



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

Code Compliance Hearing

Code Compliance Hearing

Thursday, June 24, 2021, 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 Compliance Cases
[Special Magistrate Hearing 06.24.2021.pdf](#)

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 INSURE 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.



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

*Town Commission Meeting Room (Jarvis Hall)
June 24th, 2021 • Thursday • 5:00 PM*

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

NEW BUSINESS

Item #	Status/Type	Case #	Property Address	Page #
1	New Business	21060002	4400 N OCEAN DR.	9
2	New Business	21050001	230 PINE AVE.	15

OLD BUSINESS

Item #	Status/Type	Case #	Property Address	Page #
3	Old Business	20100010	4518 SEAGRAPE DR.	11
4	Old Business	20110001	4332 N OCEAN DR.	13
5	Old Business	19110001	4243 BOUGAINVILLE DR.	1
6	Old Business	20100007	1480 S OCEAN BLVD.	3
7	Old Business	21050003	14 EAST COMMERCIAL BLVD	5
8	Old Business	21050004	112 E. COMMERCIAL BLVD	7

CASE TYPE	Building Code Violations	DATE ESTBL	11/9/2019	STATUS	Closed
ADDRESS	4243 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	6/16/2021 12:00:00 AM

1. CASE 19110001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS \$0.00
	DAYS TO COMPLY	5	COMMENTS FINAL ORDER PER SPECIAL MAGISTRATE, AN EXTENSION HAS BEEN GRANTED TO DECEMBER 26,2020. A FINE WILL ACCRUE DAILY BEGINNING DECEMBER 27, 2020 IF NOT COMPLIED AS FOLLOWS: 1) Days 1-30: \$50/day 2) Days 31-60: \$75/day 3) Days 61 and greater: \$100/day.

INSPECTION DATE	3/23/2021	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE	3/23/2021	
SCHEDULED HEARING DATE	6/24/2021	
FINAL ORDER MEETING DATE	11/14/2019	
FINAL ORDER COMPLY BY DATE	12/26/2020	

NOTICE NAMES: POLAKOSKI,JOSEPH POLAKOSKI,MAGDALA Owner
3505 NW 48 AVE #515 LAUDERDALE LAKES, FL 33319

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/23/2021	Chapter 6 - Building and Building Regulations Section 6-12(a). - Time limits for completing construction and repair. The construction of any new structure or new addition to an existing structure shall be completed and all construction material, equipment and debris removed from the property within 18 months of the date of the issuance of the first building permit.	Closed	3/23/2021

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	FLAT PENALTY		12/26/2020

NARRATIVE: APPLICATION RECEIVED: 9/4/19
APPLICATION NO.: 2019-CE-03
RE: EXTENSION OF MUNICIPAL CONSTRUCTION DEADLINE
PERMIT: LBS17-006655
DATE PERMIT ISSUED: 6/26/18
DATE OF DEADLINE: 12/26/2019
MAGISTRATE HEARING TO CONSIDER REQUEST: NOVEMBER 14, 2019
TOWN STAFF PRESENTER: TOWN PLANNER JHANELLE CAMPBELL

CASE TYPE	Building Code Violations	DATE ESTBL	10/14/2020	STATUS	Closed
ADDRESS	1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 209	INSPECTOR	Bethany Banyas	STATUS DATE	6/2/2021 12:00:00 AM

2. CASE 20100007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	14
	INSPECTION DATE	5/28/2021
	COMPLIED DATE	5/28/2021
	SCHEDULED HEARING DATE	6/24/2021
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	NESCH,DOROTHEA GROSSMAN,DAVID	Owner
	2891 NE 23 ST POMPAÑO BEACH, FL 33062	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/28/2021	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.	Closed	5/28/2021

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

NARRATIVE: As per Building Official, a Stop Work Order was posted at this property on October 14, 2020 for the violation of FBC 105.1 (interior remodel without permit).

Corrective Action required: Please obtain an after-the-fact permit for the interior 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:
Eugene Adach, Building Official, 954-640-4223 or eadach@capfla.com.
David Lee, Permit Administrator, 954-640-4224 or dlee@capfla.com

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

Respectfully,

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

CASE TYPE	Noise Violations	DATE ESTBL	5/14/2021	STATUS	Closed
ADDRESS	14 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	5/28/2021 11:00:00 AM

