

Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday, July 27, 2023

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, July 27, 2023, 5:00 PM
Jarvis Hall 4505 N. Ocean Drive

1. **CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO**
 2. **SWEARING OF WITNESSES**
 3. **OPENING STATEMENT**
 4. **CODE CASES**
 - 4.a. Code Cases
 5. **FIRE CASES**
 6. **ADJOURNMENT**
-

THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES NECESSARY TO AFFORD INDIVIDUALS AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE TOWN COMMISSION. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING

SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING AT (954) 640-4200 FOR ASSISTANCE.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PROCEDURES FOR PUBLIC COMMENTS:

Public Comments may address issues that are not on this meeting's agenda, but should relate to the business of the Town, and should not contain personal attacks. If your comment requires follow up, the Town Manager will have a staff person respond to your concerns, and will advise us of the outcome.

The Town Clerk will read off the names of those who have signed up to speak. When your name is called, please come to the podium, state your name for the record, and indicate whether you are a Town resident. Do not state your address. You have up to three minutes to make your comments, but there is no requirement to use the entire time. If you wish to address a particular Commissioner or member of Town Administration, please do so by use of their title.

If you wish to approach the Commission dais to hand out a document or for some other reason, please request permission and state your reason for doing so. All documents to be provided to the Commission should be handed to the Town Clerk for distribution.

These procedures have been developed to assure that the Town Commission meeting time is efficiently used, and that meetings are conducted in a polite and respectful manner. More information on the decorum rules for Town Commission meetings is available in Section 2-23 of the Town Code of Ordinances.

INVOCATION:

The Invocation before each Town Commission meeting is a voluntary service of a private citizen, offered to serve the spiritual needs of the members of the Town Commission and solemnize the meeting. It is not intended to be an opportunity to advance or disparage one faith or belief over another. The views expressed in the Invocation have not been previously reviewed by the Town and do not necessarily represent the beliefs of any Town employee or official. No person is required to be present at or participate in the Invocation, and the decision whether to be present or participate in the Invocation will not affect any person's right to actively participate in the official business of the Town or obtain any benefit from the Town. The Town's written Invocation policy is available on its website, and upon written request to the Town Clerk.all static



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • July 27, 2023 • 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	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	38
2	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	40
3	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	49
4	23030011	4209 EL MAR DR, 1-9	SEA ECHO ASSOCIATES LLC	35
5	22050002	229 E COMMERCIAL BLVD	SABATINI INVESTMENTS LLC	48
6	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	42
7	22020002	262 COMMERCIAL BLVD	FPA HOLDINGS LLC	46
8	21080002	N OCEAN DR	EL MAR BEACH APARTMENTS LLC	36
9	23050005	1672 BEL-AIR AVE	MARTIN,JOAN KOVACH %S FL GUARDIANSHIP PROGRAM INC	17
10	23040006	231 LAKE CT, 1-4	MARRONE-SPEER,MARIA EST	8
11	23040014	1439 S OCEAN BLVD, 202	THOMPSON, JANICE	10
12	23050002	4520 EL MAR DR	COMMON AREA	12

Old Business

Item #	Case #	Property Address	Property Owner	Page #
13	23040001	260 ALLENWOOD DR	JJTA REAL PROPERTIES LLC	31
14	23040003	239 E COMMERCIAL BLVD 101/102	SWANTON STREET 184 LLC	33
15	23060001	1600 S OCEAN BLVD, 1804	PICCADILLY USA INC	19
16	23060003	2031 COCO PALM PL	2031 HOUSE BUYER LLC	20
17	21120018	3900 N OCEAN DR	FOUNTAINHEAD ASSOCIATION, INC.	44
18	23050003	3261 SEAWARD DR	3261 SEAWARD DR LLC	13
19	23050004	1967 S OCEAN BLVD, 112-C	LUISA ALONSO	15
20	23010015	234 HIBISCUS AVE	SOUTH LEISURE BY THE SEA ASSOCIATION	34
21	21080006	4324 SEAGRAPE DR, 1-4	URRUTIA, CARL E & LIANA M	50



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

*Town Commission Meeting Room (Jarvis Hall)
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New Business

Item #	Case #	Property Address	Property Owner	Page #
22	23070004	1584 BLUE WATER TER	WINNIE I NEUBAUER REV TR	28
23	23060008	5100 N OCEAN BLVD, 1006	WIEGERING,CARLOS E & WIEGERING,MARIA I PORTH	22
24	23060009	5100 N OCEAN BLVD, 1108	SELVAGGI,DAVID SELVAGGI,DORIS HERZKE	24
25	23060017	1431 S OCEAN BLVD, 41	COATS,JAMES M H/E COATS,NATASHA L	27
26	23060016	1965 S OCEAN BLVD, 207	ROCCO, ALICIA B H/E ROCCO, ANTONIO	25

CASE TYPE	Permits Required Violations	DATE ESTBL	4/3/2023	STATUS	Closed
ADDRESS	1431 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 41	INSPECTOR	Bethany Banyas	STATUS DATE	6/29/2023 12:00:00 AM

1. CASE 23040005

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	6/29/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE	6/29/2023	
SCHEDULED HEARING DATE	7/27/2023	
FINAL ORDER MEETING DATE		
FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: COATS,JAMES M H/E COATS,NATASHA L Owner
1431 S OCEAN BLVD #41 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/29/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	6/29/2023

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official Simo Mansor, the following work was done at this property without permits:
1) Floating dock with electrical.

Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Thank you for your attention to this matter. 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	Sign Violations	DATE ESTBL	3/23/2023	STATUS	Closed
ADDRESS	207 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	6/28/2023 12:00:00 AM

2. CASE 23060004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	50
	INSPECTION DATE	6/27/2023
	COMPLIED DATE	6/28/2023
	SCHEDULED HEARING DATE	7/27/2023
	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
BEL MOHKAR, MOUNIR
213 COMMERCIAL BLVD # B LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/27/2023	Chapter 30 - Unified Land Development Regulations Section 30-509(a). - Administration and Permits (Signs) These sign regulations shall be administered by the Development Services Department. No sign of any kind (except exempt signs) shall be erected, installed, repaired or replaced within the Town until a permit for such sign or work has been issued by the Development Services Department. Prior to the issuance of a sign permit for any sign, the application for a sign permit shall be reviewed and approved by the Development Services Department.	Closed	6/28/2023

FINES:

NARRATIVE: 213 B Commercial Blvd - UMI305

Section 30-509(a). -

1. Sign permit required. Please obtain a Zoning sign permit for each of the two neon signs and for the menu board sign in the window at UMAI.
2. Sign permit required - Temporary Banner has expired - Banner sign need to be removed and a permanent banner need to be replaced.

If you have any questions or concerns, please contact code inspector Sonya Lowe at 954-815-3874, or via email sonyal@lbts-fl.gov

Town Hall: 4501 N Ocean Dr, LBTS, FL 33308; 954-640-4200 Building Department- 954-640-4215, Building@lbts-fl.gov Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

Development Services Director- Jhanelle Campbell: 954-640-4219 Zoning- Planner- Sue Leven: 954-640-4221, susanl@lauderdalebythesea-fl.gov & Megan Small, planning tech- 954-640-4210, megans@lauderdalebythesea-fl.gov
Fire Marshal- Steve Paine: 954-640-4251, steve.paine@lbtsfire.com (Cell: 754-423-2451)
Public Works/Municipal Services Director: Ken Rubach: 954-640-4233, kenr@lbts-fl.gov

and be sure to CC pwleadershipteam@lbts-fl.gov

CASE TYPE	BTR Housing Inspection	DATE ESTBL	3/20/2017	STATUS	Closed
ADDRESS	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308 170	INSPECTOR	Eric Villanueva	STATUS DATE	6/28/2023 12:00:00 AM

3. CASE 23060007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS \$5,050.00
	DAYS TO COMPLY	13	COMMENTS FINAL ORDER At the June 22, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 30th, 2023 or a fine of \$250 per violation, per day will begin to accrue on July 1, 2023. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit for the interior renovation. The case is scheduled for follow-up at the July 27, 2023 hearing.
	INSPECTION DATE	6/28/2023	COMMENTS - IMPOSITION OF FINE In accordance with Section 162.06(4), Fla Stat. Exactly what constitutes an irreversible or irreparable damage is a question of fact to be decided in the first instance by code inspector, with consulting with the Building Official and Fire Marshall it was determined that the extent of the work done to the condo presented and imminent Public Danger. The Town proceeded to seek a fine of \$5000 for this violation.
	COMPLIED DATE	6/28/2023	
	SCHEDULED HEARING DATE	7/27/2023	
	FINAL ORDER MEETING DATE	6/22/2023	
	FINAL ORDER COMPLY BY DATE	6/30/2023	

NOTICE NAMES: COOPER, GARY M Owner
4 GATE RD SAINT JAMES, NY 11780

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/28/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	6/28/2023

FINES: DESCRIPTION CHARGE DATE BOARD ORDER

COMPLY

DAILY FINE

\$250.00

6/30/2023

NARRATIVE: OBTAIN AN ISSUED PERMIT TO CONTINUE WORK INSIDE OF UNIT. WORK BEING DONE IS AN INTERIOR ALTERATION.

CASE TYPE	Permits Required Violations	DATE ESTBL	3/20/2023	STATUS	Closed
ADDRESS	4149 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308 1-5	INSPECTOR	Eric Villanueva	STATUS DATE	6/23/2023 4:14:00 PM

4. CASE 23030006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201638903	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	32	COMMENTS FINAL ORDER	At the May 25 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 21, 2023 or a fine of \$250 per violation, per day will begin to accrue on June 22nd. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an issued after the fact permit for re roof. The case is scheduled for follow-up at the June 22, 2023 hearing.
	INSPECTION DATE	6/23/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	6/23/2023		
	SCHEDULED HEARING DATE	7/27/2023		
	FINAL ORDER MEETING DATE	5/25/2023		
	FINAL ORDER COMPLY BY DATE	6/21/2023		

NOTICE NAMES: BEACH VIEW APTS LLC
3453 NE 210 TER AVENTURA, FL 33180
Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/23/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	6/23/2023

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	7/26/2023

NARRATIVE: On 3/18/2023 4149 Bougainville Dr observed the roof being done with no permit for work.

I met with the building official, and we reviewed the photos and existing building permits to find that there was work done without permits.

You'll need to obtain after the fact permits for all these issues. A notice of violation will be sent through certified mail with 60 days to come into compliance. Compliance means obtaining issued permits for all necessary items.

Please contact the following individuals if you have any questions about building permits or the application process.

Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov
Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	3/28/2023	STATUS	Open
ADDRESS	231 LAKE CT, LAUDERDALE BY THE SEA, FL 33308 1-4	INSPECTOR	Bethany Banyas	STATUS DATE	6/23/2023 12:00:00 AM

5. CASE 23040006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Verified	PROSECUTION COSTS \$50.00
DAYS TO COMPLY	21	COMMENTS FINAL ORDER The Special Magistrate ordered compliance within two weeks from today, by June 8, 2023, by having the correct signed documentation for the a/c units stating they were installed up to code or remove them from the property or the power would be pulled and \$50/day fine to accrue thereafter and for the pilings, an engineer's letter (marine or structural) stating the pilings were safe to remain in place and could withstand 170 mph wind or a fine of \$150/day plus \$50 cost for today's hearing due immediately or payable within thirty days.
INSPECTION DATE	6/20/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	7/27/2023	
FINAL ORDER MEETING DATE	5/25/2023	
FINAL ORDER COMPLY BY DATE	6/8/2023	
NOTICE NAMES:	MARRONE-SPEER,MARIA EST 231 LAKE CT LAUDERDALE BY THE SEA, FL 33308	Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/20/2023	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	\$200.00	6/8/2023

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town. As per Building Official Simo Mansor, the following work was done at 231 Lake Court without permits:

- 1) Dock removed without permit
- 2) New pilings installed in waterway without a permit
- 3) Several A/C units, all with varying manufacture dates, installed without a permit

Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Thank you for your attention to this matter. 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	Permits Required Violations	DATE ESTBL	9/27/2019	STATUS	Open
ADDRESS	1439 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 202	INSPECTOR	Bethany Banyas	STATUS DATE	6/23/2023 12:00:00 AM

6. CASE 23040014

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201639221	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER
	INSPECTION DATE	6/20/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	7/27/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: THOMPSON, JANICE Owner
8201 NW 51 CT LAUDERHILL, FL 33351-4931

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/20/2023	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 Section 105.1 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.

On September 27, 2019, a code compliance inspector observed evidence of work done without permits inside your unit #202. A Stop Work Order was posted by the Building Official at the time, Randy Clutter. A courtesy notice was mailed to you.

On August 17, 2022, a code inspector spoke with you by phone and reminded you of this outstanding violation and forwarded a copy to you via email per your request.

On March 29, 2023, a code inspector sent you an email in attempt to reach you and help you resolve this violation.

To date, no permit application has been received.

To comply with this Notice of Violation: Per Building Official Simo Mansor, obtain an after the fact Building Permit for all work done on the property including but not limited to the:

1. NEW Kitchen Cabinets and new counter top,
2. NEW Bathroom Vanity with the Modern Translucent Glass inserts (including the plumbing for the new sink)
3. AND any additional remodeling you used for the two (2) full sheets of "Green Board" in the hallway, and several brand new 2x4's Lumber.

Contact the Building Department for all permit inquiries and required inspections at 954-640-4215 or Building@LBTS-fl.gov.

IF A PERMIT IS NOT OBTAINED BY MAY 10, 2023 A HEARING FOR YOUR
PROPERTY WILL BE HELD ON JUNE 22, 2023 (PLEASE READ FURTHER ON TO
FIND ADDITIONAL DETAILS ON THIS HAERING)

Thank you in advance for your diligent attention to this matter. If you have any questions or
need assistance in this, please do not hesitate to contact me.

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

CASE TYPE	Building Code Violations	DATE ESTBL	5/10/2023	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	6/23/2023 12:00:00 AM

7. CASE 23050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	37
	INSPECTION DATE	6/20/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	7/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	COMMON AREA	Owner
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c/o Management Office , Johnson Nell - Southern Seas Condominium
Assc, Inc

4501 N OCEAN BL Lauderdale by the sea , FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/20/2023	FBC 40/50 Year Inspections 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 2007 C) 40 ...	Not in Compliance	

FINES:

NARRATIVE: Sec. 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, contact Sonya Lowe 954-815-3874 or sonyal@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	5/11/2023	STATUS	Open
ADDRESS	3261 SEAWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	6/23/2023 4:18:00 PM

8. CASE 23050003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Verified	PROSECUTION COSTS \$50.00
DAYS TO COMPLY	24	COMMENTS FINAL ORDER
		At the June 22, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by July 6, 2023 or a fine of \$250 per violation, per day will begin to accrue on July 7. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an after the fact ISSUED permit. The case is scheduled for follow-up at the July 27, 2023 hearing.
INSPECTION DATE	7/6/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	7/27/2023	
FINAL ORDER MEETING DATE	6/22/2023	
FINAL ORDER COMPLY BY DATE	7/6/2023	

NOTICE NAMES: 3261 SEAWARD DR LLC Owner
8167 CADRE NOIR RD LAKE WORTH , FL 33467
DOBSON, LOVETTE
1150 NW 72ND AVE TOWER I STE 455 MIAMI, FL33126

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/6/2023	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	7/6/2023

NARRATIVE: WWOP- I met with the Building Official, and we reviewed the photos and existing building permit records. In this review, we found work was done inside this building without permits. You will need to obtain after-the-fact permits to legalize all these items. A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a hearing before the Special Magistrate and giving you time to come into compliance. For

purposes of the Notice of Violation, “compliance” means obtaining approved permits for all items. However, the Business Tax Receipt must be placed on hold until those permits are inspected and Closed.

