOPER,SAMUEL & LIZIA               | Owner |
|               | 1320 TAR COVE RD PASADENA, MD 21122 |       |

| VIOLATIONS: | # | DATE     | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS | DATE RESOLVED |
|-------------|---|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------|
|             | 1 | 7/8/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Closed | 7/8/2022      |

FINES:

**NARRATIVE:** FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including installation of a tankless water heater and an A/C replacement.  
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.  
  
If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

|           |                                                        |            |               |             |                      |
|-----------|--------------------------------------------------------|------------|---------------|-------------|----------------------|
| CASE TYPE | Landscape Violations                                   | DATE ESTBL | 7/8/2022      | STATUS      | Closed               |
| ADDRESS   | 4455 W TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 8/4/2022 12:00:00 AM |

4. CASE 22070014

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Certified Mail        |
|            | DAYS TO COMPLY               | 7                     |
|            | INSPECTION DATE              | 8/4/2022              |
|            | COMPLIED DATE                | 8/4/2022              |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

|               |                                                           |       |
|---------------|-----------------------------------------------------------|-------|
| NOTICE NAMES: | JENO MUTHIAH & ANITA JENO FAM TR MUTHIAH,JENO TRSTEE ETAL | Owner |
|               | 30W730 WARWICK WAY WAYNE, IL 60184                        |       |

| VIOLATIONS: | # | DATE     | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | STATUS | DATE RESOLVED |
|-------------|---|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------|
|             | 1 | 8/4/2022 | Chapter 6 - Building and Building Regulations Section 6-41(a)(18) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Overgrowth of any vegetation on the property. Vegetation shall be considered overgrown if it grows beyond the property line and the adjacent property owner objects or, in the case of any grass groundcover, if it grows beyond the height of six inches; | Closed | 8/4/2022      |

FINES:

|            |                                                                                                                                                                                                       |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NARRATIVE: | Sec. 6-41(a)(18) - Overgrown landscaping. Please cut, trim, edge and mow all overgrown landscaping and grass. Please remove dead palm fronds and any other dead landscape material from the property. |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

|           |                                                      |            |                |             |                      |
|-----------|------------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 8/2/2022       | STATUS      | Open                 |
| ADDRESS   | 4109 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-8 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/3/2022 12:00:00 AM |

5. CASE 22080002

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY COMMENTS FINAL ORDER

INSPECTION DATE 8/10/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: 4051 N OCEAN DRIVE LLC Owner

6030 HOLLYWOOD BLVD #130 HOLLYWOOD, FL 33024

., SELA, NIR

770 NE 193RD STREET MIAMI, FL33179

|             |   |             |                    |               |                      |
|-------------|---|-------------|--------------------|---------------|----------------------|
| VIOLATIONS: | # | <u>DATE</u> | <u>DESCRIPTION</u> | <u>STATUS</u> | <u>DATE RESOLVED</u> |
|-------------|---|-------------|--------------------|---------------|----------------------|

FINES:

NARRATIVE: Violation of FBC 105.1 (work without permits) as per Building Official Simo Mansor. On August 2, 2022, the Building Official and Code Compliance observed interior renovations work without permits in two units on the second floor of this building: -WEST-MOST DOOR ON SECOND FLOOR, AND -3RD DOOR FROM THE WEST ON SECOND FLOOR Apply for and obtain after-the-fact permit/s for all work done without a permit. The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbts-fl.gov.

\*\*\*THIS IS A LIFE-SAFETY VIOLATION AS IT INCLUDES ELECTRICAL WORK IN A MULTI-FAMILY OCCUPIED BUILDING.\*\*\*

Thank you for your attention to this matter. Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
bethanyb@lbts-fl.gov

|           |                                                      |            |                |             |                      |
|-----------|------------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 8/3/2022       | STATUS      | Open                 |
| ADDRESS   | 4109 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-8 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/3/2022 12:00:00 AM |

6. CASE 22080005

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE  
TYPE OF SERVICE Certified Mail PROSECUTION COSTS  
DAYS TO COMPLY 7 COMMENTS FINAL ORDER  
INSPECTION DATE 8/10/2022 COMMENTS - IMPOSITION OF FINE  
COMPLIED DATE  
SCHEDULED HEARING DATE 8/25/2022  
FINAL ORDER MEETING DATE  
FINAL ORDER COMPLY BY DATE

NOTICE NAMES: 4051 N OCEAN DRIVE LLC Owner  
6030 HOLLYWOOD BLVD #130 HOLLYWOOD, FL 33024  
., SELA, NIR  
770 NE 193RD STREET MIAMI, FL33179

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/10/2022 | Florida Building Code National Electrical Code (NEC) 110.26. Spaces About Electrical Equipment. Access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment. | Not in Compliance |               |

FINES:

NARRATIVE: Per Building Official Simo Mansor: Violation of NEC 110.26 - Access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment.

Ensure that every electrical room and/or meter room complies with the "access and working space" requirements of the National Electric Code, as per Building Official Simo Mansor.

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

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
bethanyb@lbts-fl.gov

|           |                                                  |            |               |             |                       |
|-----------|--------------------------------------------------|------------|---------------|-------------|-----------------------|
| CASE TYPE | Building Code Violations                         | DATE ESTBL | 7/12/2022     | STATUS      | Open                  |
| ADDRESS   | 226 CORSAIR AVE, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 7/12/2022 12:00:00 AM |

7. CASE 22070015

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Certified Mail        |
|            | DAYS TO COMPLY               | 31                    |
|            | INSPECTION DATE              | 8/12/2022             |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

NOTICE NAMES: SERPIN, NIDA SERPIN, ADNAN & KILIC, KORAY  
226 CORSAIR AVE LAUDERDALE BY THE SEA, FL 33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/12/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including solar panels and build out. Stop Work Order posted (7/12/2022).  
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

|           |                                                  |            |                |             |                      |
|-----------|--------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Building Code Violations                         | DATE ESTBL | 7/19/2022      | STATUS      | Open                 |
| ADDRESS   | 4050 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/2/2022 12:00:00 AM |

8. CASE 22070024

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Verified PROSECUTION COSTS

DAYS TO COMPLY 6 COMMENTS FINAL ORDER

INSPECTION DATE 7/29/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: THE CARIBE, INC. OF BROWARD COUNTY Owner

4050 N. OCEAN DRIVE LAUDERDALE BY THE SEA, FL 33308  
(DIRECTOR, CARIBE), PERCUDANI, ELLEN

4050 N. OCEAN DRIVE, #1203 LAUDERDALE BY THE SEA, FL33308  
(DIRECTOR, CARIBE), PONTANO, PAUL

4050 N. OCEAN DRIVE, # 205 LAUDERDALE BY THE SEA, FL33308  
(PRESIDENT, CARIBE), MURATORE, PETER

4050 N. OCEAN DRIVE, #904 LAUDERDALE BY THE SEA, FL33308  
(REG AGENT, CARIBE), KAYE BENDER REMBAUM

1200 PARK CENTRAL BLVD SOUTH POMPANO BEACH, FL33064  
(SECRETARY, CARIBE), MULLAN, KATHLEEN

4050 N. OCEAN DRIVE, #801 LAUDERDALE BY THE SEA, FL33308  
(TREASURER, CARIBE), VALENTI, JOSEPH

4050 N. OCEAN DRIVE, #704 LAUDERDALE BY THE SEA, FL33308  
(VICE PRESIDENT, CARIBE), VILARDO, REINALDO

4050 N. OCEAN DRIVE, #804 LAUDERDALE BY THE SEA, FL33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 7/29/2022 | 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 | Not in Compliance |               |

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...

**FINES:**

**NARRATIVE:** FBC BCA Section 110.15 - Per the Building Official, Caribe is overdue for compliance with the Building Safety Inspection Program. The last inspection report was submitted in 2009. This is an EMERGENCY CASE per Building Official Simo Mansor.

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

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

|           |                                                            |            |               |             |                       |
|-----------|------------------------------------------------------------|------------|---------------|-------------|-----------------------|
| CASE TYPE | BTR Housing Inspection                                     | DATE ESTBL | 6/16/2022     | STATUS      | Open                  |
| ADDRESS   | 4412 E TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308 1-2 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 6/16/2022 12:00:00 AM |

9. CASE 22060012

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Certified Mail        |
|            | DAYS TO COMPLY               | 61                    |
|            | INSPECTION DATE              | 8/16/2022             |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

NOTICE NAMES: HERNANDEZ,HECTOR WOLLISTON,DEON Owner  
4412 E TRADEWINDS AVE #1-2 LAUDERDALE BY THE SEA, FL 33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | STATUS            | DATE RESOLVED |
|-------------|---|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/16/2022 | Chapter 30 - Unified Land Development Regulations Sec. 30-327.(k)1.a.- h. - Vacation rental or short term rental dwelling. Vacation rentals and short term rentals. Vacation rental or short term rental dwelling. 1. There shall be posted, in the dwelling on or within ten feet of the front door, all of the following information: a. The name, address, and phone number of the rental agent; and b. The maximum occupancy of the dwelling; and c. The maximum number of vehicles that can be parked at the dwelling, along with a sketch of the location of the parking spaces; and d. The days of trash pickup, and a notice that trash shall not be left or stored outside the dwelling except after 6:00 p.m. on the day prior to pickup, and the trash containers shall be removed from the curb no later than 6:00 p.m. on the day of pickup; and e. The location of the nearest hospital and police station; and f. A legible copy of the rental certificate; and g. A legible copy of this section; and h. A legible copy of the agreement between the owner and the vacation rental or short term rental occupant(s), for the duration of... | Not in Compliance |               |
|             | 2 | 8/16/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...                                              | Not in Compliance |               |

FINES:

**NARRATIVE:** FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including a water heater replacement.  
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or [building@lbts-fl.gov](mailto:building@lbts-fl.gov).  
  
Sec. 30-327(K)1. A-H – Missing information to be posted within 10 feet of the door. Please present the completed rental binder guide information in each unit that will be rented, within 10 feet of the door.  
  
If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                                       |            |                |             |                      |
|-----------|-------------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Business Tax                                          | DATE ESTBL | 7/16/2021      | STATUS      | Open                 |
| ADDRESS   | 4655 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 7/9/2022 12:00:00 AM |

10. CASE 22070010

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Verified PROSECUTION COSTS

DAYS TO COMPLY 30 COMMENTS FINAL ORDER

INSPECTION DATE 8/9/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: PULSO MIAMI LLC Owner

955 FEDERAL HWY #316 FORT LAUDERDALE, FL 33316

| VIOLATIONS: | # | DATE     | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                         | STATUS            | DATE RESOLVED |
|-------------|---|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/9/2022 | Chapter 12 - Licenses Sec. 12-2.(e)(1) Business tax receipt required Rental property. Payment of tax required. No person shall rent or lease all or any portion of a mooring, dock space, a single-family home, duplex, triplex, or other habitable space, without first obtaining a business tax receipt from the Town and paying the prescribed business tax in accordance with the requirements of this article. | Not in Compliance |               |

FINES:

NARRATIVE: PULSO MIAMI LLC is required to obtain a Local Business Tax Receipt from the Town in order to operate the apartment rental business located at 4655 BOUGAINVILLA DR.

You have applied for and proceeded through most of the steps to obtain a local BTR for this property. However, the BTR is on hold due to failure to disclose and clarify the type of business (rental type and duration) to Town Staff. This has been requested several times, as late as July 6th.

Contact the Business Tax office at BTR@LBTS-FL.gov to make clear your intentions for the rental business you are operating and to answer any additional questions so Town Staff can continue to assist you. It is possible you may need to submit a new BTR application with the corrected information and please note that additional steps may be required including inspections to verify. Once your BTR is Issued you will be in compliance.

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

Respectfully,

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

|           |                                                        |            |                |             |                      |
|-----------|--------------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Property Maintenance                                   | DATE ESTBL | 1/6/2022       | STATUS      | Open                 |
| ADDRESS   | 4507 W TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 7/9/2022 12:00:00 AM |

11. CASE 22070011

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Verified              |
|            | DAYS TO COMPLY               | 21                    |
|            | INSPECTION DATE              | 8/15/2022             |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

|               |                                                       |       |
|---------------|-------------------------------------------------------|-------|
| NOTICE NAMES: | COLANER,JOSEPH A                                      | Owner |
|               | 4507 W TRADEWINDS AVE LAUDERDALE BY THE SEA, FL 33308 |       |

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | STATUS            | DATE RESOLVED |
|-------------|---|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/15/2022 | Chapter 21 - Vegetation Section 21-26(c) - Violation for interference with utility services. At all times during the year, each person owning or controlling real property within the Town shall cause all landscaping situated upon such real property, including, but not limited to, trees, branches, palm fronds, vines, bushes and any other vegetative matter, to be maintained and trimmed so that no tree branches, palm fronds, vines, bushes or other vegetative matter shall be situated at any point any closer than six feet to any overhead electric utility facilities. Failure to comply with this section shall be a violation of this article.                                                                                       | Not in Compliance |               |
|             | 2 | 8/15/2022 | 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 |               |
|             | 3 | 8/15/2022 | Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.                                                                                                                                                                                     | Not in Compliance |               |
|             | 4 | 8/15/2022 | Chapter 6 - Building and Building Regulations Section 6-36(f). General structural specifications. Every accessory structure shall be kept in a clean and sanitary condition, free from rodents, vermin and infestations. Fences, garden walls and similar enclosures shall be maintained in a good state of repair.                                                                                                                                                                                                                                                                                                                                                                                                                                    | Not in Compliance |               |
|             | 5 | 8/15/2022 | Chapter 6 - Building and Building Regulations Section 6-41(a)(10) - Maintenance of exterior of premises. The exterior of buildings and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Not in Compliance |               |

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|             | 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: Partially dismantled, wrecked, junked, discarded motor vehicles, boats or trailers;                                                                                                                                                                                                                               |                   |
| 6 8/15/2022 | Chapter 6 - Building and Building Regulations Section 6-41(a)(2) - 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: Abandoned, discarded or unused objects or equipment, such as automobiles, boats, trucks or buses, furniture, stoves, refrigerators, freezers, trailers, cans or containers; | Not in Compliance |
| 7 8/15/2022 | Chapter 6 - Building and Building Regulations Section 6-41(a)(7) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Sources of infestation;                                                                                                                                                     | Not in Compliance |

**FINES:**

**NARRATIVE:**

- 1) Section 21-26(c). Landscape in close proximity to utility lines. Please coordinate with FPL and/or Comcast to arrange the trimming of the trees and landscape. Town Code requires that the vegetation must be trimmed to at least 6 feet away from the lines.
- 2) Section 30-477(a) Landscape Maintenance. Overgrowth, dead or drying landscape, and vegetative debris. Please have all landscape cut, trimmed, groomed, watered, cleaned out, and otherwise maintained appropriately in neat and clean condition to present a well-kept appearance. All dead, brown or drying vegetative debris must be removed from the property including dead leaves, sticks, etc. all over the entire property.
- 3) Section 6-36(a) - Observed damage and/or deterioration of various parts of structures including the soffit / fascia and screens. Chipped / peeling paint and discoloration of various surfaces including but not limited to exterior walls, awnings/shades, fascia, soffits, pavers, doors, columns and all other exterior parts. Please retain the services of a licensed contractor to obtain repair permits and make repairs to all damaged and deteriorated portions of the house. Clean and paint the building after all repairs are completed.
- 4) Section 6-36(f) Broken fence/gate on south side. Rebar was stuck into the ground in order to keep the fence upright. A licensed contractor must obtain a fence repair permit and make repairs OR obtain a demolition permit and remove the fence.
- 5) Section 6-41(a)(2) Storage of unused or discarded items all around the property, including but not limited to all items on the front 'porch' area at the entry. There are many stacks, piles and other accumulations of unattended items. Several knives were also observed in various places, easily accessible to passers-by approaching the door. Please clean up all items around the site on all sides, and remove them from the property. Junked motor vehicle in driveway must be removed.
- 6) Section 6-41(a)(7) Infestation of buzzing insects (observed particularly over front door). The bees were already treated as per our conversation earlier in 2022; the treatment did not prove to be a long-term success. A professional company must come remove and re home the insects humanely, and then professionally repair and regularly treat the area to prevent return.