3. CASE 21050003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	1
	INSPECTION DATE	6/23/2021
	COMPLIED DATE	5/16/2021
	SCHEDULED HEARING DATE	6/24/2021
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	`ANGLIN FAM TR % RAYMOND ANGLIN	Owner
	246 PINE AVE LAUDERDALE BY THE SEA, FL 33308	
	., MULLIGAN'S	
	14 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308	
	C/O DAVID J WALLACE, ANGLIN FAMILY TRUST	
	215 N FEDERAL HWY DANIA BEACH, FL33004	
	c/o GOKHAN PAKALIN, MULLIGANS LBTS ACQUISITIONS LLC	
	139 N 2 ST FT PIERCE, FL34950	
	c/o SPIRO MARCHELOS, FISHERMAN'S PIER	
	2 COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308	
	C/O WALDMAN, GLEN J., ESQ. , FISHERMAN'S PIER	
	100 NE 3 AVE, STE 780 FT LAUDERDALE, FL33301	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/23/2021	Chapter 3 - Alcoholic Beverages Sec. 3-6.(b) - Regulations as to conduct on premises—Generally. No vendor, except nightclubs, shall allow or permit between the hours of 12:00 midnight and 9:00 a.m. the following morning, instrumental music, singing or other forms of entertainment in any room where beer, wine, liquor and/or other alcoholic beverages are sold or offered for sale, indoors or outdoors except those rooms which are soundproofed, so that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended hereby that in soundproofed rooms, music, singing or other forms of entertainment may be conducted during the hours that alcoholic beverages may be sold, as set forth herein, but at no other hours.	Closed	5/16/2021

FINES:

DESCRIPTION**CHARGE DATE BOARD ORDER COMPLY**

FLAT PENALTY

1/1/0001

NARRATIVE:

Sec. 3-6.(b) Music playing after midnight in a non-soundproof room at a non-nightclub business.

--On Friday 5/14/2021 at approximately 1:00 AM, music was observed being played at Mulligan's and was clearly audible outside the restaurant.

--Courtesy Notice previously has been given to the business manager and/or owner as follows:

1. April 25, 2021, at approximately 1:00 A.M., by BSO in person to staff in charge, Michelle Felix. Compliance was reached shortly thereafter.
2. May 2, 2021, at approximately 1:00 A.M., by BSO in person to manager, Joelle Larsen. Compliance was reached shortly thereafter.
3. May 7, 2021, at approximately 1:00 A.M., by BSO in person to staff in charge, Michelle Felix. Compliance was reached shortly thereafter.

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Please ensure music is turned off at or before midnight per Town Code requirements.

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This is a recurring violation. It will be presented to the Special Magistrate on May 27, 2021. Due to the recurring nature of this violation, it may be presented to the Magistrate for his consideration, even if compliance is reached and maintained. Please contact your code compliance officer if you have any questions about this notice.

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

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

CASE TYPE	Noise Violations	DATE ESTBL	5/20/2021	STATUS	Closed
ADDRESS	112 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	6/1/2021 10:18:00 AM

4. CASE 21050004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	0
	INSPECTION DATE	6/23/2021
	COMPLIED DATE	5/22/2021
	SCHEDULED HEARING DATE	6/24/2021
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	WILLIAM V CIANI JR REV TR CIANI, WILLIAM V JR TRSTEE ETAL	Owner
	1617 MIDDLE RIVER DR FORT LAUDERDALE, FL 33305	
	C/O BAER, BRIAN, REG. AGT., EVEN KEEL RESTAURANT, LLC	
	4100 N FEDERAL HIGHWAY FT LAUDERDALE, FL33308	
	C/O DAVID MACLENNAN, EVEN KEEL FISH SHACK	
	112 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/23/2021	Chapter 17 - Streets, Sidewalks and Other Public Places Sec. 17-89.(g)(1).Music. Live and/or amplified music shall be prohibited within the confines of a sidewalk café area.	Closed	5/22/2021
	2	6/23/2021	Chapter 30 - Unified Land Development Regulations Sec. 30-271.(h)(6)b. Additional regulations for outside seating for a restaurant. Live and/or amplified music shall be prohibited within the confines of the outdoor seating area. Speakers emitting music from inside the restaurant or food store serving the outdoor seating area shall be placed and directed in such a manner that the music's amplification is directed internally into the restaurant or food store.	Closed	5/22/2021

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

NARRATIVE:	Sec. 30-271.(h)(6)b. Live and/or amplified music shall be prohibited within the confines of the outdoor seating area. Sec. 17-89.(g)(1). Live and/or amplified music shall be prohibited within the confines of a sidewalk café area.
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--On Thursday 5/20/2021 at approximately 7:00 PM, music was observed being played, with equipment set up, in the outdoor seating/sidewalk cafe area.

--Courtesy Notice has been given to the business manager and/or owner as follows:

- 1) Thursday, April 8, 2021, at approximately 8:30 PM, courtesy warning given verbally by BSO staff in person to David MacLennan, business owner. A printout of ordinances was given to the owner. Compliance was not reached until approximately 11 PM when the band was observed departing.
- 2) Saturday, May 15, 2021, at approximately 4:45 PM, courtesy warning given verbally by Code Compliance in person to David MacLennan, business owner. A printout of ordinances was given to the owner. Compliance was not reached until after 7 PM when it was observed that the musician had departed.
- 3) Thursday, May 20, 2021 at approximately 7:15 PM, courtesy warning given verbally by BSO staff in person to David MacLennan, business owner, who declined to comply and informed BSO he would permit the band to play until their scheduled end time at 2030 hours.