INTERIOR RENOVATION: TO INCLUDE
KITCHEN
BATHROOMS
A/C
FLOOR/CEILING'S
WINDOWS

Please contact the following individuals if you have any questions about building permits or the application process.

Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov

Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

If you have any questions or concerns, please contact code inspector Eric Villanueva at 954-640-4216, or via email EricV@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	5/16/2023	STATUS	Open
ADDRESS	1967 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 112-C	INSPECTOR	Eric Villanueva	STATUS DATE	6/23/2023 4:22:00 PM

9. CASE 23050004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201639320	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	33	COMMENTS FINAL ORDER	At the June 22, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by July 26, 2023 or a fine of \$250 per violation, per day will begin to accrue on July 26. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an ISSUED after-the-fact permit for the interior renovation. The case is scheduled for follow-up at the July 27, 2023 hearing.
	INSPECTION DATE	7/26/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	7/27/2023		
	FINAL ORDER MEETING DATE	6/22/2023		
	FINAL ORDER COMPLY BY DATE	7/26/2023		

NOTICE NAMES:	LUISA ALONSO	Owner
	10095 NW 28 TER DORAL, FL 33172	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/26/2023	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	7/26/2023

NARRATIVE: I met with the Building Official, and we reviewed the photos and existing building permit records. In this review, we found work was done inside this building without permits. You will need to obtain after-the-fact permits to legalize all these items. A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a hearing before the Special Magistrate and giving you time to come into compliance. For purposes of the Notice of Violation, "compliance" means obtaining approved permits for all items. However, the Business Tax Receipt must be placed on hold until those permits are inspected and Closed.

INTERIOR RENOVATION

If you have any questions or concerns, please contact code inspector Eric Villanueva at 954-640-4216, or via email EricV@lbs-fl.gov
Town Hall: 4501 N Ocean Dr, LBTS, FL 33308; 954-640-4200
Building Department- 954-640-4215, Building@lbs-fl.gov

CASE TYPE	Landscape Inspections	DATE ESTBL	5/8/2023	STATUS	Open
ADDRESS	1672 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Sonya Lowe	STATUS DATE	6/23/2023 12:00:00 AM

10. CASE 23050005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	33
	INSPECTION DATE	8/23/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	7/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: MARTIN,JOAN KOVACH %S FL GUARDIANSHIP PROGRAM INC
3601 W COMMERCIAL BLVD #14 FORT LAUDERDALE, FL 33309

Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/23/2023	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	

FINES:

NARRATIVE: Corrective Action: Please removed weeds and place sod where needed to the entire lawn; trim and groom all landscaping to present a neat and orderly appearance; and remove and replace any dead or deteriorated plants.

If you have any questions or concerns, please contact code inspector Sonya Lowe at 954-815-3874, or via email sonyal@lbts-fl.gov

Town Hall: 4501 N Ocean Dr, LBTS, FL 33308; 954-640-4200 Building Department- 954-640-4215, Building@lbts-fl.gov Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

Development Services Director- Jhanelle Campbell: 954-640-4219 Zoning- Planner- Sue Leven: 954-640-4221, susanl@lauderdalebythesea-fl.gov & Megan Small, planning tech- 954-640-4210, megans@lauderdalebythesea-fl.gov
Fire Marshal- Steve Paine: 954-640-4251, steve.paine@lbtsfire.com (Cell: 754-423-2451)
Public Works/Municipal Services Director: Ken Rubach: 954-640-4233, kenr@lbts-fl.gov and be sure to CC pwleadershipteam@lbts-fl.gov

WastePro- 954-282-6800 Broward Tree Preservation- Alex Schore Office: (954) 519-1282, ASCHORE@broward.org Florida DEP – David Kieckbusch:

David.kieckbusch@floridadep.gov Public records request-
<https://www.lauderdalebythesea-fl.gov/FormCenter/Development-Services-Forms-5/Public-Records-Request-49> Zoning Sign permit application-
<https://www.lauderdalebythesea-fl.gov/DocumentCenter/View/173/Zoning-Sign-Permit-PDF> Building Permit for Sign - <https://www.lauderdalebythesea-fl.gov/DocumentCenter/View/119/Sign-Permit-PDF>

CASE TYPE	Building Code Violations	DATE ESTBL	6/2/2023	STATUS	Open
ADDRESS	1600 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 1804	INSPECTOR	Eric Villanueva	STATUS DATE	6/23/2023 4:28:00 PM

11. CASE 23060001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE		
	TYPE OF SERVICE	Hand	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	19	COMMENTS FINAL ORDER	At the June 22, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by July 26th, 2023 or a fine of \$250 per violation, per day will begin to accrue on July 27, 2023 A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit for bathroom work being done. The case is scheduled for follow-up at the July 27,2023.
	INSPECTION DATE	7/26/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	7/27/2023		
	FINAL ORDER MEETING DATE	6/22/2023		
	FINAL ORDER COMPLY BY DATE	7/26/2023		
NOTICE NAMES:	PICCADILLY USA INC		Owner	
	PO BOX F42222 WEST MALL DR *FREEPORT		, BS	
VIOLATIONS:	#	DATE	DESCRIPTION	STATUS
	1	7/26/2023	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY	DATE RESOLVED
	DAILY FINE	\$250.00	7/26/2023	
NARRATIVE:	You will need to obtain after-the-fact permits to legalize all these items. A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a hearing before the Special Magistrate and giving you time to come into compliance. For purposes of the Notice of Violation, “compliance” means obtaining approved permits for all items. Please contact the following individuals if you have any questions about building permits or the application process. Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov			