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

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
bethanyb@lbts-fl.gov

|           |                                                       |            |                |             |                      |
|-----------|-------------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Garbage Carts                                         | DATE ESTBL | 7/9/2022       | STATUS      | Open                 |
| ADDRESS   | 4655 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 7/9/2022 12:00:00 AM |

12. CASE 22070012

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Verified PROSECUTION COSTS

DAYS TO COMPLY 3 COMMENTS FINAL ORDER

INSPECTION DATE 7/12/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: PULSO MIAMI LLC Owner  
955 FEDERAL HWY #316 FORT LAUDERDALE, FL 33316

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                | STATUS            | DATE RESOLVED |
|-------------|---|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 7/12/2022 | 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:** Section 6-38(a). The owner and/or operator of any property shall jointly and severally: Maintain the property in a clean and sanitary condition.  
It has been observed that the garbage carts at this property are regularly overflowing and are not being brought to the curbs on scheduled service days. Please ensure that these carts are regularly brought to the curb the evening before pickup and return them the next morning. Carts should not create any health or odor nuisance.  
Inspections will be completed on an ongoing basis to monitor the garbage situation and determine whether the property is being adequately maintained.

Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.  
Respectfully,  
Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
bethanyb@lbtz-fl.gov

|           |                                                      |            |                |             |                      |
|-----------|------------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 7/2/2021       | STATUS      | Open                 |
| ADDRESS   | 2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 7/9/2022 12:00:00 AM |

13. CASE 22070013

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Verified              |
|            | DAYS TO COMPLY               | 30                    |
|            | INSPECTION DATE              | 8/8/2022              |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

NOTICE NAMES: ANGLIN FAM TR % RAYMOND ANGLIN Owner  
246 PINE AVE LAUDERDALE BY THE SEA, FL 33308  
C/O DAVID J WALLACE, ANGLIN FAMILY TRUST  
215 N FEDERAL HWY DANIA BEACH, FL33004  
MARCHELOS, SPIRO  
2 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308  
WALDMAN, ESQ, GLENN J  
WALDMAN, TRIGOBOFF, HILDEBRANDT, CALNAN, P.A. 100 NE THIRD AVE STE 780 FORT LAUDERDALE, FL33301

| VIOLATIONS: | # | DATE     | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/8/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

FINES:

NARRATIVE: FBC 105.1. Per Building Official Simo Mansor, a permit is required for the framing and fabric attached to the Pier. Please obtain an after-the-fact permit from the Town Building Department.

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

need assistance.

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
bethanyb@lbts-fl.gov

|           |                                                      |            |                |             |                      |
|-----------|------------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Property Maintenance                                 | DATE ESTBL | 2/22/2018      | STATUS      | Open                 |
| ADDRESS   | 2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/2/2022 12:00:00 AM |

14. CASE 18020015

|               |                                                    |                                                                                                                                                                                                                                                                                                                                                |
|---------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:    | ORIG. CASE CERT. MAIL NUMBER                       | I. OF F. MEETING DATE                                                                                                                                                                                                                                                                                                                          |
|               | TYPE OF SERVICE                                    | Certified Mail                                                                                                                                                                                                                                                                                                                                 |
|               | DAYS TO COMPLY                                     | 21                                                                                                                                                                                                                                                                                                                                             |
|               | PROSECUTION COSTS                                  | \$53,425.00                                                                                                                                                                                                                                                                                                                                    |
|               | COMMENTS FINAL ORDER                               | FINAL ORDER: PER SPECIAL MAGISTRATE, ALL PIER REPAIR IS TO BE COMPLETED BY MARCH 26, 2019 OR A FINE OF \$250 PER DAY WILL BEGIN TO COMMENCE THEREAFTER. THIS CASE WILL RETURN TO THE JANUARY 24, 2019 CODE COMPLIANCE HEARING FOR A STATUS UPDATE. A HEARING COST OF \$50 WAS ALSO ASSESSED AT THE SEPTEMBER 27, 2018 CODE COMPLIANCE HEARING. |
|               | INSPECTION DATE                                    | 6/22/2022                                                                                                                                                                                                                                                                                                                                      |
|               | COMPLIED DATE                                      |                                                                                                                                                                                                                                                                                                                                                |
|               | SCHEDULED HEARING DATE                             | 8/25/2022                                                                                                                                                                                                                                                                                                                                      |
|               | FINAL ORDER MEETING DATE                           | 9/27/2018                                                                                                                                                                                                                                                                                                                                      |
|               | FINAL ORDER COMPLY BY DATE                         | 3/26/2019                                                                                                                                                                                                                                                                                                                                      |
| NOTICE NAMES: | ANGLIN FAM TR % RAYMOND ANGLIN                     | Owner                                                                                                                                                                                                                                                                                                                                          |
|               | 246 PINE AVE LAUDERDALE BY THE SEA, FL 33308       |                                                                                                                                                                                                                                                                                                                                                |
|               | C/O DAVID J WALLACE, ANGLIN FAMILY TRUST           |                                                                                                                                                                                                                                                                                                                                                |
|               | 215 N FEDERAL HWY DANIA BEACH, FL33004             |                                                                                                                                                                                                                                                                                                                                                |
|               | MARCHELOS, SPIRO                                   |                                                                                                                                                                                                                                                                                                                                                |
|               | 2 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308 |                                                                                                                                                                                                                                                                                                                                                |

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | STATUS            | DATE RESOLVED |
|-------------|---|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 6/22/2022 | Chapter 6 - Building and Building Regulations Section 6-37(a)(1). Maintenance appearance standards The exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. All screened enclosures shall be properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate maintenance. | Not in Compliance |               |

| FINES: | DESCRIPTION | CHARGE   | DATE BOARD ORDER COMPLY |
|--------|-------------|----------|-------------------------|
|        | DAILY FINE  | \$200.00 | 1/26/2022               |

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

Thank you for your attention to this matter.

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

|           |                                                       |            |               |             |                       |
|-----------|-------------------------------------------------------|------------|---------------|-------------|-----------------------|
| CASE TYPE | BTR Housing Inspection                                | DATE ESTBL | 6/21/2022     | STATUS      | Open                  |
| ADDRESS   | 234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 172 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 6/24/2022 12:00:00 AM |

15. CASE 22060015

**CASE DATA:**

|                                     |                |                                      |
|-------------------------------------|----------------|--------------------------------------|
| <b>ORIG. CASE CERT. MAIL NUMBER</b> |                | <b>I. OF F. MEETING DATE</b>         |
| <b>TYPE OF SERVICE</b>              | Certified Mail | <b>PROSECUTION COSTS</b>             |
| <b>DAYS TO COMPLY</b>               | 61             | <b>COMMENTS FINAL ORDER</b>          |
| <b>INSPECTION DATE</b>              | 8/24/2022      | <b>COMMENTS - IMPOSITION OF FINE</b> |
| <b>COMPLIED DATE</b>                |                |                                      |
| <b>SCHEDULED HEARING DATE</b>       | 8/25/2022      |                                      |
| <b>FINAL ORDER MEETING DATE</b>     |                |                                      |
| <b>FINAL ORDER COMPLY BY DATE</b>   |                |                                      |

**NOTICE NAMES:** COOPER,GARY Owner  
4 GATE RD ST JAMES, NY 11780

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|
|                    | 1        | 8/24/2022   | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |                      |

**FINES:**

**NARRATIVE:** FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including blocking in the front door with a wall unit, kitchen and bathroom renovations, A/C unit and water heater replacement. Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.  
If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

|           |                                                       |            |               |             |                       |
|-----------|-------------------------------------------------------|------------|---------------|-------------|-----------------------|
| CASE TYPE | BTR Housing Inspection                                | DATE ESTBL | 6/21/2022     | STATUS      | Open                  |
| ADDRESS   | 234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 369 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 6/24/2022 12:00:00 AM |

16. CASE 22060016

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 61 COMMENTS FINAL ORDER

INSPECTION DATE 8/24/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: COOPER, GARY M COOPER, RICHARD PAUL Owner  
4 GATES RD ST JAMES, NY 11780

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including kitchen and bathroom renovations, A/C and water heater replacement.  
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

|           |                                                       |            |               |             |                       |
|-----------|-------------------------------------------------------|------------|---------------|-------------|-----------------------|
| CASE TYPE | BTR Housing Inspection                                | DATE ESTBL | 6/21/2022     | STATUS      | Open                  |
| ADDRESS   | 234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 365 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 6/24/2022 12:00:00 AM |

17. CASE 22060017

**CASE DATA:**

|                                     |                |                                      |
|-------------------------------------|----------------|--------------------------------------|
| <b>ORIG. CASE CERT. MAIL NUMBER</b> |                | <b>I. OF F. MEETING DATE</b>         |
| <b>TYPE OF SERVICE</b>              | Certified Mail | <b>PROSECUTION COSTS</b>             |
| <b>DAYS TO COMPLY</b>               | 61             | <b>COMMENTS FINAL ORDER</b>          |
| <b>INSPECTION DATE</b>              | 8/24/2022      | <b>COMMENTS - IMPOSITION OF FINE</b> |
| <b>COMPLIED DATE</b>                |                |                                      |
| <b>SCHEDULED HEARING DATE</b>       | 8/25/2022      |                                      |
| <b>FINAL ORDER MEETING DATE</b>     |                |                                      |
| <b>FINAL ORDER COMPLY BY DATE</b>   |                |                                      |

**NOTICE NAMES:** COOPER, GARY M Owner  
4 GATES ROAD ST JAMES, NY 11780

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|
|                    | 1        | 8/24/2022   | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |                      |

**FINES:**

**NARRATIVE:** FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including Kitchen renovation (kitchen sink faucet is inoperable and needs to be repaired), new tankless water heater, and A/C replacement.  
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

|           |                                                       |            |               |             |                       |
|-----------|-------------------------------------------------------|------------|---------------|-------------|-----------------------|
| CASE TYPE | BTR Housing Inspection                                | DATE ESTBL | 6/21/2022     | STATUS      | Open                  |
| ADDRESS   | 234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 362 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 6/24/2022 12:00:00 AM |

18. CASE 22060018

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 61 COMMENTS FINAL ORDER

INSPECTION DATE 8/24/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: COOPER, GARY M Owner

238 HIBISCUS AVE #119 LAUDERDALE BY THE SEA, FL 33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including water heater and A/C replacement.  
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

|           |                                                       |            |               |             |                       |
|-----------|-------------------------------------------------------|------------|---------------|-------------|-----------------------|
| CASE TYPE | BTR Housing Inspection                                | DATE ESTBL | 6/24/2022     | STATUS      | Open                  |
| ADDRESS   | 224 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 360 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 6/24/2022 12:00:00 AM |

19. CASE 22060019

**CASE DATA:**

|                                     |                |                                      |
|-------------------------------------|----------------|--------------------------------------|
| <b>ORIG. CASE CERT. MAIL NUMBER</b> |                | <b>I. OF F. MEETING DATE</b>         |
| <b>TYPE OF SERVICE</b>              | Certified Mail | <b>PROSECUTION COSTS</b>             |
| <b>DAYS TO COMPLY</b>               | 61             | <b>COMMENTS FINAL ORDER</b>          |
| <b>INSPECTION DATE</b>              | 8/24/2022      | <b>COMMENTS - IMPOSITION OF FINE</b> |
| <b>COMPLIED DATE</b>                |                |                                      |
| <b>SCHEDULED HEARING DATE</b>       | 8/25/2022      |                                      |
| <b>FINAL ORDER MEETING DATE</b>     |                |                                      |
| <b>FINAL ORDER COMPLY BY DATE</b>   |                |                                      |

**NOTICE NAMES:** COOPER,GARY Owner  
4 GATE RD ST JAMES, NY 11780

| <b>VIOLATIONS:</b> | <b>#</b> | <b><u>DATE</u></b> | <b><u>DESCRIPTION</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b><u>STATUS</u></b> | <b><u>DATE RESOLVED</u></b> |
|--------------------|----------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------|
|                    | 1        | 8/24/2022          | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance    |                             |

**FINES:**

**NARRATIVE:** FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including kitchen and bathroom renovations, A/C and water heater replacement.  
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.  
  