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

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This is a recurring violation. It will be presented to the Special Magistrate on June 2, 2021. Due to the recurring nature of this violation, it may be presented to the Magistrate for his consideration, even if compliance is reached and maintained prior to the hearing. Please contact your code compliance officer if you have any questions about this notice.

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

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

CASE TYPE	Noise Violations	DATE ESTBL	6/11/2021	STATUS	Open
ADDRESS	4400 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	6/11/2021 12:00:00 AM

5. CASE 21060002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	0
	INSPECTION DATE	6/11/2021
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/24/2021
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/11/2021	Chapter 30 - Unified Land Development Regulations Sec. 30-271.(h)(6)b. Additional regulations for outside seating for a restaurant. Live and/or amplified music shall be prohibited within the confines of the outdoor seating area. Speakers emitting music from inside the restaurant or food store serving the outdoor seating area shall be placed and directed in such a manner that the music's amplification is directed internally into the restaurant or food store.	Not in Compliance	

FINES:

NARRATIVE: Repeat Violation per Final Order/Finding of Fact #21050002 issued May 27, 2021 for Sec. 30-271.(h)(6)b. Live and/or amplified music shall be prohibited within the confines of the outdoor seating area.
--On Friday, June 11, 2021, at approximately 1:45 PM, music was observed being played, with equipment set up, in the outdoor seating area.
--Final Order/Finding of Fact #21050002 was already issued by the Special Magistrate at the June 22, 2021 Special Magistrate Hearing.
Please ensure all music equipment and/or performers are kept inside the restaurant building at all times. Please ensure any speakers used in the amplification of the music (whether live or recorded) are turned inward to the restaurant as per Town Code requirements.

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This is a REPEAT violation. It will be presented to the Special Magistrate on June 24, 2021. Due to the repeat nature of this violation, it will be presented to the Magistrate for his consideration, regardless of whether compliance is reached and maintained. Please contact your code compliance officer if you have any questions about this notice.
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Thank you in advance for your kind attention to this matter.
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Bethany Banyas
Senior Code Compliance Inspector
954-640-4220
bethanyb@lbts-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	10/15/2020	STATUS	Open
ADDRESS	4518 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308 1-2	INSPECTOR	Bethany Banyas	STATUS DATE	6/2/2021 12:38:00 PM

6. CASE 20100010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	14
	INSPECTION DATE	6/23/2021
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/24/2021
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	`SAUVAGEAU,DANIELLE	Owner
	4518 SEAGRAPE DR LAUDERDALE BY THE SEA, FL 33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/23/2021	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 105.1 - Work done without a Permit from the Town.
Per Building Official: WWOP (driveway demo without permit). Stop Work Order posted on 10/1/2020.

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:
Eugene Adach, Building Official, 954-640-4223 or eadach@capfla.com.
David Lee, Permit Administrator, 954-640-4224 or dlee@capfla.com

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

Respectfully,

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

CASE TYPE	Building Code Violations	DATE ESTBL	11/6/2020	STATUS	Open
ADDRESS	4332 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	6/2/2021 12:41:00 PM

7. CASE 20110001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	31
	INSPECTION DATE	6/24/2021
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/24/2021
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: GATZONIS,AURORA & JOHN
2211 47 ST APT 4 ASTORIA, NY 11105
Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/24/2021	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 105.1 - Work done without a Permit from the Town.
1) Driveway replaced without permit, as per Building Official.
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Corrective Action required: Please obtain an after-the-fact permit for the driveway 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.
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For assistance with permitting or questions about the violation, you may contact:
Eugene Adach, Building Official, 954-640-4223 or eadach@capfla.com.
David Lee, Permit Administrator, 954-640-4224 or dlee@capfla.com
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Thank you in advance for your diligent attention to this matter. Please contact me when you receive this so I can offer any needed assistance in correcting this issue.

Respectfully,

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

CASE TYPE	Building Code Violations	DATE ESTBL	5/8/2021	STATUS	Open
ADDRESS	230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	6/10/2021 12:00:00 AM

8. CASE 21050001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70191120000058576769	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	20	COMMENTS FINAL ORDER
	INSPECTION DATE	5/28/2021	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	6/24/2021	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	`827 NW 114 ST LLC	Owner
	10860 SW 116 ST MIAMI, FL 33176	
	REG AGENT, PADRON, CRISTOBAL	
	357 ALMERIA AVENUE #103 CORAL GABLES, FL33134	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/28/2021	Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE:	FBC 105.1 - Work done without a Permit from the Town, as per Building Official Eugene Adach; STOP WORK ORDER POSTED MAY 7, 2021
	Corrective Action required: Cease all work immediately. Obtain an after-the-fact building permit from the Town Building Department for all work done without a permit. Comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.
	For assistance with permitting or questions about the violation, you may contact:

Eugene Adach, Building Official, 954-640-4223 or eadach@capfla.com.
David Lee, Permit Administrator, 954-640-4224 or dlee@capfla.com

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

Respectfully,

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