CASE TYPE	Building Code Violations	DATE ESTBL	6/5/2023	STATUS	Open
ADDRESS	2031 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	6/23/2023 4:36:00 PM

12. CASE 23060003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	16
	PROSECUTION COSTS	\$50.00
	COMMENTS FINAL ORDER	At the June 22, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by July 26, 2023 or a fine of \$250 per violation, per day will begin to accrue on July 27. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an COMPLETED permit for work done in interior. For the purpose of this order a permit ISSUED for the demolition will not satisfy this violation. The case is scheduled for follow-up at the July 27, 2023 hearing.
	INSPECTION DATE	7/26/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	7/27/2023
	FINAL ORDER MEETING DATE	6/22/2023
	FINAL ORDER COMPLY BY DATE	7/26/2023
NOTICE NAMES:	2031 HOUSE BUYER LLC	Owner
	1360 CLIFTON AVE CLIFTON, NJ 07012 CLIFTON, NJ 07012	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/26/2023	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	7/26/2023

NARRATIVE: In this review, we found work was done inside this building without permits. You will need to obtain after-the-fact permits to legalize all these items.

INTERIOR RENOVATION, ADDITION IN BACK OF HOME.

A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a hearing before the Special Magistrate and giving you time to come into compliance. For purposes of the Notice of Violation, "compliance" means obtaining approved permits for all items. However, the Business Tax Receipt must be placed on hold until those permits are inspected and Closed. Please note that you may not rent the property or offer/advertise it for rent until all violations have been corrected and the BTR is approved. If we find that the property is being advertised or in fact rented, additional code compliance actions will be taken. Please contact the following individuals if you have any questions about building permits or the application process.

Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov

Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	6/26/2023	STATUS	Open
ADDRESS	5100 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 1006	INSPECTOR	Sonya Lowe	STATUS DATE	7/6/2023 12:00:00 AM

13. CASE 23060008

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 30 COMMENTS FINAL ORDER

INSPECTION DATE 7/6/2023 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 7/27/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: WIEGERING,CARLOS E & WIEGERING,MARIA I Owner
PORTH
737 CRANDON BLVD PH 1 KEY BISCAYNE, FL 33149

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/6/2023	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: On June 26, 2023, Simo Building observed evidence of work done without permits inside your unit #1006.

To comply with this Notice of Violation: Per Building Official Simo Mansor, obtain an after the fact Building Permit for all work done on the property including but not limited to the:

1. Bathroom - ONE OF THE BATHROOM YOU NEED TO ACT QUICKLY PER OUR BUILDING OFFICAL SIMO DUE TO THE WALL PLEASE CALL.
2. Kitchen

Contact the Building Department for all permit inquiries and required inspections at 954-640-4215 or Building@LBTS-fl.gov.

IF A PERMIT IS NOT OBTAINED BY JULY 26, 2023 A HEARING FOR YOUR PROPERTY WILL BE HELD ON JULY 27, 2023 (PLEASE READ FURTHER ON TO FIND ADDITIONAL DETAILS ON THIS HAERING)

Thank you in advance for your diligent attention to this matter. If you have any questions or need assistance in this, please do not hesitate to contact me.

Sonya Lowe
Inspector, Code Compliance
954-640-4220
sonyal@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	3/29/2023	STATUS	Open
ADDRESS	5100 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 1108	INSPECTOR	Sonya Lowe	STATUS DATE	6/27/2023 12:00:00 AM

14. CASE 23060009

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 30 COMMENTS FINAL ORDER

INSPECTION DATE 7/26/2023 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 7/27/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: SELVAGGI,DAVID SELVAGGI,DORIS HERZKE Owner

7 RON COLES LN *KING CITY ON, CA L7B 0A8

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/26/2023	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: SEC.105.1 Per Building Official Simo Mansor, obtain an after the fact Building Permit for all work done on this unit - TROUGHOUT THE UNIT #1108

Contact the Building Department for all permit inquiries and required inspections at 954-640-4215 or Building@LBTS-fl.gov.

IF A PERMIT IS NOT OBTAINED BY JULY 26, 2023, A HEARING FOR YOUR PROPERTY WILL BE HELD ON JULY 27, 2023 (PLEASE READ FURTHER ON TO FIND ADDITIONAL DETAILS ON THIS HAERING)

Thank you in advance for your diligent attention to this matter. If you have any questions or need assistance in this, please do not hesitate to contact me.

Sonya Lowe
Inspector, Code Compliance
954-640-4220
sonyal@lbts-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	6/29/2023	STATUS	Open
ADDRESS	1965 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 207	INSPECTOR	Sonya Lowe	STATUS DATE	6/30/2023 12:00:00 AM

15. CASE 23060016

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	27
	INSPECTION DATE	7/26/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	7/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ROCCO, ALICIA B H/E ROCCO, ANTONIO Owner
1965 S OCEAN BLVD #207 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/26/2023	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: Violation of FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for: The entire unit kitchen, 2 bedrooms, 2 bathrooms, closets living room, water heater, doors, flooring. Enter unit was renovated. Please obtain permits for all areas.