If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

|           |                                                      |            |                |             |                      |
|-----------|------------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Permits Required Violations                          | DATE ESTBL | 6/23/2022      | STATUS      | Open                 |
| ADDRESS   | 263 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/2/2022 12:39:00 PM |

20. CASE 22060022

|                            |                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:                 | ORIG. CASE CERT. MAIL NUMBER                                   | I. OF F. MEETING DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| TYPE OF SERVICE            | Certified Mail                                                 | PROSECUTION COSTS \$50.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| DAYS TO COMPLY             | 17                                                             | COMMENTS FINAL ORDER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                            |                                                                | At the July 28, 2022 Special Magistrate Hearing, the Magistrate ordered that 263 Commercial Blvd must obtain a permit for either demolition or legalization of all unpermitted divisions of the first floor, west side, of the building. An approved permit must be obtained from the Town by August 11, 2022. If not complied, a fine of \$250 per day will begin to accrue until compliance is reached and verified by the Town. A hearing cost of \$50 was assessed and is now due. The property will return to the Special Magistrate hearing on August 25, 2022. |
| INSPECTION DATE            | 8/11/2022                                                      | COMMENTS - IMPOSITION OF FINE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| COMPLIED DATE              |                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| SCHEDULED HEARING DATE     | 8/25/2022                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| FINAL ORDER MEETING DATE   | 7/28/2022                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| FINAL ORDER COMPLY BY DATE | 8/11/2022                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| NOTICE NAMES:              | VICNSONS REALTY GROUP LLC<br>218 SAN REMO DR JUPITER, FL 33458 | Owner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/11/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

| FINES: | DESCRIPTION | CHARGE   | DATE BOARD ORDER COMPLY |
|--------|-------------|----------|-------------------------|
|        | DAILY FINE  | \$250.00 | 8/11/2022               |

NARRATIVE: Violation: FBC 105.1 (work without permits).  
A recent inspection showed that the first floor of the property at 263 Commercial has work done, including the unpermitted subdivision of the first floor into multiple rooms. To

correct the violation, please apply for and obtain a permit to keep the rooms, OR obtain a demolition permit, remove the unpermitted rooms, and close out the permit.

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

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
bethanyb@lbtz-fl.gov

|           |                                                  |            |                |             |                      |
|-----------|--------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Zoning Violations                                | DATE ESTBL | 7/1/2022       | STATUS      | Open                 |
| ADDRESS   | 4433 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 7/1/2022 12:00:00 AM |

21. CASE 22070002

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Verified PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 7/22/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: Z & K PROPERTY CORP INC Owner

4433 N OCEAN DR LAUDERDALE BY THE SEA, FL 33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | STATUS            | DATE RESOLVED |
|-------------|---|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 7/22/2022 | Chapter 30 - Unified Land Development Regulations Sec. 30-113(f)(4) - Development application review procedures. The Department shall be the central intake point for filing all development approval applications and supporting documents. Except as otherwise provided in this chapter, the following procedures shall govern the review of applications for development subsequent to filing. (f) Final determination. (4) Violation of any conditions and safeguards, when made a part of the terms under which the approval is granted, shall be deemed a violation of this chapter and shall nullify the approval. | Not in Compliance |               |

FINES:

NARRATIVE: Sec. 30-113(f)(4) - Violation of conditions of development approval. Unpermitted deviation from site plan on file. This is part of a 3-building hotel complex that overall was originally approved with a total of 57 units and is now operating & advertising for sale as a 68-unit complex.

This is an unpermitted deviation from the conditions of the development's approval. Please return each property back to the number of units as shown in the approved site plan on file with the Town, and contact the code inspector listed below to arrange for a re-inspection to verify compliance.

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

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
bethanyb@lbtz-fl.gov

|           |                                                  |            |                |             |                      |
|-----------|--------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Zoning Violations                                | DATE ESTBL | 7/1/2022       | STATUS      | Open                 |
| ADDRESS   | 4433 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 7/1/2022 12:00:00 AM |

22. CASE 22070003

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Verified PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 7/22/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: Z & K PROPERTY CORP INC Owner

4433 N OCEAN DR LAUDERDALE BY THE SEA, FL 33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | STATUS            | DATE RESOLVED |
|-------------|---|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 7/22/2022 | Chapter 30 - Unified Land Development Regulations Sec. 30-113(f)(4) - Development application review procedures. The Department shall be the central intake point for filing all development approval applications and supporting documents. Except as otherwise provided in this chapter, the following procedures shall govern the review of applications for development subsequent to filing. (f) Final determination. (4) Violation of any conditions and safeguards, when made a part of the terms under which the approval is granted, shall be deemed a violation of this chapter and shall nullify the approval. | Not in Compliance |               |

FINES:

NARRATIVE: Sec. 30-113(f)(4) - Violation of conditions of development approval. Unpermitted deviation from site plan on file. This is part of a 3-building hotel complex that overall was originally approved with a total of 57 units and is now operating & advertising for sale as a 68-unit complex.

This is an unpermitted deviation from the conditions of the development's approval. Please return each property back to the number of units as shown in the approved site plan on file with the Town, and contact the code inspector listed below to arrange for a re-inspection to verify compliance.

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

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
bethanyb@lbtz-fl.gov

|           |                                                  |            |                |             |                      |
|-----------|--------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Zoning Violations                                | DATE ESTBL | 6/29/2022      | STATUS      | Open                 |
| ADDRESS   | 4433 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 7/1/2022 12:00:00 AM |

23. CASE 22070004

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 12 COMMENTS FINAL ORDER

INSPECTION DATE 7/13/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: Z & K PROPERTY CORP INC Owner

4433 N OCEAN DR LAUDERDALE BY THE SEA, FL 33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | STATUS            | DATE RESOLVED |
|-------------|---|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 7/13/2022 | Chapter 30 - Unified Land Development Regulations Sec. 30-113(f)(4) - Development application review procedures. The Department shall be the central intake point for filing all development approval applications and supporting documents. Except as otherwise provided in this chapter, the following procedures shall govern the review of applications for development subsequent to filing. (f) Final determination. (4) Violation of any conditions and safeguards, when made a part of the terms under which the approval is granted, shall be deemed a violation of this chapter and shall nullify the approval. | Not in Compliance |               |

FINES:

NARRATIVE: Sec. 30-113(f)(4) - Violation of conditions of development approval. Unpermitted deviation from site plan on file. This is part of a 3-building hotel complex that overall was originally approved with a total of 57 units and is now operating & advertising for sale as a 68-unit complex.

This is an unpermitted deviation from the conditions of the development's approval. Please return each property back to the number of units as shown in the approved site plan on file with the Town, and contact the code inspector listed below to arrange for a re-inspection to verify compliance.

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

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
bethanyb@lbtz-fl.gov

|           |                                                   |            |               |             |                      |
|-----------|---------------------------------------------------|------------|---------------|-------------|----------------------|
| CASE TYPE | BTR Housing Inspection                            | DATE ESTBL | 6/29/2022     | STATUS      | Open                 |
| ADDRESS   | 4218 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Greg Wienborg | STATUS DATE | 7/5/2022 12:00:00 AM |

24. CASE 22070005

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 7 COMMENTS FINAL ORDER

INSPECTION DATE 7/12/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: LECLAIR, MATHIEU Owner

123 DICAIRE MONT TREMBLANT, QC CAJ8E 1J2

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                               | STATUS            | DATE RESOLVED |
|-------------|---|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 7/12/2022 | Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals. | Not in Compliance |               |

FINES:

NARRATIVE: Sec. 30-327(d) - Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days.

This single-family property is a registered vacation rental; it was observed to be offering stays of less than 7 days on web advertisement(s).

Please note that it is the Town's position that 7 consecutive days means 7 consecutive periods of 24 hours, each one including both a nighttime and a daytime. We understand that typical booking calendars commonly refer to "nights" rather than "days." If this is the case with your ad(s), then the expectation is that you will ensure that your ad reflects 7 nights minimum.

NOTE: As per Town Code Section 12-14, Evidence of engaging in business:

"The fact that any person represented himself as being engaged in any business, occupation or profession for which a business tax receipt is required for the transaction of business or the practice of such profession, shall be evidence of the liability of such person to pay a business tax, regardless of whether such person actually transacts any business or practices a profession. Displaying a sign or advertisement indicating the conduct of a business or profession at a given location, advertising a business or profession in the classified section of the telephone directory or Town directory or other media shall be evidence that such person is holding himself out to the public as being engaged in a business or profession."

Advertising for rentals of less than 7 consecutive nights is evidence that the advertiser is engaging in providing that service (rentals of less than 7 nights) to the public. The vacation rental certificate for this property does not permit rentals of less than 7 consecutive nights duration.

Correction Required: To comply with Town Code, please cease allowing possession of the property for stays of less than 7 nights duration. Please change all advertisements to indicate minimum rental stays of 7 nights. There are several places where minimum stay may be listed on your web ad(s). The calendars and all mention of anything less than 7 nights must be corrected. You may have to contact the web advertising company / booking site for direction on how to make corrections to your calendar and ad.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                                   |            |               |             |                      |
|-----------|---------------------------------------------------|------------|---------------|-------------|----------------------|
| CASE TYPE | Vacation Rental                                   | DATE ESTBL | 7/6/2022      | STATUS      | Open                 |
| ADDRESS   | 1984 SAILFISH PL, LAUDERDALE BY THE SEA, FL 33062 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 7/7/2022 12:00:00 AM |

25. CASE 22070007

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Certified Mail        |
|            | DAYS TO COMPLY               | 7                     |
|            | INSPECTION DATE              | 7/14/2022             |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

|               |                                      |       |
|---------------|--------------------------------------|-------|
| NOTICE NAMES: | RHINO REAL ESTATE LLC                | Owner |
|               | 2201 W AUGUSTA DR DUNLAP, IL 61525   |       |
|               | MEHROTRA, SUSHIL                     |       |
|               | 16715 ENCLAVE CIRCLE NAPLES, FL34110 |       |

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | STATUS            | DATE RESOLVED |
|-------------|---|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 7/14/2022 | Chapter 30 - Unified Land Development Regulations Sec. 30-327(b). - Vacation rentals and short term rentals. Vacation rentals and short term rentals prohibited unless in compliance with this section. No person shall rent or lease all or any portion of a single-family or townhouse dwelling or a duplex/two-family dwelling, multifamily dwelling of 3 or 4 units, or dwelling unit in a mixed use development with 1 to 4 dwelling units in the Town's RS-4, RS-5, RD-10, RM-15, RM-16, RM-25 and RM-50 residential zoning districts or the B-1 or B-1-A business zoning districts as a vacation rental or short term rental as defined in section 30-11 of the Town Code without first (i) obtaining a business tax receipt from the Town pursuant to Chapter 12 of the Code, and (ii) complying with the supplemental regulations contained herein. | Not in Compliance |               |
|             | 2 | 7/14/2022 | Chapter 30 - Unified Land Development Regulations Sec. 30-327.(d). - Vacation rentals and short term rentals. Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days. This restriction shall not apply to short term rentals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Not in Compliance |               |
|             | 3 | 7/14/2022 | Chapter 30 - Unified Land Development Regulations Section 30-327(j)1.- Vacation rentals and short term rentals. Vacation rental and short term rental occupants. 1. Occupancy of a dwelling for vacation rental or short term rental use must not exceed two persons per bedroom, plus two persons for each additional 200 square feet of interior living area, with total occupancy not to exceed ten persons.                                                                                                                                                                                                                                                                                                                                                                                                                                              | Not in Compliance |               |

FINES:

|            |                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NARRATIVE: | Sec. 30-327(b) -All properties must obtain a local LBTS Business Tax Receipt and supplemental LBTS Rental Certificate prior to use or advertisement as a vacation or short-term rental.<br>This property has been observed to be advertising as a 'vacation rental' as defined in Town Code 30-11.<br>As per Town Code Section 12-14, advertising for a business product or service is evidence |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

of the responsibility to obtain a Business Tax Receipt and any other required approvals. The Town does not have record of a Business Tax Receipt or vacation rental certificate on file for this property.

Please remove all advertisements and cease use of the property as a rental of any kind until the appropriate approvals have been secured for your business tax receipt. You need to cancel all bookings until your business tax receipt is obtained.

Thank you in advance for your kind attention to this matter. Please contact me when you receive this so I can offer assistance in correcting this issue.

Sec. 30-327(d) - Duration. No person shall allow occupancy or possession of all or any portion of a single- family or townhouse dwelling as a vacation rental for fewer than seven consecutive days.

This single-family property is a registered vacation rental; it was observed to be offering stays of less than 7 days on web advertisement(s).

Please note that it is the Town's position that 7 consecutive days means 7 consecutive periods of 24 hours, each one including both a nighttime and a daytime. We understand that typical booking calendars commonly refer to "nights" rather than "days." If this is the case with your ad(s), then the expectation is that you will ensure that your ad reflects 7 nights minimum.

NOTE: As per Town Code Section 12-14, Evidence of engaging in business:

"The fact that any person represented himself as being engaged in any business, occupation or profession for which a business tax receipt is required for the transaction of business or the practice of such profession, shall be evidence of the liability of such person to pay a business tax, regardless of whether such person actually transacts any business or practices a profession. Displaying a sign or advertisement indicating the conduct of a business or profession at a given location, advertising a business or profession in the classified section of the telephone directory or Town directory or other media shall be evidence that such person is holding himself out to the public as being engaged in a business or profession." Advertising for rentals of less than 7 consecutive nights is evidence that the advertiser is engaging in providing that service (rentals of less than 7 nights) to the public. The vacation rental certificate for this property does not permit rentals of less than 7 consecutive nights duration.

Correction Required: To comply with Town Code, please cease allowing possession of the property for stays of less than 7 nights duration. Please change all advertisements to indicate minimum rental stays of 7 nights. There are several places where minimum stay may be listed on your web ad(s). The calendars and all mention of anything less than 7 nights must be corrected. You may have to contact the web advertising company / booking site for direction on how to make corrections to your calendar and ad.

