

Town of Lauderdale-By-The-Sea
Code Compliance Hearing

Agenda

Thursday, August 24, 2023

5:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Code Compliance Hearing

Thursday, August 24, 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 • August 24, 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	23030011	4209 EL MAR DR 1-9	SEA ECHO ASSOCIATES LLC	37
2	21120018	3900 N OCEAN DR	FOUNTAINHEAD ASSOCIATION, INC.	44
3	23070004	1584 BLUE WATER TER	WINNIE I NEUBAUER REV TR	9
4	23060012	254 TROPIC DR	ALFONSO,JOHN M H/E KOWALSKA,ANETA KATARZYNA	27
5	23040014	1439 S OCEAN BLVD 202	THOMPSON, JANICE	30
6	23060016	1965 S OCEAN BLVD 207	ROCCO, ALICIA B H/E ROCCO, ANTONIO	14

Old Business

Item #	Case #	Property Address	Property Owner	Page #
7	22070008	4553 BOUGAINVILLE DR	STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D	34
8	21100021	4900 N OCEAN BLVD	SEA RANCH CLUB CONDO C	40
9	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	42
10	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	39
11	22050002	229 E COMMERCIAL BLVD	SABATINI INVESTMENTS LLC	46
12	23040001	260 ALLENWOOD DR	JJTA REAL PROPERTIES LLC	18
13	23060001	1600 S OCEAN BLVD 1804	PICCADILLY USA INC	20
14	23060003	2031 COCO PALM PL	2031 HOUSE BUYER LLC	21
15	23040003	239 E COMMERCIAL BLVD 101/102	SWANTON STREET 184 LLC	1
16	18020015	2 E COMMERCIAL BLVD	FISHERMANS PIER INC	32
17	23040006	231 LAKE CT 1-4	MARRONE-SPEER, MARIA EST	28
18	23060017	1431 S OCEAN BLVD 41	COATS,JAMES M H/E COATS,NATASHA L	16



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

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New Business

Item #	Case #	Property Address	Property Owner	Page #
19	23060014	274 BASIN DR 1-2	MA, SHUWEI	17
20	23070003	5100 N OCEAN BLVD	SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC.	7
21	23070009	1481 S OCEAN BLVD 204E	PICCHETTI, MARY	12
22	23070005	4230 N OCEAN DR	4240 N OCEAN DRIVE ONE LLC 4240 N OCEAN DRIVE TWO LLC	11
23	23080001	4433 POINCIANA ST	BONNAN FLORIDA LLC	13

Fire Cases

Item #	Case #	Property Address	Property Owner	Page #
24	23010015	234 HIBISCUS AVE	SOUTH LEISURE BY THE SEA ASSOCIATION	36
25		1900 OCEANWALK LANE	OCEANWALK VILLAS CONDO	

VI.ADJOURNMENT

CASE TYPE	Business Tax	DATE ESTBL	2/24/2023	STATUS	Closed
ADDRESS	239 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 #101/102	INSPECTOR	Eric Villanueva	STATUS DATE	8/2/2023 12:00:00 AM

1. 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	7/19/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	7/19/2023		
	SCHEDULED HEARING DATE	8/24/2023		
	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	7/19/2023	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.	Closed	7/19/2023
	2	7/19/2023	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	Permits Required Violations	DATE ESTBL	5/11/2023	STATUS	Closed
ADDRESS	3261 SEAWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	8/4/2023 12:00:00 AM

2. 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	8/4/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE	8/4/2023		
	SCHEDULED HEARING DATE	8/24/2023		
	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	8/4/2023	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	8/4/2023

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.

iINTERIOR 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	Nuisance/Vacant Lot	DATE ESTBL	1/14/2023	STATUS	Closed
ADDRESS	3231 SPANISH RIVER DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Sonya Lowe	STATUS DATE	7/11/2023 12:00:00 AM

3. CASE 23060013

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	56	COMMENTS FINAL ORDER
	INSPECTION DATE	7/11/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	7/11/2023	
	SCHEDULED HEARING DATE	8/24/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: WILLIAM B REGIS LIV TR REGIS, WILLIAM B TRSTEE Owner
 305 SE 11 AVE FORT LAUDERDALE, FL 33301

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	7/11/2023	Chapter 6 - Building and Building Regulations Section 6-41(a)(1) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Junk, trash, debris or construction materials not being actively utilized for construction;	Closed	7/11/2023

FINES:

NARRATIVE: Section 6-41(a)(1) - Junk, trash, debris or construction materials not being actively utilized for construction.