If you have any questions or concerns, please contact code inspector Sonya Lowe at 954-954-640-4220, or via email sonyal@lbts-fl.gov

Town Hall: 4501 N Ocean Dr, LBTS, FL 33308; 954-640-4200 Building Department- 954-640-4215, Building@lbts-fl.gov Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

Development Services Director- Jhanelle Campbell: 954-640-4219 Zoning- Planner- Sue Leven: 954-640-4221, susanl@lauderdalebythesea-fl.gov & Megan Small, planning tech- 954-640-4210, megans@lauderdalebythesea-fl.gov
Fire Marshal- Steve Paine: 954-640-4251, steve.paine@lbtsfire.com (Cell: 754-423-2451)

Public Works/Municipal Services Director: Ken Rubach: 954-640-4233, kenr@lbts-fl.gov
and be sure to CC pwleadershipteam@lbts-fl.gov

WastePro- 954-282-6800 Broward Tree Preservation- Alex Schore Office: (954) 519-1282,
ASCHORE@broward.org Florida DEP – David Kieckbusch:
David.kieckbusch@floridadep.gov Public records request-
<https://www.lauderdalebythesea-fl.gov/FormCenter/Development-Services-Forms-5/Public-Records-Request-49> Zoning Sign permit application-
<https://www.lauderdalebythesea-fl.gov/DocumentCenter/View/173/Zoning-Sign-Permit-PDF> Building Permit for Sign - <https://www.lauderdalebythesea-fl.gov/DocumentCenter/View/119/Sign-Permit-PDF>

CASE TYPE	Zoning Violations	DATE ESTBL	6/30/2023	STATUS	Open
ADDRESS	1431 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 41	INSPECTOR	Sonya Lowe	STATUS DATE	6/30/2023 12:00:00 AM

16. CASE 23060017

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201639443	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	26	COMMENTS FINAL ORDER
	INSPECTION DATE	7/26/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	7/27/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	COATS,JAMES M H/E COATS,NATASHA L	Owner
	1431 S OCEAN BLVD #41 LAUDERDALE BY THE SEA, FL 33062	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/26/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-311. - Boats, boat lifts, boathouses, mooring and docking. Sec. 30-311. - Boats, boat lifts, boathouses, mooring and docking. (b) Permit required. (1) It shall be unlawful for any person to construct or erect docks, piers, or dolphin piles, or any type of boat lifting or mooring device or any other structure on or in waterways without first obtaining: a. Any required Broward County permits and/or approvals, and subsequently, a building permit from the Town; and b. The necessary approvals and/or permits from the United States Army Corps of Engineers, or other governmental agencies as applicable to certain navigable waterways.	Not in Compliance	

FINES:

NARRATIVE:	Sec.30-311 - Building permit application for zoning review. Please permit application should include drawings of the boat lift (or at least manufacturer's), a plan showing how it is attached to the dock/seawall, and a plan showing the boat lift's location within the canal and distance from the property line to the outside edge of the boat lift.
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CASE TYPE	Building Code Violations	DATE ESTBL	7/6/2023	STATUS	Open
ADDRESS	1584 BLUE WATER TER, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	7/11/2023 12:00:00 AM

17. CASE 23070004

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

TYPE OF SERVICE Hand PROSECUTION COSTS

DAYS TO COMPLY 19 COMMENTS FINAL ORDER

INSPECTION DATE 7/25/2023 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 7/27/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: WINNIE I NEUBAUER REV TR Owner

1584 BLUE WATER TER N LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/25/2023	Chapter 6 - Building and Building Regulations Section 6-41(a)(18) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Overgrowth of any vegetation on the property. Vegetation shall be considered overgrown if it grows beyond the property line and the adjacent property owner objects or, in the case of any grass groundcover, if it grows beyond the height of six inches;	Not in Compliance	
	2	7/25/2023	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: Obtain an AFTER THE FACT PERMIT FOR WORK DONE WITHOUT A PERMIT:

1. INSTALL NEW WINDOWS ON HOME.

Also, have yard maintenance done on regular basis to prevent over growth.

CASE TYPE	Permits Required Violations	DATE ESTBL	7/15/2022	STATUS	Open
ADDRESS	233 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	6/8/2023 12:00:00 AM

18. CASE 23060005

CASE DATA: ORIG. CASE CERT. MAIL NUMBER
I. OF F. MEETING DATE
TYPE OF SERVICE Hand PROSECUTION COSTS
DAYS TO COMPLY 22 COMMENTS FINAL ORDER
INSPECTION DATE 6/30/2023 COMMENTS - IMPOSITION OF FINE
COMPLIED DATE
SCHEDULED HEARING DATE 7/27/2023
FINAL ORDER MEETING DATE
FINAL ORDER COMPLY BY DATE

NOTICE NAMES: IMCO BY C LLC Owner
PO BOX 2152 WEST PALM BEACH, FL 33402
IOANNIS, KARACHALIAS
861 NORTH MILITARY TRAIL STE C WEST PALM BEACH, FL33415

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/30/2023	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 awning material replacement above Oasis Realty.
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@lbtts-fl.gov.