Sec. 30-327(j)1- Occupancy of a dwelling for vacation rental or short-term rental use must not exceed two persons per bedroom, plus two persons for each additional 200 square feet of interior living area, with total occupancy not to exceed ten persons. You're currently advertising for 12 guests and your maximum allowed amount of guests at this property is 10.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                              |            |                |             |                      |
|-----------|----------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Zoning Violations                            | DATE ESTBL | 9/28/2021      | STATUS      | Open                 |
| ADDRESS   | 230 LAKE CT, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/1/2022 12:00:00 AM |

26. CASE 21090010

|            |                              |                      |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------|------------------------------|----------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | 70160750000005835681 | I. OF F. MEETING DATE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|            | TYPE OF SERVICE              | Certified Mail       | PROSECUTION COSTS     | \$50.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|            | DAYS TO COMPLY               | 30                   | COMMENTS FINAL ORDER  | At the November 18, 2021 Special Magistrate Hearing, the Magistrate ordered that the property must apply for and receive approval for a Site Plan Amendment for the entire property, and must comply with all stipulations of the new Site Plan as approved. This must be done by January 26, 2022 or a fine of \$200 per day will begin to accrue beginning January 27, 2022. The property will be heard next at the January 27, 2022 Special Magistrate Hearing. A hearing cost of \$50 was assessed, due immediately but payable by January 26, 2022. |

INSPECTION DATE 4/25/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE 11/18/2021

FINAL ORDER COMPLY BY DATE 1/26/2022

NOTICE NAMES: SKY007 LLC Owner  
1800 W BROWARD BLVD FORT LAUDERDALE, FL 33312

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | STATUS            | DATE RESOLVED |
|-------------|---|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 4/25/2022 | Chapter 30 - Unified Land Development Regulations Sec. 30-113(f)(4) - Development application review procedures. The Department shall be the central intake point for filing all development approval applications and supporting documents. Except as otherwise provided in this chapter, the following procedures shall govern the review of applications for development subsequent to filing. (f) Final determination. (4) Violation of any conditions and safeguards, when made a part of the terms under which the approval is granted, shall be deemed a violation of this chapter and shall nullify the approval. | Not in Compliance |               |

| FINES: | DESCRIPTION | CHARGE   | DATE BOARD ORDER COMPLY |
|--------|-------------|----------|-------------------------|
|        | DAILY FINE  | \$200.00 | 4/27/2022               |

NARRATIVE: Section 30-113(f)(4) - The property at 230 Lake Court 1-3 has been altered from its original approved layout without permission from the Town.

Please contact the Town's Zoning Department at 954-640-4221 or Zoning@lbts-fl.gov for assistance making application for and obtaining a Site Plan Amendment.

Once your site plan has been approved, all changes have been permitted, and the property has been deemed compliant with its new site plan, this case will be complied.

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

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
bethanyb@lbts-fl.gov

|           |                                                    |            |               |             |                      |
|-----------|----------------------------------------------------|------------|---------------|-------------|----------------------|
| CASE TYPE | Permits Required Violations                        | DATE ESTBL | 11/3/2021     | STATUS      | Open                 |
| ADDRESS   | 1439 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 8/1/2022 12:00:00 AM |

27. CASE 21110002

|               |                                                                        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------|------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:    | ORIG. CASE CERT. MAIL NUMBER                                           | I. OF F. MEETING DATE | 6/23/2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|               | TYPE OF SERVICE                                                        | Certified Mail        | PROSECUTION COSTS \$300.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|               | DAYS TO COMPLY                                                         | 79                    | COMMENTS FINAL ORDER At the (1-27-22) Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by (3-23-22) or a fine of \$250 per violation per day will accrue beginning (3-24-22) until compliance is reached and verified by the Town. Hearing Cost of \$100 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the (3-24-22) Hearing. |
|               | INSPECTION DATE                                                        | 7/20/2022             | COMMENTS - IMPOSITION OF FINE At the June 23, 2022 Special Magistrate Hearing the Magistrate ordered a certification of the lien along with the unpaid Hearing Cost and an additional Hearing Cost of \$200.                                                                                                                                                                                                                                                                                                                              |
|               | COMPLIED DATE                                                          |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | SCHEDULED HEARING DATE                                                 | 8/25/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | FINAL ORDER MEETING DATE                                               | 1/27/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | FINAL ORDER COMPLY BY DATE                                             | 3/23/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| NOTICE NAMES: | WHITTIER TOWERS APARTMENTS ASSOCIATION, INC.                           | Owner                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | 4800 N. STATE ROAD 7 #105 FORT LAUDERDALE, FL 33319                    |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | c/o Jeremy Shir / Becker & Poliakoff, The Palm Yacht & Beach Club, Inc |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | 1 E Broward Blvd, Ste 1800 Ft Lauderdale, FL33301                      |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | c/o Kathy Galullo, President, Whittier Towers Apts. Assoc. Inc.        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | 1439 S Ocean Blvd #118 Lauderdale By The Sea, FL33062                  |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | c/o Kaye Bender Rembaum, Whittier Towers Apts. Assoc. Inc.             |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | 1200 Park Central Blvd South Pompano Beach, FL33064                    |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | c/o Seiler, John P. , Whittier Towers Apts. Assoc. Inc.                |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | 2850 N Andrews Ave Ft Lauderdale, FL33311                              |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| VIOLATIONS: | # DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | STATUS            | DATE RESOLVED |
|-------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 7/20/2022 | 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 | Not in Compliance |               |

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...

| FINES: | <u>DESCRIPTION</u> | <u>CHARGE</u> | <u>DATE BOARD ORDER</u> |
|--------|--------------------|---------------|-------------------------|
|        |                    |               | <u>COMPLY</u>           |
|        | DAILY FINE         | \$250.00      | 3/23/2022               |

**NARRATIVE:** FBC 105.1 - Work done without a Permit from the Town.  
 As per Assistant Building Official: Dock and seawall work done without a permit.  
 Corrective Action required: Please obtain an after-the-fact permit for all work including but not limited to the piling dock, the floating dock and the concrete restoration work on the seawall that was done without an approved permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.  
 For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or [building@lbts-fl.gov](mailto:building@lbts-fl.gov).  
  
 If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                                       |            |               |             |                      |
|-----------|-------------------------------------------------------|------------|---------------|-------------|----------------------|
| CASE TYPE | Property Maintenance                                  | DATE ESTBL | 11/9/2021     | STATUS      | Open                 |
| ADDRESS   | 292 S TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 5/6/2022 12:00:00 AM |

28. CASE 21110005

|               |                                                      |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------|------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:    | ORIG. CASE CERT. MAIL NUMBER                         | I. OF F. MEETING DATE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|               | TYPE OF SERVICE                                      | Certified Mail        | PROSECUTION COSTS \$75.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|               | DAYS TO COMPLY                                       | 30                    | COMMENTS FINAL ORDER At the (1-27-22) Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by (2-23-22) or a fine of \$100 per violation per day will accrue beginning (2-24-22) until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the (2-24-22) Hearing for Certification of Lien |
|               | INSPECTION DATE                                      | 8/24/2022             | COMMENTS - IMPOSITION OF FINE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | COMPLIED DATE                                        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|               | SCHEDULED HEARING DATE                               | 8/25/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|               | FINAL ORDER MEETING DATE                             | 1/27/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|               | FINAL ORDER COMPLY BY DATE                           | 2/23/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| NOTICE NAMES: | SEAVEY,MITCHELL                                      | Owner                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|               | 292 S TRADEWINDS AVE LAUDERDALE BY THE SEA, FL 33308 |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | STATUS            | DATE RESOLVED |
|-------------|---|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Chapter 30 - Unified Land Development Regulations Section 30-311.(c)(7) - Boats, boat lifts, boathouses, mooring and docking (c) Structures in waterways. (7) - Any structure erected pursuant to this section in any waterway shall be kept in good repair by the owner thereof and shall be subject to removal by the Town in the event that they are unsafe or create a hazard to navigation as determined by the Town, the cost thereof to be assessed against the owner. Opportunity for notice and a hearing shall be afforded to the owner prior to such removal by the Town.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Not in Compliance |               |
|             | 2 | 8/24/2022 | 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... | Closed            | 2/24/2022     |

3 8/24/2022 Florida Building Code FBC BCA Section 105.1. Work Without Permits. Not in Compliance  
 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...

| FINES: | <u>DESCRIPTION</u> | <u>CHARGE</u> | <u>DATE BOARD ORDER</u> |
|--------|--------------------|---------------|-------------------------|
|        |                    |               | <u>COMPLY</u>           |
|        | DAILY FINE         | \$100.00      | 8/24/2022               |
|        | DAILY FINE         | \$100.00      | 8/24/2022               |
|        | FLAT PENALTY       |               | 1/1/0001                |

**NARRATIVE:** FBC 105.1 - Dock repair work needed with a permit from the Town.  
 As per Building Official: Repair work is needed to fix/replace the dock.  
 Corrective Action required: Please obtain a permit to repair/replace the damaged dock.  
 Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.  
 For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or [building@lbts-fl.gov](mailto:building@lbts-fl.gov).

Sec. 30-311(c)(7) - Boats, boat lifts, boathouses, mooring and docking. Any structure erected in any waterway shall be kept in good repair by the owner thereof and shall be subject to removal by the Town in the event that they are unsafe or create a hazard to navigation as determined by the Town, the cost thereof to be assessed against the owner. Please repair and return the dock to it's original structurally sound and safe condition.

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. Please pressure clean all discolored walls, walkways and stairs.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                                    |            |                |             |                      |
|-----------|----------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Building Code Violations                           | DATE ESTBL | 12/3/2021      | STATUS      | Open                 |
| ADDRESS   | 2000 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/1/2022 12:00:00 AM |

29. CASE 21120003

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 30 COMMENTS FINAL ORDER

INSPECTION DATE 7/27/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: ROYAL COAST CONDO ASSN INC Owner

2000 S OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062

., BECKER & POLIAKOFF,P.A.

1 E BROWARD BLVD STE 1800 FORT LAUDERDALE, FL33301

| VIOLATIONS: | # DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | STATUS            | DATE RESOLVED |
|-------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 7/27/2022 | 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:

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

Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to

clear a backlog of buildings needing inspection, implementation shall proceed as follows:

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

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

Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

|           |                                                        |            |                |             |                       |
|-----------|--------------------------------------------------------|------------|----------------|-------------|-----------------------|
| CASE TYPE | Building Code Violations                               | DATE ESTBL | 12/8/2021      | STATUS      | Open                  |
| ADDRESS   | 217 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 6/30/2022 12:00:00 AM |

30. CASE 21120007

|            |                              |                       |                                                                                                                                                                                                                                                                                                                                                                            |
|------------|------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |                                                                                                                                                                                                                                                                                                                                                                            |
|            | TYPE OF SERVICE              | Certified Mail        | PROSECUTION COSTS \$50.00                                                                                                                                                                                                                                                                                                                                                  |
|            | DAYS TO COMPLY               | 30                    | COMMENTS FINAL ORDER                                                                                                                                                                                                                                                                                                                                                       |
|            |                              |                       | At the June 23, 2022 Special Magistrate Hearing, the Magistrate ordered the property to obtain a permit by August 24, 2022 or a fine of \$100 per day will accrue thereafter beginning August 25, 2022. The case was assessed a \$50 hearing cost, which is now due. The case will return to the August 25, 2022 hearing for certification of lien if not timely complied. |
|            | INSPECTION DATE              | 8/24/2022             | COMMENTS - IMPOSITION OF FINE                                                                                                                                                                                                                                                                                                                                              |
|            | COMPLIED DATE                |                       |                                                                                                                                                                                                                                                                                                                                                                            |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |                                                                                                                                                                                                                                                                                                                                                                            |
|            | FINAL ORDER MEETING DATE     | 6/23/2022             |                                                                                                                                                                                                                                                                                                                                                                            |
|            | FINAL ORDER COMPLY BY DATE   | 8/24/2022             |                                                                                                                                                                                                                                                                                                                                                                            |

NOTICE NAMES: SERAFINI,SILVIO & ANA E Owner  
347 N NEW RIVER DR E #404 FORT LAUDERDALE, FL 33301  
C/O PAUL MANGIARDI, DELACASEAS  
4400 BOUGAINVILLA DRIVE LAUDERDALE BY THE SEA, FL33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

|        |             |          |                         |
|--------|-------------|----------|-------------------------|
| FINES: | DESCRIPTION | CHARGE   | DATE BOARD ORDER COMPLY |
|        | DAILY FINE  | \$100.00 | 8/24/2022               |

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town (demolition/renovation inside Delacaseas).  
Obtain an after-the-fact building permit from the Town Building Department for all work

done without a permit. Comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.

.

For assistance with permitting, you may contact:  
Building Department, 954-640-4215 or [building@lbts-fl.gov](mailto:building@lbts-fl.gov)

.

Thank you in advance for your diligent attention to this matter. Please contact me when you receive this so I can offer any needed assistance in correcting this issue.

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
[bethanyb@lbts-fl.gov](mailto:bethanyb@lbts-fl.gov)

|           |                                                  |            |               |             |                      |
|-----------|--------------------------------------------------|------------|---------------|-------------|----------------------|
| CASE TYPE | BTR Inspection/Commercial                        | DATE ESTBL | 12/27/2021    | STATUS      | Open                 |
| ADDRESS   | 4620 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 8/1/2022 12:00:00 AM |

31. CASE 22010001

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 59 COMMENTS FINAL ORDER

INSPECTION DATE 8/25/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: SHMF ESCAPE LLC Owner

138 EAST 31 ST STE C1 NEW YORK, NY 10016

OVED, STEVEN

2901 N FEDERAL HWY BOCA RATON, FL33431

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | STATUS            | DATE RESOLVED |
|-------------|---|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/25/2022 | Chapter 10 - Garbage and Refuse Section 10-28(e) - Maintenance. The receptacle shall be kept in a place easily accessible to the garbage collector, but never upon any street or sidewalk. In residential districts, receptacles and other trash or debris shall be maintained in the side yard of the property no further street-side than the front edge of the building structure, except on designated collection days when the receptacles may be placed on street edge. For purposes of this subsection, a designated collection day begins at 6:00 p.m. on the night before and ends at midnight of the designated collection day.                                                                                                                                                                                                                         | Closed            | 3/23/2022     |
|             | 2 | 8/25/2022 | Chapter 6 - Building and Building Regulations Section 6-41(a)(18) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Overgrowth of any vegetation on the property. Vegetation shall be considered overgrown if it grows beyond the property line and the adjacent property owner objects or, in the case of any grass groundcover, if it grows beyond the height of six inches;                 | Closed            | 3/23/2022     |
|             | 3 | 8/25/2022 | 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 | Not in Compliance |               |

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...

4 8/25/2022

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

Not in  
Compliance

**FINES:**

**NARRATIVE:**

FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done inside and outside without permits.  
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or [building@lbtz-fl.gov](mailto:building@lbtz-fl.gov).  
1) New water heaters (manufacture date, 6-13-2012) and new tankless water heater in the office without permits.  
2) New wooden fence without a permit on the south side of the property.  
3) New deck on second floor without a permit.  
4) Unpermitted washing and drying machines operating outside.  
5) Unpermitted A/C work in unit 109.

Sec. 6-41(a)(18) - Overgrown landscaping. Please cut and trim all overgrown landscaping including the hedges. The hedges in the front need to be trimmed so that they are not blocking the walkways.

Sec. 10-28(E) - Trash receptacle placement. Trash carts need to be kept behind the fence on the north side of the property. They can't be left in plain view where you have them on the south side of the property next to the parking lot. The bulk trash items in that area need to be removed and kept on the side of the property behind the fence until bulk pick up day.