Please remove all dry wood debris.

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

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

CASE TYPE	Zoning Violations	DATE ESTBL	6/29/2023	STATUS	Open
ADDRESS	1431 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 41	INSPECTOR	Sonya Lowe	STATUS DATE	6/29/2023 12:00:00 AM

4. CASE 23060015

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	7022333000021639443	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY		COMMENTS FINAL ORDER	
INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	8/24/2023		
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:	<u>#</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
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FINES:

NARRATIVE:

CASE TYPE	Landscape Violations	DATE ESTBL	6/28/2023	STATUS	Closed
ADDRESS	1937 SAILFISH PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Sonya Lowe	STATUS DATE	7/12/2023 12:00:00 AM

5. CASE 23070001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	8	COMMENTS FINAL ORDER
	INSPECTION DATE	7/12/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	7/12/2023	
	SCHEDULED HEARING DATE	8/24/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: TONYAN, SHUSHANIK KAZARIAN, KHATCHATOUR ETAL
 Owner
 1937 SAILFISH PL LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	7/12/2023	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.	Closed	7/12/2023

FINES:

NARRATIVE:

CASE TYPE	Permits Required Violations	DATE ESTBL	1/18/2023	STATUS	Open
ADDRESS	5100 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	7/6/2023 12:00:00 AM

6. CASE 23070003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Verified	PROSECUTION COSTS
	DAYS TO COMPLY 15	COMMENTS FINAL ORDER
	INSPECTION DATE 7/21/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 8/24/2023	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: SEA RANCH CLUB CONDOMINIUM ASSOCIATION, INC. Owner
 5100 N OCEAN BLVD LAUDERDALE BY THE SEA, FL 33308
 KP.A. ROGER, RANDALL MR
 621 NW 53 ST SUITE 300 BOCA RATON, FL33487

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/21/2023	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:

NARRATIVE: FBC 105.1 - Per Building Official Simo Mansor, permit required for chain link enclosure at north side of Sea Ranch Club Condo Building A.

Corrective Action required: Submit application and obtain after-the-fact permit for this 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,
 Sonya Lowe
 Senior Inspector, Code Compliance
 954-640-4220

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	7/31/2023 12:44:00 PM

7. 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 8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 8/24/2023	
	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	8/23/2023	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	8/23/2023	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...	Not in Compliance	

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

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	Business Tax	DATE ESTBL	3/30/2023	STATUS	Open
ADDRESS	4230 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	7/10/2023 12:00:00 AM

8. CASE 23070005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 44	COMMENTS FINAL ORDER
	INSPECTION DATE 8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 8/24/2023	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: 4240 N OCEAN DRIVE ONE LLC 4240 N OCEAN DRIVE TWO LLC Owner
 5881 NW 122 DR CORAL SPRINGS, FL 33076
 ROSARIO, FRED
 5881 NW 122 DR CORAL SPRINGS , FL33076

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

FINES:

NARRATIVE: Sec. 12-2(a) - Business tax receipt required. Every person, firm, corporation, and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession, or occupation, they shall submit an application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.
 To comply with this notice, please submit an application and obtain an approved Local Business Tax Receipt from the Town for rentals of this dwelling. A re-inspection is scheduled for August 23, 2023.