CASE TYPE	Permits Required Violations	DATE ESTBL	4/3/2023	STATUS	Open
ADDRESS	260 ALLENWOOD DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	6/23/2023 12:00:00 AM

19. CASE 23040001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	50	COMMENTS FINAL ORDER
			At the May 25 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 21, 2023 or a fine of \$250 per violation, per day will begin to accrue on June 22nd. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an after the fact permit and have is completed for all interior work done. The case is scheduled for follow-up at the June 22, 2023 hearing.
	INSPECTION DATE	6/21/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	7/27/2023	
	FINAL ORDER MEETING DATE	5/25/2023	
	FINAL ORDER COMPLY BY DATE	6/21/2023	

NOTICE NAMES: JJTA REAL PROPERTIES LLC Owner
2647 W EVANS AVE #109 DENVER, CO 80219

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/21/2023	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	6/21/2023

NARRATIVE: - I met with the Building Official, and we reviewed the photos and existing building permit records. In this review, we found work was done inside this building without permits.
1.INTERIOR ALTERATION: FOR 2 BATHROOM REMODEL, NEW KITCHEN, ANY ADDITIONAL WORK DONE INSIDE HOME.

You will need to obtain after-the-fact permits to legalize all these items. A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a

hearing before the Special Magistrate and giving you time to come into compliance. For purposes of the Notice of Violation, "compliance" means obtaining approved permits for all items. However, the Business Tax Receipt must be placed on hold until those permits are inspected and Closed. Please note that you may not rent the property or offer/advertise it for rent until all violations have been corrected and the BTR is approved. If we find that the property is being advertised or in fact rented, additional code compliance actions will be taken. Please contact the following individuals if you have any questions about building permits or the application process.

Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov

Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

CASE TYPE	Business Tax	DATE ESTBL	2/24/2023	STATUS	Open
ADDRESS	239 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 #101/102	INSPECTOR	Eric Villanueva	STATUS DATE	7/9/2023 12:00:00 AM

20. CASE 23040003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE		
	TYPE OF SERVICE	Verified	PROSECUTION COSTS	\$50.00	
	DAYS TO COMPLY	26	COMMENTS FINAL ORDER	At the May 25 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by June 21, 2023 or a fine of \$100 per violation, per day will begin to accrue on June 22nd. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining a BTR for unit #101 Bike Shop and unit #102 obtaining approval for window wraps from zoning or removing window wrap. The case is scheduled for follow-up at the June 22, 2023 hearing.	
	INSPECTION DATE	7/9/2023	COMMENTS - IMPOSITION OF FINE		
	COMPLIED DATE				
	SCHEDULED HEARING DATE	7/27/2023			
	FINAL ORDER MEETING DATE	5/25/2023			
	FINAL ORDER COMPLY BY DATE	6/21/2023			
NOTICE NAMES:	SWANTON STREET 184 LLC		Owner		
	8412 STAGECOACH LN BOCA RATON, FL 33496				
	GRANT, MICHAEL				
	4800 N. FEDERAL HWY A-205 BOCA RATON, FL33431				
VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/9/2023	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	7/9/2023	Chapter 30 - Unified Land Development Regulations Section 30-502 (e) Window sign. Decals such as payment acceptance, brand and service decals, limited to eight per business, not to exceed eight square inches each. Decals will count toward the 25% window coverage maximum;	Closed	7/9/2023
FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY		
	DAILY FINE	\$100.00	6/21/2023		
	DAILY FINE	\$100.00	6/21/2023		
NARRATIVE:	Must obtain a BTR to operate as a business in town. In addition zoning approval is required for any window sign that will be installed, please reach out to zoning for approval.				

CASE TYPE	Building Code Violations	DATE ESTBL	1/25/2023	STATUS	Open
ADDRESS	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	6/27/2023 11:52:00 AM

21. CASE 23010015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$75.00
DAYS TO COMPLY	0	COMMENTS FINAL ORDER
INSPECTION DATE	6/22/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	7/27/2023	
FINAL ORDER MEETING DATE	4/27/2023	
FINAL ORDER COMPLY BY DATE	5/24/2023	

NOTICE NAMES: SOUTH LEISURE BY THE SEA ASSOCIATION Owner
3301 N UNIVERSITY DR #100 CORAL SPRINGS 33065
., CLEAR CHOICE MGMT SOLUTIONS INC.
3301 N UNIVERSITY DR #100 CORAL SPRINGS, FL33065

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/22/2023	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	5/24/2023

NARRATIVE: ***PLACE HOLDER FOR CODE CASE 21-1336 ON 224 - 234 HIBISCUS AVE***

CASE TYPE	Permits Required Violations	DATE ESTBL	2/15/2023	STATUS	Open
ADDRESS	4209 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 1-9	INSPECTOR	Eric Villanueva	STATUS DATE	6/23/2023 12:00:00 AM

22. CASE 23030011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	25
	INSPECTION DATE	7/26/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	7/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	SEA ECHO ASSOCIATES LLC	Owner
	1615 BLUE WATER TER LAUDERDALE BY THE SEA, FL 33062	
	llc, SEA ECHO ASSOCIATES	
	1615 BLUE WATER TER LAUDERDALE BY THE SEA, FL33062	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/26/2023	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:	Obtain and after the fact permit for the work completed in units # 1,2,4,6 pending additional inspections for all units. This is to be for interior alteration done to units without a permit. - I met with the building official, and we reviewed the photos and existing building permits to find that there was work done without permits. You'll need to obtain after the fact permits for all these issues before you can receive a business tax receipt and rent the property. A notice of violation will be sent through certified mail. Compliance means obtaining issued permits for all necessary items. Please contact the following individuals if you have any questions about building permits or the application process. Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov If you have any questions or concerns, please contact code inspector Eric Villanueva at 954-640-4216, or via email EricV@lbts-fl.gov
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CASE TYPE	Permits Required Violations	DATE ESTBL	7/10/2021	STATUS	Open
ADDRESS	N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	2/1/2023 12:00:00 AM

23. CASE 21080002

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 1/25/2023 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 7/27/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: EL MAR BEACH APARTMENTS LLC Owner
4433 EL MAR DR LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/25/2023	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

FLAT PENALTY 1/1/0001

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town, as per Building Official.