Sec. 6-41(b) - All surfaces shall be maintained free of peeling paint or other condition reflective of deterioration or inadequate maintenance. Please paint the chipped and peeling paint on all walkways.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                                     |            |                |             |                       |
|-----------|-----------------------------------------------------|------------|----------------|-------------|-----------------------|
| CASE TYPE | Permits Required Violations                         | DATE ESTBL | 1/4/2022       | STATUS      | Open                  |
| ADDRESS   | 2011 CORAL REEF DR, LAUDERDALE BY THE SEA, FL 33062 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/10/2022 12:00:00 AM |

32. CASE 22010004

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Verified PROSECUTION COSTS

DAYS TO COMPLY 28 COMMENTS FINAL ORDER

INSPECTION DATE 8/20/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: ESTEVES,JOHN P Owner

2011 CORAL REEF DR LAUDERDALE BY THE SEA, FL 33062

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/20/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.  
Per Building Official: Work Without Permit (accessible chair lift, underground/in-ground television, new wiring, and extension of pool patio). Stop Work Order posted on 1/5/2022..

Corrective Action required: Please obtain an after-the-fact permit for the work done without a permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.

For assistance with permitting, you may contact:  
-David Lee, Permit Administrator, 954-640-4224.  
-Kay Burgess, Permit Technician, 954-640-4215.  
Building@LBTS-FL.gov

Thank you in advance for your diligent attention to this matter. Please contact me when you receive this so I can offer any needed assistance in correcting this issue.

Respectfully,

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

|           |                                                    |            |                |             |                      |
|-----------|----------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Permits Required Violations                        | DATE ESTBL | 1/5/2022       | STATUS      | Open                 |
| ADDRESS   | 4630 SEA GRAPE DR, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/1/2022 12:00:00 AM |

33. CASE 22010008

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Verified PROSECUTION COSTS

DAYS TO COMPLY 30 COMMENTS FINAL ORDER

INSPECTION DATE 4/27/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: POLI-FIRMAN,LISA M Owner

4630 SEA GRAPE DR LAUDERDALE BY THE SEA, FL 33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 4/27/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.  
Per Building Official: Work Without Permit (NEW FENCING). New fencing was installed at several townhomes on Seagrape Drive, and all of them (4632, 4630, 4628, 4626, 4624) are receiving the same letter.  
Corrective Action required: Please obtain an after-the-fact permit for the work done without a permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.

.  
For assistance with permitting, you may contact:  
-David Lee, Permit Administrator, 954-640-4224.  
-Kay Burgess, Permit Technician, 954-640-4215.  
Building@LBTS-FL.gov

.  
Thank you in advance for your diligent attention to this matter. Please contact me when you receive this so I can offer any needed assistance in correcting this issue.

Respectfully,

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

|           |                                                      |            |                |             |                      |
|-----------|------------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 1/21/2022      | STATUS      | Open                 |
| ADDRESS   | 4109 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-8 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/5/2022 12:00:00 AM |

34. CASE 22010024

|            |                              |                       |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------|------------------------------|-----------------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE | 7/28/2022                     |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|            | TYPE OF SERVICE              | Certified Mail        | PROSECUTION COSTS             | \$250.00                                                                                                                                                                                                                                                                                                                                                                                                                          |
|            | DAYS TO COMPLY               | 21                    | COMMENTS FINAL ORDER          | At the June 23, 2022 Special Magistrate Hearing, the Magistrate ordered the property to comply by submitting a Building Safety Inspection Report for the property by July 27, 2022 or a fine of \$200 per day will begin to accrue beginning July 28, 2022. A hearing cost of \$50 was assessed and is now due. The property will return to the July 28, 2022 Special Magistrate Hearing for a further order toward compliance.   |
|            | INSPECTION DATE              | 8/2/2022              | COMMENTS - IMPOSITION OF FINE | At the July 28, 2022 Special Magistrate Hearing, the Magistrate certified the lien and assessed a hearing cost of \$200. If the respondent submits a valid and complete report within the next 7 calendar days, and submits a request for appeal to the Town by email or written letter, the Town will add the case back to the agenda for the August 25, 2022 Special Magistrate Hearing. If not, the Town will record the lien. |
|            | COMPLIED DATE                |                       |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|            | FINAL ORDER MEETING DATE     | 6/23/2022             |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|            | FINAL ORDER COMPLY BY DATE   | 7/27/2022             |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                   |

NOTICE NAMES: 4051 N OCEAN DRIVE LLC Owner  
6030 HOLLYWOOD BLVD #130 HOLLYWOOD, FL 33324  
(REGISTERED AGENT), SELA,NIR  
770 NE 193RD ST MIAMI, FL33179

| # | DATE     | DESCRIPTION                                                                                                                                                                                                                                                                                                          | STATUS            | DATE RESOLVED |
|---|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
| 1 | 8/2/2022 | 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 | Not in Compliance |               |

**VIOLATIONS:**

| <b>FINES:</b> | <b><u>DESCRIPTION</u></b> | <b><u>CHARGE</u></b> | <b><u>DATE BOARD ORDER COMPLY</u></b> |
|---------------|---------------------------|----------------------|---------------------------------------|
|               | DAILY FINE                | \$200.00             | 7/27/2022                             |

**NARRATIVE:** Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.

\*\*\*\*\*

FBC BCA Section 110.15 - Building Safety Inspection Program.

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

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

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

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

\*\*\*\*\*

According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program.

Please comply with the requirements of the Building Safety Inspection Program. A copy of the inspection form is located at:

<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or [Building@lbts-fl.gov](mailto:Building@lbts-fl.gov).

Thank you.

Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

|           |                                                      |            |                |             |                       |
|-----------|------------------------------------------------------|------------|----------------|-------------|-----------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 2/2/2022       | STATUS      | Open                  |
| ADDRESS   | 262 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 6/27/2022 12:00:00 AM |

35. CASE 22020002

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Certified Mail        |
|            | DAYS TO COMPLY               | 28                    |
|            | INSPECTION DATE              | 6/9/2022              |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

NOTICE NAMES: FPA HOLDINGS LLC Owner  
262 E COMMERCIAL BLVD # C LAUDERDALE BY THE SEA, FL 33308  
REGISTERED AGENT, HUMMEL, SEAN D, ESQ.  
1701 W HILLSBORO BLVD #203 DEERFIELD BEACH, FL33442

| VIOLATIONS: | # | DATE     | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | STATUS            | DATE RESOLVED |
|-------------|---|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 6/9/2022 | 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:

NARRATIVE: Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. Compliance Required.

Corrective Action: According to Town Records and Broward County Records, this property is past due for compliance with the Florida Building Safety Inspection Program. Please comply with the requirements of the Building Safety Inspection Program by retaining the services of a licensed engineer(s), having them complete the required electrical and structural inspections, and obtaining the associated inspection reports to the Town for review. If any repairs are required, the repairs must be completed (permits may be required) and an updated report must be resubmitted to the Town afterward to close the violation.

If you have any questions you may contact the Building Department for assistance at 954-

640-4215 or [Building@lbts-fl.gov](mailto:Building@lbts-fl.gov).

Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

|           |                                                        |            |               |             |                       |
|-----------|--------------------------------------------------------|------------|---------------|-------------|-----------------------|
| CASE TYPE | Business Tax                                           | DATE ESTBL | 2/17/2022     | STATUS      | Open                  |
| ADDRESS   | 4420 E TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 6/30/2022 12:00:00 AM |

36. CASE 22030004

|               |                                      |                      |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------|--------------------------------------|----------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:    | ORIG. CASE CERT. MAIL NUMBER         | 70081830000055345935 | I. OF F. MEETING DATE         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | TYPE OF SERVICE                      | Certified Mail       | PROSECUTION COSTS             | \$50.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|               | DAYS TO COMPLY                       | 65                   | COMMENTS FINAL ORDER          | At the June 23, 2022 Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by August 24, 2022 or a fine of \$100 per violation per day will accrue beginning August 25, 2022 until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the August 25, 2022 Hearing for Certification of Lien. |
|               | INSPECTION DATE                      | 8/24/2022            | COMMENTS - IMPOSITION OF FINE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | COMPLIED DATE                        |                      |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | SCHEDULED HEARING DATE               | 8/25/2022            |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | FINAL ORDER MEETING DATE             | 6/23/2022            |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | FINAL ORDER COMPLY BY DATE           | 8/24/2022            |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| NOTICE NAMES: | APCE ACQUISITIONS LLC ARNOLD, JOAN G | Owner                |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | 1141 S MAIN ST MILAN, TN 38358       |                      |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Chapter 30 - Unified Land Development Regulations Section 30-313-(d)(1)(h) Fences, wall and hedges-Visibility limitations Visibility limitations. No fences or walls shall be constructed within 25 feet of the front property line or within 30 feet of the clear site triangle at the corner of the property on residential lots. No walls, fences, hedges or plantings shall be planted or maintained to a height exceeding 30 inches above the crown of the roadway within sight visibility triangles: within 25 feet of the intersection of the front and side street property lines, within ten feet of any driveway, within ten feet from the intersection point of the edge of a driveway and alley or street, and within 15 feet from the intersection point of the extended property lines at an alley and a street. | Not in Compliance |               |
|             | 2 | 8/24/2022 | Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.                                                                                                                                                                                                                                                             | Not in Compliance |               |
|             | 3 | 8/24/2022 | 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                                                                                                                                                                                                                                                                                                                                                                                  | Not in Compliance |               |

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...

|   |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |
|---|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 4 | 8/24/2022 | Florida Building Code FBC R4501.17.1.9. Residential Pool Barriers. Where a wall of a dwelling serves as part of the barrier, one of the following shall apply: 1. All doors and windows providing direct access from the home to the pool shall be equipped with an exit alarm complying with UL 2017 that has a minimum sound pressure rating of 85 dBA at 10 feet (3048 mm). Any deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the access. Separate alarms are not required for each door or window if sensors wired to a central alarm sound when contact is broken at any opening. Exceptions: a. Screened or protected windows having a bottom sill height of 48 inches (1219 mm) or more measured from the interior finished floor at the pool access level. b. Windows facing the pool on floor above the first story. c. Screened or protected pass-through kitchen windows 42 inches (1067 mm) or higher with a counter beneath. 2. All doors providing direct access from the home to the pool must be equipped with a self-closing, self-latching d... | Not in Compliance |
|---|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|

| FINES: | DESCRIPTION | CHARGE   | DATE BOARD ORDER |
|--------|-------------|----------|------------------|
|        |             |          | COMPLY           |
|        | DAILY FINE  | \$100.00 | 8/24/2022        |
|        | DAILY FINE  | \$100.00 | 8/24/2022        |
|        | DAILY FINE  | \$100.00 | 8/24/2022        |
|        | DAILY FINE  | \$100.00 | 8/24/2022        |

**NARRATIVE:** Sec. 30-313(d)(1)(h)(2) -No walls, fences, hedges or plantings shall be planted or maintained to a height exceeding 30 inches above the crown of the roadway within sight visibility triangles. Please trim all hedges so that they are not blocking the view of oncoming traffic.

FBC 105.1 - Work done without a Permit from the Town.

As per Building Official: Work done without permits including bathroom renovations, kitchen renovations, new A/C units outside and air handlers inside, new water heater and pool water heater.

Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.

For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or [building@lbs-fl.gov](mailto:building@lbs-fl.gov).

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, and doors shall be kept in good state of repair and proper working order. There are signs on the front door of the two story unit that say the renter can't lock the bottom lock because you don't have a key. Please obtain a key for the door or replace the locking mechanism.

FBC R4501.17.1.9 – All doors providing direct access from the home to the pool shall be equipped with an exit alarm. Please place door alarms on each door that provides direct access to the pool. Separate alarms are not required for each door or window if sensors are wired to a central alarm sound when contact is broken at any opening.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                                        |            |               |             |                       |
|-----------|--------------------------------------------------------|------------|---------------|-------------|-----------------------|
| CASE TYPE | BTR Housing Inspection                                 | DATE ESTBL | 3/16/2022     | STATUS      | Open                  |
| ADDRESS   | 5000 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 207 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 6/30/2022 12:00:00 AM |

37. CASE 22030016

|               |                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:    | ORIG. CASE CERT. MAIL NUMBER                           | I. OF F. MEETING DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|               | TYPE OF SERVICE                                        | Certified Mail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|               | DAYS TO COMPLY                                         | 60                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|               | PROSECUTION COSTS                                      | \$50.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|               | COMMENTS FINAL ORDER                                   | At the (6-23-22) Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by (8-24-22) or a fine of \$100 per violation per day will accrue beginning (8-25-22) until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the (8-25-22) Hearing for Certification of Lien. |
|               | INSPECTION DATE                                        | 8/24/2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | COMPLIED DATE                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|               | SCHEDULED HEARING DATE                                 | 8/25/2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | FINAL ORDER MEETING DATE                               | 6/23/2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | FINAL ORDER COMPLY BY DATE                             | 8/24/2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| NOTICE NAMES: | JUALU INVESTORS LLC                                    | Owner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|               | 5000 N OCEAN BLVD #207 LAUDERDALE BY THE SEA, FL 33308 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|               | Registered Agent, LOBO GUERRERO OSORIO, LUISA          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|               | 1427 PRESIDIO DR WESTON, FL33327                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

|        |             |          |                         |
|--------|-------------|----------|-------------------------|
| FINES: | DESCRIPTION | CHARGE   | DATE BOARD ORDER COMPLY |
|        | DAILY FINE  | \$100.00 | 8/24/2022               |

**NARRATIVE:** FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including kitchen renovation, bathroom renovations, new wood floors, and a water heater replacement.  
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or [building@lbts-fl.gov](mailto:building@lbts-fl.gov).  
  