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

CASE TYPE	Building Code Violations	DATE ESTBL	6/19/2023	STATUS	Open
ADDRESS	1481 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 204E #204E	INSPECTOR	Eric Villanueva	STATUS DATE	7/19/2023 12:00:00 AM

9. CASE 23070009

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Hand	PROSECUTION COSTS	
DAYS TO COMPLY	36	COMMENTS FINAL ORDER	
INSPECTION DATE	8/24/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	8/24/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: PICCHETTI, MARY Owner
 1481 S OCEAN BLVD #204E LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/24/2023	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: Please contact the building department to obtain an AFTER THE FACT permit to continue work on interior renovation.
 building@lbts-fl.gov
 Thank You

CASE TYPE	Building Code Violations	DATE ESTBL	6/23/2023	STATUS	Open
ADDRESS	4433 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	8/2/2023 12:00:00 AM

10. CASE 23080001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 23	COMMENTS FINAL ORDER
	INSPECTION DATE 8/2/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 8/24/2023	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: BONNAN FLORIDA LLC Owner
 10360 CAMEILLA ST PARKLAND, FL 33076
 SERLE P. A., STEVEN
 5820 N FEDERAL HIGHWAY BOCA RATON, FL33487

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/2/2023	Chapter 6 - Building and Building Regulations Section 6-41(a)(1) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Junk, trash, debris or construction materials not being actively utilized for construction;	Not in Compliance	

FINES:

NARRATIVE: Corrective Action: Please remove all sand piles, trash wood debris and all materials not being actively utilized for construction.

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

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	7/31/2023 12:51:00 PM

11. CASE 23060016

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Hand	PROSECUTION COSTS
	DAYS TO COMPLY 27	COMMENTS FINAL ORDER
	INSPECTION DATE 8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 8/24/2023	
	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	8/23/2023	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...	Not in Compliance	

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

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	7/31/2023 12:49:00 PM

12. 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	8/23/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	8/24/2023		
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	8/23/2023	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		1/1/0001

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.

CASE TYPE	Business Tax	DATE ESTBL	4/19/2023	STATUS	Open
ADDRESS	274 BASIN DR, LAUDERDALE BY THE SEA, FL 33308 1-2	INSPECTOR	Sonya Lowe	STATUS DATE	6/29/2023 12:00:00 AM

13. CASE 23060014

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	0	COMMENTS FINAL ORDER	
INSPECTION DATE	9/27/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	8/24/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: MA, SHUWEI Owner
 265 HIBISCUS AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/27/2023	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	

FINES:

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

To comply with this notice, please submit an application and obtain an approved Local Business Tax Receipt from the Town for rentals of this dwelling. A re-inspection is scheduled for May 3, 2023.

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

Sonya Lowe
 Inspector, Code Compliance
 954-640-4220
 CODE@lbts-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	7/31/2023 12:23:00 PM

14. 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	8/23/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	8/24/2023		
	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	8/23/2023	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...	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	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	7/31/2023 12:26:00 PM

15. 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	8/23/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	8/24/2023		
	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	DATE RESOLVED
	1	8/23/2023	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
	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@lbs-fl.gov
 Permit administrator- David Lee: 954-640-4224, DavidL@lbs-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	8/8/2023 12:00:00 AM

16. CASE 23060003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	16	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	8/8/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	8/24/2023		
	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	8/8/2023	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	7/31/2023 12:45:00 PM

17. 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 8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 8/24/2023	
	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 BISCAVNE, FL 33149

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/23/2023	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
	FLAT PENALTY		1/1/0001

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	7/31/2023 12:46:00 PM

18. 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	8/23/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	8/24/2023		
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	8/23/2023	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
FLAT PENALTY		1/1/0001

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	2/14/2023	STATUS	Open
ADDRESS	4629 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	8/5/2023 12:00:00 AM

19. CASE 23060011

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	70223330000201639542	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	56	COMMENTS FINAL ORDER	
INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	8/24/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: POINCIANA BY THE SEA, INC. C/O BENCHMARK Owner
 7932 WILES ROAD CORAL SPRINGS 33067
 MILLER, MARK
 4629 POINCIANA ST #305 LAUDERDLE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/23/2023	Florida Building Code Section 304.12, Florida Building Code, Mechanical. Area served. Appliances serving different areas of a building other than where they are installed shall be permanently marked in an approved manner that uniquely identifies the appliance and the area it serves.	Not in Compliance	

FINES:

NARRATIVE: Section 304.12, Florida Building Code, Mechanical. Area served. Appliances serving different areas of a building other than where they are installed shall be permanently marked in an approved manner that uniquely identifies the appliance and the area it serves.