1) A shed was built without permit on west side of property.

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: Building Department, Permitting, 954-640-4215 or 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	10/15/2021	STATUS	Open
ADDRESS	1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	4/28/2023 12:00:00 AM

24. CASE 21100022

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 9/21/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 7/27/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: OCEAN COLONY CONDOMINIUM ASSOCIATION Owner

1620 S OCEAN BLVD (OFFICE) LAUDERDALE BY THE SEA, FL 33062

REGISTERED AGENT, OCEAN COLONY, BECKER & POLIAKOFF, P.A.

1 EAST BROWARD BLVD, SUITE 1800 FT. LAUDERDALE, FL33301-7948

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	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

FLAT PENALTY 1/1/0001

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	10/9/2021	STATUS	Open
ADDRESS	1850 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	6/23/2023 12:00:00 AM

25. CASE 21100051

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70190700000027912669	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER
	INSPECTION DATE	6/22/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	7/27/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/22/2022	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:

NARRATIVE:	THIS VIOLATION IS ALLEGED AGAINST CRANE-CREST APARTMENTS, INC., ON THE PARCEL OF REAL PROPERTY LEGALLY DESCRIBED IN CONDO DOCUMENTS RECORDED 02/23/1996, BK 24522 PG 596, INSTRUMENT #96085426, BROWARD COUNTY PUBLIC RECORDS: A parcel of land in Government Lot One (1), Section 7, Township 49 South, Range 43 East, Broward County, Florida, bounded as follows: EAST of State Road No. A-1-A on the North by a line parallel to and 4350 feet southerly from, measured at right angles to, the East and West Quarter-Section line in Section 6, of said Township and Range; on the South by a line 2080 feet northerly from, measured at right angles to, the South line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and the easterly extension of said South boundary; on the West by the easterly right-of-way
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line of State Road No. A-1-A; and on the East by the waters of the Atlantic Ocean; WEST of State Road No. A-1-A on the North by a line parallel to and 4350 feet southerly from, measured at right angles to, the East and West Quarter-Section line in Section 6, of said Township and Range; on the South by a line parallel to and 1861.75 feet southerly from, measured at right angles to, the North boundary of said Section 7; on the West by the West line of said Government Lot 1; and on the East by the westerly right-of-way line of State Road No. A-1-A.

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

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

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

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

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

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

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

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

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	6/23/2023 12:00:00 AM

26. CASE 21120003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	30
	INSPECTION DATE	1/20/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	7/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ROYAL COAST CONDO ASSN INC
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	1/20/2023	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.

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

CASE TYPE	Building Code Violations	DATE ESTBL	12/3/2021	STATUS	Open
ADDRESS	3900 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	4/28/2023 12:00:00 AM

27. CASE 21120018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	29
	INSPECTION DATE	6/17/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	7/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: FOUNTAINHEAD ASSOCIATION, INC. Owner
3900 N OCEAN DR LAUDERDALE BY THE SEA, FL 33308
., Hillman Engineering Inc
970 W McNab Rd, Ste 200 Ft. Lauderdale, FL33309
President, Fountainhead Association, Jim Naughton/
3900 N Ocean Dr #2A Lauderdale By The Sea, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/17/2022	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. 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.

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 all 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	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	6/23/2023 12:00:00 AM

28. 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	4/22/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	7/27/2023
	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	4/22/2023	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.

Bethany Banyas
954-640-4220
code@lbts-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	6/23/2023 12:00:00 AM

29. CASE 22050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	INSPECTION DATE	11/16/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	7/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	11/16/2022	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	9/29/2022	STATUS	Open
ADDRESS	1530 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	5/26/2023 12:00:00 AM

30. CASE 23010007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201638514	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER
	INSPECTION DATE	3/21/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	7/27/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: OCEAN EAST APARTMENTS, INC. Owner
1530 SOUTH OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062
MAGILL, LISA
1200 PARK CENTRAL BLVD S POMPANO BEACH, FL33064

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/21/2023	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. According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program (50 YEAR RECERTIFICATION PAST DUE; WAS DUE 2021).

Corrective Action: Please comply with all requirements of the Building Safety Inspection Program. Information 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.

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

CASE TYPE	Permits Required 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	6/29/2023 12:00:00 AM

31. CASE 21080006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$250.00
	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	7/26/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	7/27/2023	
	FINAL ORDER MEETING DATE	9/23/2021	
	FINAL ORDER COMPLY BY DATE	10/27/2021	

NOTICE NAMES: URRUTIA, CARL E & LIANA M Owner
23614 PENNSYLVANIA AVE TORRANCE, CA 90501

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/26/2023	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 \$250.00 7/26/2023

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@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