If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                                       |            |               |             |                       |
|-----------|-------------------------------------------------------|------------|---------------|-------------|-----------------------|
| CASE TYPE | BTR Housing Inspection                                | DATE ESTBL | 3/17/2022     | STATUS      | Open                  |
| ADDRESS   | 4454 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308 1-2 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 6/27/2022 12:00:00 AM |

38. CASE 22030017

|                            |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:                 | ORIG. CASE CERT. MAIL NUMBER                                                                                                                                          | I. OF F. MEETING DATE                                                                                                                                                                                                                                                                                                                                                                                                                               |
| TYPE OF SERVICE            | Certified Mail                                                                                                                                                        | PROSECUTION COSTS \$50.00                                                                                                                                                                                                                                                                                                                                                                                                                           |
| DAYS TO COMPLY             | 52                                                                                                                                                                    | COMMENTS FINAL ORDER At the May 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply by June 22, 2022 or a fine of \$150 per day will begin to accrue on June 23, 2022. Compliance shall be achieved by issuance of permit/s for all work done without a permit. A \$50 Hearing Cost was assessed and is now due, payable by June 22, 2022. The case will return to the June 23, 2022 hearing. |
| INSPECTION DATE            | 8/24/2022                                                                                                                                                             | COMMENTS - IMPOSITION OF FINE                                                                                                                                                                                                                                                                                                                                                                                                                       |
| COMPLIED DATE              |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SCHEDULED HEARING DATE     | 8/25/2022                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| FINAL ORDER MEETING DATE   | 5/26/2022                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| FINAL ORDER COMPLY BY DATE | 6/22/2022                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| NOTICE NAMES:              | CARSON CREEK CORP<br>PO BOX 745 FL 33480-0745 PALM BEACH, FL 33480-0745<br>Registered Agent, STEPHENSON, JOHN<br>222 Courtney Lakes Cir #210 WEST PALM BEACH, FL33401 | Owner                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

|        |             |          |                         |
|--------|-------------|----------|-------------------------|
| FINES: | DESCRIPTION | CHARGE   | DATE BOARD ORDER COMPLY |
|        | DAILY FINE  | \$150.00 | 6/22/2022               |

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including 1) Multiple A/C

replacements done without permits. 2) Bathroom renovations done without permits. 3) Kitchen renovations done without permits. 4) Electrical panel replaced without a permit. 5) Illegal toilet, shower, sink and laundry utility area inside of the garage installed without permits. 6) Utility room in unit 1 (plumbing and electrical work without permits). 7) Door enclosures done without permits. 8) Generator installed without permit. Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.

For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or [building@lbts-fl.gov](mailto:building@lbts-fl.gov).

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                                   |            |                |             |                      |
|-----------|---------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Permits Required Violations                       | DATE ESTBL | 3/25/2022      | STATUS      | Open                 |
| ADDRESS   | 269 LOMBARDY AVE, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/1/2022 12:00:00 AM |

39. CASE 22030021

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 7/25/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: LABIRIS, NANCY RENEE & PETER Owner

65 ST GEORGE RD PARIS, ON N3L 3E1

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | STATUS            | DATE RESOLVED |
|-------------|---|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 7/25/2022 | Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. | Not in Compliance |               |

FINES:

NARRATIVE: FBC 105.1 - Work Without Permits. The interior of the single family home at 269 Lombardy Ave was demolished without a permit. The Building Official posted a Stop Work Order on March 24, 2022.

Corrective Action required: Apply for and obtain an after-the-fact permit for the work.

For questions with permitting, you may contact Building@lbts-fl.gov or call the Building Department at 954-640-4215.

For questions regarding this code case or the hearing date of May 26, 2022, you may contact bethanyb@lbts-fl.gov or call 954-640-4220.

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance

|           |                                                     |            |               |             |                      |
|-----------|-----------------------------------------------------|------------|---------------|-------------|----------------------|
| CASE TYPE | Property Maintenance                                | DATE ESTBL | 4/5/2022      | STATUS      | Open                 |
| ADDRESS   | 4213 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 1-6 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 8/1/2022 12:00:00 AM |

40. CASE 22040002

|               |                                               |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------|-----------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:    | ORIG. CASE CERT. MAIL NUMBER                  | I. OF F. MEETING DATE |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | TYPE OF SERVICE                               | Certified Mail        | PROSECUTION COSTS \$50.00                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | DAYS TO COMPLY                                | 38                    | COMMENTS FINAL ORDER At the May 26, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply by July 27, 2022 or a fine of \$150 per day will begin to accrue on July 28, 2022. Compliance shall be achieved by issuance of permit/s for all work done without a permit. A \$50 Hearing Cost was assessed and is now due, payable by July 27, 2022. The case will return to the July 28, 2022 hearing. |
|               | INSPECTION DATE                               | 8/25/2022             | COMMENTS - IMPOSITION OF FINE                                                                                                                                                                                                                                                                                                                                                                                                                       |
|               | COMPLIED DATE                                 |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | SCHEDULED HEARING DATE                        | 8/25/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | FINAL ORDER MEETING DATE                      | 5/26/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | FINAL ORDER COMPLY BY DATE                    | 7/27/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| NOTICE NAMES: | PALM LAKES I ASSOCIATES INC                   | Owner                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | 491 NW 42 AVE #21 PLANTATION, FL 33317        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | .. PRIMETIME REAL ESTATE PROPERTIES & INVESTM |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | 491 NW 42ND AVE SUITE #21 PLANTATION, FL33317 |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/25/2022 | Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Closed            | 5/11/2022     |
|             | 2 | 8/25/2022 | 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</u><br><u>COMPLY</u> |
|--------------------|---------------|------------------------------------------|
| DAILY FINE         | \$150.00      | 7/27/2022                                |
| FLAT PENALTY       |               | 1/1/0001                                 |

**NARRATIVE:** FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including multiple A/C unit replacements, and the kitchen & bathroom renovations.  
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or [building@lbts-fl.gov](mailto:building@lbts-fl.gov).

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Corrective action: Repair/replace the carpet on the stairs where it is ripped and coming apart.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                                    |            |               |             |                      |
|-----------|----------------------------------------------------|------------|---------------|-------------|----------------------|
| CASE TYPE | BTR Housing Inspection                             | DATE ESTBL | 4/7/2022      | STATUS      | Open                 |
| ADDRESS   | 4536 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Greg Wienburg | STATUS DATE | 8/1/2022 12:00:00 AM |

41. CASE 22040008

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Certified Mail        |
|            | DAYS TO COMPLY               | 61                    |
|            | INSPECTION DATE              | 8/25/2022             |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

|               |                                              |       |
|---------------|----------------------------------------------|-------|
| NOTICE NAMES: | 4536 HOME LAND TR OTTO,GARY TRSTEE           | Owner |
|               | 6100 HOLLYWOOD BLVD #505 HOLLYWOOD, FL 33024 |       |

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | STATUS            | DATE RESOLVED |
|-------------|---|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/25/2022 | Chapter 30 - Unified Land Development Regulations Sec. 30-327.(k)1.a.-h. - Vacation rental or short term rental dwelling. Vacation rentals and short term rentals. Vacation rental or short term rental dwelling. 1. There shall be posted, in the dwelling on or within ten feet of the front door, all of the following information: a. The name, address, and phone number of the rental agent; and b. The maximum occupancy of the dwelling; and c. The maximum number of vehicles that can be parked at the dwelling, along with a sketch of the location of the parking spaces; and d. The days of trash pickup, and a notice that trash shall not be left or stored outside the dwelling except after 6:00 p.m. on the day prior to pickup, and the trash containers shall be removed from the curb no later than 6:00 p.m. on the day of pickup; and e. The location of the nearest hospital and police station; and f. A legible copy of the rental certificate; and g. A legible copy of this section; and h. A legible copy of the agreement between the owner and the vacation rental or short term rental occupant(s), for the duration of... | Not in Compliance |               |
|             | 2 | 8/25/2022 | Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Not in Compliance |               |
|             | 3 | 8/25/2022 | 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                                                                                                                                                                                     | Closed            | 7/28/2022     |

Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...

**FINES:**

**NARRATIVE:**

FBC 105.1 - Work done without a Permit from the Town.

As per Building Official: Work done without permits including a water heater.

Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.

For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or [building@lbts-fl.gov](mailto:building@lbts-fl.gov).

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair.

Corrective action: 1) Secure all shower doors so they are not swinging out of the track when opened. 2) Cut the openings larger for the door handles in the outside bamboo gates so you can get a full grip on the handle.

Sec. 30-327(K)1. A-H – Missing information to be posted within 10 feet of the door. Please present the completed rental binder guide information in each unit that will be rented, within 10 feet of the door.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                                        |            |               |             |                      |
|-----------|--------------------------------------------------------|------------|---------------|-------------|----------------------|
| CASE TYPE | BTR Inspection/Commercial                              | DATE ESTBL | 9/23/2021     | STATUS      | Open                 |
| ADDRESS   | 222 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 8/1/2022 12:00:00 AM |

42. CASE 22040017

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 61 COMMENTS FINAL ORDER

INSPECTION DATE 8/25/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: ACS 218 LLC Owner

2425 E COMMERCIAL BLVD #300 FORT LAUDERDALE, FL 33308

Registered Agent, SHADER, ANDREW T

2425 E COMMERCIAL BLVD STE 101 FORT LAUDERDALE, FL33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/25/2022 | Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not in Compliance |               |
|             | 2 | 8/25/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

FINES:

NARRATIVE: Sec. 12-2(a) - Business tax receipt required for (Arthur Murray Dance studio #201). Every person, firm, corporation, and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession, or occupation, they shall submit an application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.

FBC 105.1 - Work done without a Permit from the Town.

As per Building Official: Work done without permits including new electrical work, plumbing work with the urinal in the men's restroom, and the water heater replacement.

Corrective Action required: Please obtain an after-the-fact permit for all work done without a permits.

For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or [building@lbs-fl.gov](mailto:building@lbs-fl.gov).

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                                 |            |                |             |                      |
|-----------|-------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Building Code Violations                        | DATE ESTBL | 4/13/2022      | STATUS      | Open                 |
| ADDRESS   | 4617 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/1/2022 12:00:00 AM |

43. CASE 22040018

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE  
TYPE OF SERVICE Certified Mail PROSECUTION COSTS  
DAYS TO COMPLY 37 COMMENTS FINAL ORDER  
INSPECTION DATE 5/25/2022 COMMENTS - IMPOSITION OF FINE  
COMPLIED DATE  
SCHEDULED HEARING DATE 8/25/2022  
FINAL ORDER MEETING DATE  
FINAL ORDER COMPLY BY DATE

NOTICE NAMES: DEE JAY ENTERPRISES INC GREENBERG,MARISSA C Owner  
4617 EL MAR DR LAUDERDALE BY THE SEA, FL 33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 5/25/2022 | 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:

NARRATIVE: FBC 110.15 Building Safety Inspection Program. Compliance Required. Please comply with all the requirements of the inspection program. Information is located at:  
<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>.  
For questions on the Building Safety Program requirements, please contact BuildingOfficial@lbts-fl.gov.  
For questions regarding your code case, please contact Bethanyb@lbts-fl.gov.

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220

|           |                                                           |            |               |             |                       |
|-----------|-----------------------------------------------------------|------------|---------------|-------------|-----------------------|
| CASE TYPE | Building Code Violations                                  | DATE ESTBL | 2/4/2022      | STATUS      | Open                  |
| ADDRESS   | 4305 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308 1-7 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 6/30/2022 12:00:00 AM |

44. CASE 22040025

|            |                              |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------|------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|            | TYPE OF SERVICE              | Certified Mail        | PROSECUTION COSTS \$50.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|            | DAYS TO COMPLY               | 44                    | COMMENTS FINAL ORDER At the June 23, 2022 Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by August 24, 2022 or a fine of \$100 per violation per day will accrue beginning August 25, 2022 until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the August 25, 2022 Hearing for Certification of Lien. |

INSPECTION DATE 8/24/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE 6/23/2022

FINAL ORDER COMPLY BY DATE 8/24/2022

NOTICE NAMES: BEE BEE PROPERTIES INC Owner  
4309 BOUGAINVILLA DR LAUDERDALE BY THE SEA, FL 33308  
ALDAHWI, HAYDER y  
4309 BOUGAINVILLA DR LAUDERDALE BY THE SEA, FL33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

|        |             |          |                         |
|--------|-------------|----------|-------------------------|
| FINES: | DESCRIPTION | CHARGE   | DATE BOARD ORDER COMPLY |
|        | DAILY FINE  | \$100.00 | 8/24/2022               |

**NARRATIVE:** FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including the A/C splits, enclosing a window and door, enclosing a room under the stairs that inhibits 3 foot clearance from the meters(needs to be removed), new electrical panel, and new electric for lighting.  
Corrective Action required: Please obtain an after-the-fact permits for all work done without a permits. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or [building@lbts-fl.gov](mailto:building@lbts-fl.gov).

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                                        |            |                |             |                      |
|-----------|--------------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Building Code Violations                               | DATE ESTBL | 4/30/2022      | STATUS      | Open                 |
| ADDRESS   | 229 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/1/2022 12:00:00 AM |

45. CASE 22050002

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE  
TYPE OF SERVICE Certified Mail PROSECUTION COSTS  
DAYS TO COMPLY 21 COMMENTS FINAL ORDER  
INSPECTION DATE 7/27/2022 COMMENTS - IMPOSITION OF FINE  
COMPLIED DATE  
SCHEDULED HEARING DATE 8/25/2022  
FINAL ORDER MEETING DATE  
FINAL ORDER COMPLY BY DATE

NOTICE NAMES: SABATINI INVESTMENTS LLC Owner  
4614 SEA GRAPE DR LAUDERDALE BY THE SEA, FL 33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 7/27/2022 | 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:

NARRATIVE: FBC 110.15 Building Safety Inspection Program. Compliance Required. Please comply with all the requirements of the inspection program. Information is located at:  
<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>.  
For questions on the Building Safety Program requirements, please contact BuildingOfficial@lbts-fl.gov.  
For questions regarding your code case, please contact Bethanyb@lbts-fl.gov.

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220

|           |                                                        |            |                |             |                       |
|-----------|--------------------------------------------------------|------------|----------------|-------------|-----------------------|
| CASE TYPE | Building Code Violations                               | DATE ESTBL | 4/30/2022      | STATUS      | Open                  |
| ADDRESS   | 233 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 6/27/2022 12:00:00 AM |

46. CASE 22050003

**CASE DATA:**

|                              |                       |
|------------------------------|-----------------------|
| ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
| TYPE OF SERVICE              | Certified Mail        |
| DAYS TO COMPLY               | 21                    |
| INSPECTION DATE              | 6/23/2022             |
| COMPLIED DATE                |                       |
| SCHEDULED HEARING DATE       | 8/25/2022             |
| FINAL ORDER MEETING DATE     |                       |
| FINAL ORDER COMPLY BY DATE   |                       |

**NOTICE NAMES:**

IMCO BY C LLC  
PO BOX 2152 WEST PALM BEACH, FL 33402  
., IOANNIS, KARACHALIAS  
861 N MILITARY TRAIL, STE C WEST PALM BEACH, FL33415

Owner

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 6/23/2022 | 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:**

**NARRATIVE:** FBC 110.15 Building Safety Inspection Program. Compliance Required. Please comply with all the requirements of the inspection program. Information is located at:  
<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>.  
For questions on the Building Safety Program requirements, please contact BuildingOfficial@lbts-fl.gov.  
For questions regarding your code case, please contact Bethanyb@lbts-fl.gov.