Per Building Official Simo Mansor, it was observed that multiple A/C units located on the rooftop of 4629 Poinciana Street are not labeled to indicate the units that they serve. To comply with this notice, have all units on the rooftop *permanently marked with a UV Resistant Paint or Similar in an approved manner that uniquely identifies the appliance and the area it serves* AND obtain written confirmation of compliance from the Town Building Official.

PLEASE MAKE SURE ALL AC UNITS HAS PERMITS*

Simo Mansor may be reached at 954-640-4223 or buildingofficial@lbts-fl.gov.

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

CASE TYPE	Landscape Violations	DATE ESTBL	3/30/2023	STATUS	Open
ADDRESS	254 TROPIC DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	6/28/2023 12:00:00 AM

20. CASE 23060012

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	70223330000201639559	I. OF F. MEETING DATE	
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	
DAYS TO COMPLY	56	COMMENTS FINAL ORDER	
INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE			
SCHEDULED HEARING DATE	8/24/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: ALFONSO,JOHN M H/E KOWALSKA,ANETA Owner
 KATARZYNA
 254 TROPIC DR LAUDERDALE BY THE SEA, FL 33308

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	
	2	8/23/2023	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
	3	8/23/2023	Chapter 6 - Building and Building Regulations Section 6-36(e). General structural specifications. All electrical wiring and accessories shall be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets or connections shall be left exposed so as to create a hazardous condition.	Not in Compliance	

FINES:

NARRATIVE: Half-destroyed column near door needs to be safely demolished and electrical wiring must be capped properly with a permit.

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	7/31/2023 12:17:00 PM

21. 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	8/23/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	8/24/2023		
	FINAL ORDER MEETING DATE	5/25/2023		
	FINAL ORDER COMPLY BY DATE	6/8/2023		

NOTICE NAMES: MARRONE-SPEER,MARIA EST Owner
 231 LAKE CT LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/23/2023	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...	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	7/31/2023 12:19:00 PM

22. 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	8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/24/2023	
	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	8/23/2023	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
	FLAT PENALTY		1/1/0001

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	Property Maintenance	DATE ESTBL	2/22/2018	STATUS	Open
ADDRESS	2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	6/12/2023 12:00:00 AM

23. CASE 18020015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$53,425.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER	FINAL ORDER: PER SPECIAL MAGISTRATE, ALL PIER REPAIR IS TO BE COMPLETED BY MARCH 26, 2019 OR A FINE OF \$250 PER DAY WILL BEGIN TO COMMENCE THEREAFTER. THIS CASE WILL RETURN TO THE JANUARY 24, 2019 CODE COMPLIANCE HEARING FOR A STATUS UPDATE. A HEARING COST OF \$50 WAS ALSO ASSESSED AT THE SEPTEMBER 27, 2018 CODE COMPLIANCE HEARING.
	INSPECTION DATE	5/23/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	8/24/2023		
	FINAL ORDER MEETING DATE	9/27/2018		
	FINAL ORDER COMPLY BY DATE	3/26/2019		

NOTICE NAMES: FISHERMANS PIER INC Owner
 2 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL 33308
 C/O DAVID J WALLACE, ANGLIN FAMILY TRUST
 215 N FEDERAL HWY DANIA BEACH, FL33004
 MARCHELOS, SPIRO
 2 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/23/2023	Chapter 6 - Building and Building Regulations Section 6-37(a)(1). Maintenance appearance standards The exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. All screened enclosures shall be properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate maintenance.	Not in Compliance	

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

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

Thank you for your attention to this matter.

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

CASE TYPE	Permits Required Violations	DATE ESTBL	7/7/2022	STATUS	Open
ADDRESS	4553 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	6/23/2023 12:00:00 AM

24. CASE 22070008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 64	COMMENTS FINAL ORDER
	INSPECTION DATE 1/3/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 8/24/2023	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D
 Owner
 157 POWERS RD OAKDALE, TN 37829

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/3/2023	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.	Not in Compliance	
	2	1/3/2023	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
	3	1/3/2023	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	1/4/2023

FINES:

NARRATIVE:

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

As per Building Official: Work done without permits including kitchen and bathroom renovations inside of the units, door jam in office needs to be repaired, new A/C unit installed, new pool water heater installed, and 2 patio decks installed on the roof.

Stairs, banisters and hand railings need to be repaired and secured so that they are in a safe condition. This will be determined by the building official and the Fire Marshal.

Unit 101/102- permit for both bathroom remodels. Need to add door handle and refrain from locking out the separating door. Unit s 101 & 102 need to be returned to, and operate as, one single unit.

Unit 103- bathroom and kitchen remodel permit

Unit 104- bathroom and kitchen remodel permit

Unit 105- bathroom permit

Unit 106- bathroom permit

Unit 109- bathroom permit

Unit 110- bathroom permit

Unit 111- bathroom permit

Unit 112- bathroom and kitchen remodel permit. Stop Work Order posted on unit 112 (6/24/2022).

Units 201, 202, 203, all need to be returned to one single unit by getting a demo permit to open the two door enclosures and remove the kitchen currently in 203. Fix toilet in unit 203 so it flushes. New air handler should be included in the permit with the new outside A/C permit. Please repair the hole in the wall next to the A/C handler.

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

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

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Repair all broken/non-operational windows. Repair and replace all broken/missing deck drains.

Sec. 30-509(a) - Unpermitted signs installed/applied without sign permits from the Town. Please submit applications and obtain after-the-fact sign permits and comply with the Town's regulations for signage.

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

CASE TYPE	Building Code Violations	DATE ESTBL	1/25/2023	STATUS	Open
ADDRESS	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	7/31/2023 12:40:00 PM

25. 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 8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 8/24/2023	
	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	8/23/2023	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	7/31/2023 11:55:00 AM

26. CASE 23030011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified	PROSECUTION COSTS
	DAYS TO COMPLY	25	COMMENTS FINAL ORDER
	INSPECTION DATE	8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/24/2023	
	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	8/23/2023	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
	FLAT PENALTY		1/1/0001

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

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	7/31/2023 11:54:00 AM

27. 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	8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/24/2023	
	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	8/23/2023	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
	FLAT PENALTY		1/1/0001

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	Building Code Violations	DATE ESTBL	10/15/2021	STATUS	Open
ADDRESS	4900 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	6/23/2023 12:00:00 AM

28. CASE 21100021

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 21	COMMENTS FINAL ORDER
	INSPECTION DATE 7/27/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 8/24/2023	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: SEA RANCH CLUB CONDO C Owner
 4900 N OCEAN BLVD LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/27/2022	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: 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	7/31/2023 11:51:00 AM

29. 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	8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	8/24/2023	
	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	8/23/2023	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: 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 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	3900 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	7/31/2023 12:33:00 PM

30. CASE 21120018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Verified	PROSECUTION COSTS
	DAYS TO COMPLY 29	COMMENTS FINAL ORDER
	INSPECTION DATE 8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 8/24/2023	
	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	8/23/2023	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
	FLAT PENALTY		1/1/0001

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	4/30/2022	STATUS	Open
ADDRESS	229 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	7/31/2023 11:57:00 AM

31. CASE 22050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY 21	COMMENTS FINAL ORDER
	INSPECTION DATE 8/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	
	SCHEDULED HEARING DATE 8/24/2023	
	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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/23/2023	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
	FLAT PENALTY		1/1/0001

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	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	7/31/2023 12:41:00 PM

32. 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	8/23/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	8/24/2023		
	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	8/23/2023	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	8/23/2023

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@lbs-fl.gov.

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