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220

|           |                                                  |            |                |             |                      |
|-----------|--------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Building Code Violations                         | DATE ESTBL | 5/5/2022       | STATUS      | Open                 |
| ADDRESS   | 4051 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/5/2022 12:00:00 AM |

47. CASE 22050006

|               |                                              |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------|----------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:    | ORIG. CASE CERT. MAIL NUMBER                 | I. OF F. MEETING DATE | 7/28/2022                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|               | TYPE OF SERVICE                              | Certified Mail        | PROSECUTION COSTS \$250.00                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|               | DAYS TO COMPLY                               | 21                    | COMMENTS FINAL ORDER At the June 23, 2022 Special Magistrate Hearing, the Magistrate ordered the property to comply by submitting a Building Safety Inspection Report for the property by July 27, 2022 or a fine of \$200 per day will begin to accrue beginning July 28, 2022. A hearing cost of \$50 was assessed and is now due. The property will return to the July 28, 2022 Special Magistrate Hearing for a further order toward compliance.            |
|               | INSPECTION DATE                              | 8/2/2022              | COMMENTS - IMPOSITION OF FINE At the July 28, 2022 Special Magistrate Hearing, the Magistrate certified the lien and assessed a hearing cost of \$200. If the respondent submits a valid and complete report within the next 7 calendar days, and submits a request for appeal to the Town by email or written letter, the Town will add the case back to the agenda for the August 25, 2022 Special Magistrate Hearing. If not, the Town will record the lien. |
|               | COMPLIED DATE                                |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|               | SCHEDULED HEARING DATE                       | 8/25/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|               | FINAL ORDER MEETING DATE                     | 6/23/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|               | FINAL ORDER COMPLY BY DATE                   | 7/27/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| NOTICE NAMES: | 4051 N OCEAN DRIVE LLC                       | Owner                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|               | 6030 HOLLYWOOD BLVD #130 HOLLYWOOD, FL 33024 |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|               | ., SELA, NIR                                 |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|               | 770 NE 193RD STREET MIAMI, FL33179           |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| VIOLATIONS: | # | DATE     | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | STATUS            | DATE RESOLVED |
|-------------|---|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/2/2022 | 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</u><br><u>COMPLY</u> |
|--------------------|---------------|------------------------------------------|
|--------------------|---------------|------------------------------------------|

|            |          |           |
|------------|----------|-----------|
| DAILY FINE | \$200.00 | 7/27/2022 |
|------------|----------|-----------|

**NARRATIVE:** FBC 110.15 Building Safety Inspection Program. Compliance Required. Please comply with all the requirements of the inspection program. Reports were submitted November 2021; repairs are required for both disciplines. Have a licensed contractor complete all repairs with permits and re-submit updated reports to the Town.  
For questions on the Building Safety Program requirements, please contact BuildingOfficial@lbts-fl.gov.  
For questions regarding your code case, please contact Bethanyb@lbts-fl.gov.

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220

|           |                                                  |            |               |             |                      |
|-----------|--------------------------------------------------|------------|---------------|-------------|----------------------|
| CASE TYPE | BTR Housing Inspection                           | DATE ESTBL | 5/23/2022     | STATUS      | Open                 |
| ADDRESS   | 259 MIRAMAR AVE, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 6/1/2022 12:00:00 AM |

48. CASE 22060001

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Certified Mail        |
|            | DAYS TO COMPLY               | 61                    |
|            | INSPECTION DATE              | 8/1/2022              |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

NOTICE NAMES: ROYAL IMPERIAL GROUP LLC Owner  
3809 KING RICHARD CT SAINT CHARLES, IL 60174  
SHARABURYAK, YURIY  
2800 NE 35TH ST FORT LAUDERDALE, FL33306

| VIOLATIONS: | # | DATE     | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/1/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including kitchen renovations, bathroom renovations, water heater replacement, A/C replacement, and new pool heater. Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

|           |                                                   |            |               |             |                      |
|-----------|---------------------------------------------------|------------|---------------|-------------|----------------------|
| CASE TYPE | BTR Housing Inspection                            | DATE ESTBL | 6/1/2022      | STATUS      | Open                 |
| ADDRESS   | 1984 WINDWARD DR, LAUDERDALE BY THE SEA, FL 33062 | INSPECTOR  | Greg Wienburg | STATUS DATE | 6/1/2022 12:00:00 AM |

49. CASE 22060002

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 61 COMMENTS FINAL ORDER

INSPECTION DATE 8/1/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: TYCHE HOLDINGS Owner

12000 BISCAYNE BLVD #700 MIAMI, FL 33181

| VIOLATIONS: | # | DATE     | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | STATUS            | DATE RESOLVED |
|-------------|---|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/1/2022 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including the replacement of A/C units, water heater, pool water heaters, kitchen renovations, and bathroom renovations.  
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.  
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact code inspector Greg Wienburg at 954-640-4216, or via email gregw@lauderdalebythesea-fl.gov

|           |                                                       |            |               |             |                       |
|-----------|-------------------------------------------------------|------------|---------------|-------------|-----------------------|
| CASE TYPE | Building Code Violations                              | DATE ESTBL | 4/12/2021     | STATUS      | Open                  |
| ADDRESS   | 4324 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308 1-4 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 5/31/2022 12:00:00 AM |

50. CASE 21080006

|            |                              |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------|------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|            | TYPE OF SERVICE              | Certified Mail        | PROSECUTION COSTS \$50.00                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|            | DAYS TO COMPLY               | 21                    | COMMENTS FINAL ORDER At the September 23, 2021 Special Magistrate Hearing, the Special Magistrate ordered that the property submit for the required permits by October 27, 2021 or a fine of \$150 per day will accrue beginning October 28, 2021. He further ordered that no one be permitted to occupy any unit on the property. A hearing cost of \$50 was assessed and is now due. The case will return to the October 28, 2021 Special Magistrate Hearing. |
|            | INSPECTION DATE              | 8/24/2022             | COMMENTS - IMPOSITION OF FINE                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|            | COMPLIED DATE                |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|            | FINAL ORDER MEETING DATE     | 9/23/2021             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|            | FINAL ORDER COMPLY BY DATE   | 10/27/2021            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

NOTICE NAMES: ISLA BELLA LLC Owner  
23614 PENNSYLVANIA AVE TORRANCE, CA 90501

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | STATUS            | DATE RESOLVED |
|-------------|---|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

|        |             |          |                         |
|--------|-------------|----------|-------------------------|
| FINES: | DESCRIPTION | CHARGE   | DATE BOARD ORDER COMPLY |
|        | DAILY FINE  | \$150.00 | 10/27/2021              |

NARRATIVE: FBC 105.1 - Work done without a Permit. Interior renovations, conversions and additions need an approved permit from the town. This property was approved for 3 units and now has 4.  
Corrective Action required: Please obtain an after-the-fact permit for the work done without a permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.

For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or [building@lbs-fl.gov](mailto:building@lbs-fl.gov).

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-531-5596, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|           |                                                    |            |               |             |                       |
|-----------|----------------------------------------------------|------------|---------------|-------------|-----------------------|
| CASE TYPE | Building Code Violations                           | DATE ESTBL | 8/24/2021     | STATUS      | Open                  |
| ADDRESS   | 1501 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 6/27/2022 12:00:00 AM |

51. CASE 21080007

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE  
TYPE OF SERVICE Certified Mail PROSECUTION COSTS  
DAYS TO COMPLY 72 COMMENTS FINAL ORDER  
INSPECTION DATE 8/24/2022 COMMENTS - IMPOSITION OF FINE  
COMPLIED DATE  
SCHEDULED HEARING DATE 8/25/2022  
FINAL ORDER MEETING DATE  
FINAL ORDER COMPLY BY DATE

NOTICE NAMES: CONWAY ECHARTE TURNBRIDGE ET AL % Owner  
GARDEN BY THE SEA N  
1501 S OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | STATUS            | DATE RESOLVED |
|-------------|---|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

FINES:

NARRATIVE: FBC 105.1 - Multiple patios have been enclosed without a Permit. As per Building Official: Patio enclosures are part of the exterior of the building and need permits to prove they've complied with the Florida Building code. Corrective Action required: Please obtain after-the-fact permits for all of the patio enclosures or remove the enclosures and return the patios to their original design. Please comply with any stipulations of the permits, obtain all required inspections, and ensure that the permits are closed.

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 code inspector Greg Wienbarg at 954-531-5596, or via email gregw@lauderdalebythesea-fl.gov

|           |                                                    |            |                |             |                      |
|-----------|----------------------------------------------------|------------|----------------|-------------|----------------------|
| CASE TYPE | Permits Required Violations                        | DATE ESTBL | 5/28/2021      | STATUS      | Open                 |
| ADDRESS   | 3210 OLEANDER WAY, LAUDERDALE BY THE SEA, FL 33062 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/2/2022 12:45:00 PM |

52. CASE 21060005

|            |                              |                       |                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------|------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |                                                                                                                                                                                                                                                                                                                                                                                                              |
|            | TYPE OF SERVICE              | Certified Mail        | PROSECUTION COSTS \$50.00                                                                                                                                                                                                                                                                                                                                                                                    |
|            | DAYS TO COMPLY               | 30                    | COMMENTS FINAL ORDER At the July 28, 2022 Special Magistrate Hearing, the Magistrate ordered the respondent must obtain an approved permit from the Town for the driveway/pathway changes by August 24, 2022 or a fine of \$100 per day will begin to accrue and the case will return to the Special Magistrate Hearing on August 25, 2022 for certification of a lien. A hearing cost of \$50 was assessed. |
|            | INSPECTION DATE              | 8/24/2022             | COMMENTS - IMPOSITION OF FINE                                                                                                                                                                                                                                                                                                                                                                                |
|            | COMPLIED DATE                |                       |                                                                                                                                                                                                                                                                                                                                                                                                              |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |                                                                                                                                                                                                                                                                                                                                                                                                              |
|            | FINAL ORDER MEETING DATE     | 7/28/2022             |                                                                                                                                                                                                                                                                                                                                                                                                              |
|            | FINAL ORDER COMPLY BY DATE   | 8/24/2022             |                                                                                                                                                                                                                                                                                                                                                                                                              |

NOTICE NAMES: D'ANGELO,MICHAEL S HARRIS,JONATHAN & AMEJEIRAS,MAR Owner  
3210 OLEANDER WAY LAUDERDALE BY THE SEA, FL 33062

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | STATUS            | DATE RESOLVED |
|-------------|---|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

|        |             |          |                         |
|--------|-------------|----------|-------------------------|
| FINES: | DESCRIPTION | CHARGE   | DATE BOARD ORDER COMPLY |
|        | DAILY FINE  | \$100.00 | 8/24/2022               |

NARRATIVE: FBC 105.1 - Work done without a Building Permit from the Town, including but not limited to new fencing, new addition on east side, and new driveway. Stop Work Order posted by Building Official on May 25, 2021. As of the date of issuance of this Notice (June 25, 2021) no permit application has been submitted to the Town.  
Corrective Action required: Apply for and obtain after-the-fact permit(s) for all work done

without a permit. Comply with any stipulations of the permit(s), pass all required inspections, and ensure that the permit(s) is Closed.

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For assistance with permitting, you may contact:

Eugene Adach, Building Official, 954-640-4223 or [buildingofficial@lbts-fl.gov](mailto:buildingofficial@lbts-fl.gov)  
Permit Department, 954-640-4215

.

Thank you in advance for your diligent attention to this matter. Please contact me when you receive this so I can offer any needed assistance in correcting this issue.

Respectfully,

Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
[bethanyb@lbts-fl.gov](mailto:bethanyb@lbts-fl.gov)

|           |                                                      |            |                |             |                     |
|-----------|------------------------------------------------------|------------|----------------|-------------|---------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 10/15/2021     | STATUS      | Open                |
| ADDRESS   | 4641 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-8 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/2/2022 3:15:00 PM |

53. CASE 21100018

|            |                              |                       |                                                                                                                                                                                                                                                                                                                                                                  |
|------------|------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |                                                                                                                                                                                                                                                                                                                                                                  |
|            | TYPE OF SERVICE              | Certified Mail        | PROSECUTION COSTS \$50.00                                                                                                                                                                                                                                                                                                                                        |
|            | DAYS TO COMPLY               | 21                    | COMMENTS FINAL ORDER                                                                                                                                                                                                                                                                                                                                             |
|            |                              |                       | At the April 28, 2022 Special Magistrate Hearing, the Magistrate ordered the property to comply in full with the requirements of the Building Safety Inspection Program by May 25, 2022 or a fine of \$200 per day will accrue beginning May 26, 2022. A Hearing Cost of \$50 was assessed. The case will return to the May 26, 2022 Special Magistrate Hearing. |

|                            |           |                               |
|----------------------------|-----------|-------------------------------|
| INSPECTION DATE            | 8/24/2022 | COMMENTS - IMPOSITION OF FINE |
| COMPLIED DATE              |           |                               |
| SCHEDULED HEARING DATE     | 8/25/2022 |                               |
| FINAL ORDER MEETING DATE   | 4/28/2022 |                               |
| FINAL ORDER COMPLY BY DATE | 5/25/2022 |                               |

|               |                                       |       |
|---------------|---------------------------------------|-------|
| NOTICE NAMES: | O'SEAN VILLA LLC                      | Owner |
|               | 2786 SE 14 ST POMPAÑO BEACH, FL 33062 |       |

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | STATUS            | DATE RESOLVED |
|-------------|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year... | Not in Compliance |               |

|        |             |          |                         |
|--------|-------------|----------|-------------------------|
| FINES: | DESCRIPTION | CHARGE   | DATE BOARD ORDER COMPLY |
|        | DAILY FINE  | \$200.00 | 8/24/2022               |

NARRATIVE: Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property

was due in 2020.

\*\*\*\*\*

FBC BCA Section 110.15 - Building Safety Inspection Program.

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

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

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

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

\*\*\*\*\*

According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program.

Please comply with the requirements of the Building Safety Inspection Program. A copy of the inspection form is located at:

<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or [Building@lbts-fl.gov](mailto:Building@lbts-fl.gov).

Thank you.

Bethany Banyas

954-640-4220

[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

|           |                                                      |            |                |             |                     |
|-----------|------------------------------------------------------|------------|----------------|-------------|---------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 10/16/2021     | STATUS      | Open                |
| ADDRESS   | 4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 1 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/2/2022 3:25:00 PM |

54. CASE 21100025

|               |                                                 |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------|-------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:    | ORIG. CASE CERT. MAIL NUMBER                    | I. OF F. MEETING DATE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | TYPE OF SERVICE                                 | Certified Mail        | PROSECUTION COSTS \$6.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|               | DAYS TO COMPLY                                  | 20                    | COMMENTS FINAL ORDER<br>At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due. |
|               | INSPECTION DATE                                 | 8/24/2022             | COMMENTS - IMPOSITION OF FINE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|               | COMPLIED DATE                                   |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | SCHEDULED HEARING DATE                          | 8/25/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | FINAL ORDER MEETING DATE                        | 1/27/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | FINAL ORDER COMPLY BY DATE                      | 7/27/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| NOTICE NAMES: | SENOUCI,CARL<br>13 79E AV MONTREAL , QC H1A 2L9 | Owner                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | STATUS            | DATE RESOLVED |
|-------------|---|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 | Not in Compliance |               |

square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006  
B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...

| <b>FINES:</b> | <b><u>DESCRIPTION</u></b> | <b><u>CHARGE</u></b> | <b><u>DATE BOARD ORDER COMPLY</u></b> |
|---------------|---------------------------|----------------------|---------------------------------------|
|               | DAILY FINE                | \$200.00             | 8/24/2022                             |

**NARRATIVE:** Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.

\*\*\*\*\*

FBC BCA Section 110.15 - Building Safety Inspection Program.

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

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

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

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

\*\*\*\*\*

According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program.

Please comply with the requirements of the Building Safety Inspection Program. A copy of the inspection form is located at:

<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or [Building@lbts-fl.gov](mailto:Building@lbts-fl.gov).

Thank you.

Bethany Banyas

954-640-4220

[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

|           |                                                      |            |                |             |                     |
|-----------|------------------------------------------------------|------------|----------------|-------------|---------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 10/16/2021     | STATUS      | Open                |
| ADDRESS   | 4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 2 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/2/2022 3:27:00 PM |

55. CASE 21100026

|                 |                              |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------|------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:      | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| TYPE OF SERVICE | Certified Mail               | PROSECUTION COSTS     | \$6.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| DAYS TO COMPLY  | 20                           | COMMENTS FINAL ORDER  | At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due. |

INSPECTION DATE 8/24/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE 1/27/2022

FINAL ORDER COMPLY BY DATE 7/27/2022

NOTICE NAMES: SENOUCCI,CARL Owner  
13 79E AV MONTREAL, QC H1A 2L9

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | STATUS            | DATE RESOLVED |
|-------------|---|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 | Not in Compliance |               |

square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006  
B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...

| <b>FINES:</b> | <b><u>DESCRIPTION</u></b> | <b><u>CHARGE</u></b> | <b><u>DATE BOARD ORDER COMPLY</u></b> |
|---------------|---------------------------|----------------------|---------------------------------------|
|               | DAILY FINE                | \$200.00             | 8/24/2022                             |

**NARRATIVE:** Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.

\*\*\*\*\*

FBC BCA Section 110.15 - Building Safety Inspection Program.

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

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

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

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

\*\*\*\*\*

According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program.

Please comply with the requirements of the Building Safety Inspection Program. A copy of the inspection form is located at:

<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

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

|           |                                                      |            |                |             |                     |
|-----------|------------------------------------------------------|------------|----------------|-------------|---------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 10/16/2021     | STATUS      | Open                |
| ADDRESS   | 4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 3 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/2/2022 3:29:00 PM |

56. CASE 21100027

|               |                                                          |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------|----------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:    | ORIG. CASE CERT. MAIL NUMBER                             | I. OF F. MEETING DATE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | TYPE OF SERVICE                                          | Certified Mail        | PROSECUTION COSTS \$6.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|               | DAYS TO COMPLY                                           | 20                    | COMMENTS FINAL ORDER<br>At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due. |
|               | INSPECTION DATE                                          | 8/2/2022              | COMMENTS - IMPOSITION OF FINE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|               | COMPLIED DATE                                            |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | SCHEDULED HEARING DATE                                   | 8/25/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | FINAL ORDER MEETING DATE                                 | 1/27/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | FINAL ORDER COMPLY BY DATE                               | 7/27/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| NOTICE NAMES: | WACHTER,WILHELM & EDITH                                  | Owner                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | 4652 POINCIANA ST UNIT 3 LAUDERDALE BY THE SEA, FL 33308 |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| VIOLATIONS: | # | DATE     | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | STATUS            | DATE RESOLVED |
|-------------|---|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/2/2022 | Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 | Not in Compliance |               |

square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006  
B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...

| <b>FINES:</b> | <b><u>DESCRIPTION</u></b> | <b><u>CHARGE</u></b> | <b><u>DATE BOARD ORDER COMPLY</u></b> |
|---------------|---------------------------|----------------------|---------------------------------------|
|               | DAILY FINE                | \$200.00             | 8/24/2022                             |

**NARRATIVE:** Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.

\*\*\*\*\*

FBC BCA Section 110.15 - Building Safety Inspection Program.

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

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

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

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

\*\*\*\*\*

According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program.

Please comply with the requirements of the Building Safety Inspection Program. A copy of the inspection form is located at:

<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or Building@lbts-fl.gov.

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

|           |                                                      |            |                |             |                     |
|-----------|------------------------------------------------------|------------|----------------|-------------|---------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 10/16/2021     | STATUS      | Open                |
| ADDRESS   | 4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 4 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/2/2022 3:31:00 PM |

57. CASE 21100028

|            |                              |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------|------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|            | TYPE OF SERVICE              | Certified Mail        | PROSECUTION COSTS \$6.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|            | DAYS TO COMPLY               | 20                    | COMMENTS FINAL ORDER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|            |                              |                       | At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due. |
|            | INSPECTION DATE              | 8/24/2022             | COMMENTS - IMPOSITION OF FINE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|            | COMPLIED DATE                |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|            | SCHEDULED HEARING DATE       | 8/25/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|            | FINAL ORDER MEETING DATE     | 1/27/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|            | FINAL ORDER COMPLY BY DATE   | 7/27/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

NOTICE NAMES: ROBERTO,JOHN A EST Owner  
4652 POINCIANA ST #4 LAUDERDALE BY THE SEA, FL 33308

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | STATUS            | DATE RESOLVED |
|-------------|---|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 | Not in Compliance |               |

square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006  
B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...

| <b>FINES:</b> | <b><u>DESCRIPTION</u></b> | <b><u>CHARGE</u></b> | <b><u>DATE BOARD ORDER COMPLY</u></b> |
|---------------|---------------------------|----------------------|---------------------------------------|
|               | DAILY FINE                | \$200.00             | 8/24/2022                             |

**NARRATIVE:** Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.

\*\*\*\*\*

FBC BCA Section 110.15 - Building Safety Inspection Program.  
The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.  
Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet.  
In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

\*\*\*\*\*

According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program.

Please comply with the requirements of the Building Safety Inspection Program. A copy of the inspection form is located at:

<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or [Building@lbts-fl.gov](mailto:Building@lbts-fl.gov).

Thank you.  
Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

|           |                                                      |            |                |             |                     |
|-----------|------------------------------------------------------|------------|----------------|-------------|---------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 10/16/2021     | STATUS      | Open                |
| ADDRESS   | 4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 5 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/2/2022 3:33:00 PM |

58. CASE 21100029

|                            |                                                                        |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------|------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:                 | ORIG. CASE CERT. MAIL NUMBER                                           | I. OF F. MEETING DATE         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| TYPE OF SERVICE            | Certified Mail                                                         | PROSECUTION COSTS             | \$6.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| DAYS TO COMPLY             | 20                                                                     | COMMENTS FINAL ORDER          | At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due. |
| INSPECTION DATE            | 8/24/2022                                                              | COMMENTS - IMPOSITION OF FINE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| COMPLIED DATE              |                                                                        |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| SCHEDULED HEARING DATE     | 8/25/2022                                                              |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| FINAL ORDER MEETING DATE   | 1/27/2022                                                              |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| FINAL ORDER COMPLY BY DATE | 7/27/2022                                                              |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| NOTICE NAMES:              | ROBERTO,JOHN A<br>4652 POINCIANA ST #5 LAUDERDALE BY THE SEA, FL 33308 | Owner                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | STATUS            | DATE RESOLVED |
|-------------|---|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 | Not in Compliance |               |

square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006  
B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...

| <b>FINES:</b> | <b><u>DESCRIPTION</u></b> | <b><u>CHARGE</u></b> | <b><u>DATE BOARD ORDER COMPLY</u></b> |
|---------------|---------------------------|----------------------|---------------------------------------|
|               | DAILY FINE                | \$200.00             | 8/24/2022                             |

**NARRATIVE:** Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.

\*\*\*\*\*

FBC BCA Section 110.15 - Building Safety Inspection Program.

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

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

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

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3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

\*\*\*\*\*

According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program.

Please comply with the requirements of the Building Safety Inspection Program. A copy of the inspection form is located at:

<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or [Building@lbts-fl.gov](mailto:Building@lbts-fl.gov).

Thank you.  
Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

|           |                                                      |            |                |             |                     |
|-----------|------------------------------------------------------|------------|----------------|-------------|---------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 10/16/2021     | STATUS      | Open                |
| ADDRESS   | 4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 6 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/2/2022 3:35:00 PM |

59. CASE 21100030

CASE DATA: ORIG. CASE CERT. MAIL NUMBER

I. OF F. MEETING DATE

TYPE OF SERVICE Certified Mail

PROSECUTION COSTS \$6.25

DAYS TO COMPLY 20

COMMENTS FINAL ORDER At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due.

INSPECTION DATE 8/24/2022

COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE 1/27/2022

FINAL ORDER COMPLY BY DATE 7/27/2022

NOTICE NAMES: FAVALE,JOSEPH FAVALE,VINCENT MARIO  
3000 NE 48 ST #101 FORT LAUDERDALE, FL 33308

Owner

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | STATUS            | DATE RESOLVED |
|-------------|---|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 | Not in Compliance |               |

square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006  
B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...

| <b>FINES:</b> | <b><u>DESCRIPTION</u></b> | <b><u>CHARGE</u></b> | <b><u>DATE BOARD ORDER COMPLY</u></b> |
|---------------|---------------------------|----------------------|---------------------------------------|
|               | DAILY FINE                | \$200.00             | 8/24/2022                             |

**NARRATIVE:** Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.

\*\*\*\*\*

FBC BCA Section 110.15 - Building Safety Inspection Program.  
The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.  
Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet.  
In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

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2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

\*\*\*\*\*

According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program.

Please comply with the requirements of the Building Safety Inspection Program. A copy of the inspection form is located at:

<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or [Building@lbts-fl.gov](mailto:Building@lbts-fl.gov).

Thank you.  
Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

|           |                                                      |            |                |             |                     |
|-----------|------------------------------------------------------|------------|----------------|-------------|---------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 10/16/2021     | STATUS      | Open                |
| ADDRESS   | 4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 7 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/2/2022 3:37:00 PM |

60. CASE 21100031

CASE DATA: ORIG. CASE CERT. MAIL NUMBER

I. OF F. MEETING DATE

TYPE OF SERVICE Certified Mail

PROSECUTION COSTS \$6.25

DAYS TO COMPLY 20

COMMENTS FINAL ORDER At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due.

INSPECTION DATE 8/24/2022

COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 8/25/2022

FINAL ORDER MEETING DATE 1/27/2022

FINAL ORDER COMPLY BY DATE 7/27/2022

NOTICE NAMES: BROOKS, WILLIE J WILSON-BROOKS, SUSAN K Owner  
1725 BRYDEN RD COLUMBUS, OH 43205

| VIOLATIONS: | # | DATE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | STATUS            | DATE RESOLVED |
|-------------|---|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|             | 1 | 8/24/2022 | Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 | Not in Compliance |               |

square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006  
B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...

| <b>FINES:</b> | <b><u>DESCRIPTION</u></b> | <b><u>CHARGE</u></b> | <b><u>DATE BOARD ORDER COMPLY</u></b> |
|---------------|---------------------------|----------------------|---------------------------------------|
|               | DAILY FINE                | \$200.00             | 8/24/2022                             |

**NARRATIVE:** Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.

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FBC BCA Section 110.15 - Building Safety Inspection Program.

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

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

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

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more –compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more –compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more –compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more –compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more –compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

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According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program.

Please comply with the requirements of the Building Safety Inspection Program. A copy of the inspection form is located at:

<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or [Building@lbts-fl.gov](mailto:Building@lbts-fl.gov).

Thank you.  
Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

|           |                                                      |            |                |             |                     |
|-----------|------------------------------------------------------|------------|----------------|-------------|---------------------|
| CASE TYPE | Building Code Violations                             | DATE ESTBL | 10/16/2021     | STATUS      | Open                |
| ADDRESS   | 4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 8 | INSPECTOR  | Bethany Banyas | STATUS DATE | 8/2/2022 3:38:00 PM |

61. CASE 21100032

|               |                                                      |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------|------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE DATA:    | ORIG. CASE CERT. MAIL NUMBER                         | I. OF F. MEETING DATE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | TYPE OF SERVICE                                      | Certified Mail        | PROSECUTION COSTS \$6.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|               | DAYS TO COMPLY                                       | 20                    | COMMENTS FINAL ORDER<br>At the January 27, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply in full by obtaining permits, completing the repairs required as per the Building Safety Inspection reports, passing all inspections to close the permits, resubmitting the updated inspection reports, and passing all final reviews on the reports by July 27, 2022 or a fine of \$200 per day will accrue beginning July 28, 2022. The next hearing will be held July 28, 2022 and a Hearing cost of \$6.25 per case (total of \$50 for Favale Condominiums collectively) is now due. |
|               | INSPECTION DATE                                      | 8/24/2022             | COMMENTS - IMPOSITION OF FINE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|               | COMPLIED DATE                                        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | SCHEDULED HEARING DATE                               | 8/25/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | FINAL ORDER MEETING DATE                             | 1/27/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | FINAL ORDER COMPLY BY DATE                           | 7/27/2022             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| NOTICE NAMES: | SENOUCI,BRAHIM                                       | Owner                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | 1545 BOUL DE LA GRANDE-ALLEE *BOISBRIAND, QC J7G 2T6 |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| <b>FINES:</b> | <b><u>DESCRIPTION</u></b> | <b><u>CHARGE</u></b> | <b><u>DATE BOARD ORDER COMPLY</u></b> |
|---------------|---------------------------|----------------------|---------------------------------------|
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