

Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday June 22, 2023

5:00 PM



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

Code Compliance Hearing

Thursday, June 22, 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
[06-22-23 Agenda Summary.pdf](#)
[06-22-23 Agenda Backup.pdf](#)

5. FIRE CASES

- 5.a. Fire Cases
[Fire Case 23-1376.pdf](#)

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.



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • June 22, 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	31
2	23050005	1672 BEL-AIR AVE	MARTIN,JOAN KOVACH'S FL GUARDIANSHIP PROGRAM INC	16

Old Business

Item #	Case #	Property Address	Property Owner	Page #
3	22070008	4553 BOUGAINVILLA DR	STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D	27
4	21100021	4900 N OCEAN BLVD	SEA RANCH CLUB CONDO C	35
5	22020002	262 COMMERCIAL BLVD	FPA HOLDINGS LLC	39
6	22050002	229 COMMERCIAL BLVD	SABATINI INVESTMENTS LLC	41
7	23030010	260 HIBISCUS AVE	COOPER,GARY M	30
8	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	37
9	23040001	260 ALLENWOOD DR	JJTA REAL PROPERTIES LLC	19
10	23030006	4149 BOUGAINVILLA DR 1-5	BEACH VIEW APTS LLC	32
11	23040003	239 COMMERCIAL BLVD 101/102	SWANTON STREET 184 LLC	21
12	23040005	1431 S OCEAN BLVD 41	COATS,JAMES M H/E COATS,NATASHA L	24
13	21080006	4324 SEAGRAPE DR 1-4	URRUTIA, CARL E & LIANA M	42
14	23040006	231 LAKE CT 1-4	MARRONE-SPEER,MARIA EST	25
15	23010015	234 HIBISCUS AVE	SOUTH LEISURE BY THE SEA ASSOCIATION	29

New Business

Item #	Case #	Property Address	Property Owner	Page #
16	23050003	3261 SEAWARD DR	3261 SEAWARD DR LLC	13
17	23050004	1967 S OCEAN BLVD 112-C	LUISA ALONSO	15
18	23060001	1600 S OCEAN BLVD 1804	PICCADILLY USA INC	18
19	23060002	4432 BOUGAINVILLA DR	DARWIN2 LLC	5
20	23060003	2031 COCO PALM PL	2031 HOUSE BUYER LLC	6
21	23040014	1439 S OCEAN BLVD 202	THOMPSON, JANICE	8
22	23040015	5100 N OCEAN BLVD 901	ROSCAN MANAGEMENT LTD	10
23	23050002	4520 EL MAR DR	COMMON AREA	12

Fire Cases

Item #	Case #	Property Address	Property Owner
24	23-1376	4433 N OCEAN DR	Z&K PROPERTY CORP., INC.

CASE TYPE	Building Code Violations	DATE ESTBL	4/20/2021	STATUS	Closed
ADDRESS	1800 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	6/13/2023 12:00:00 AM

1. CASE 23040018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	30
	INSPECTION DATE	6/9/2023
	COMPLIED DATE	6/13/2023
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: HAMPTON BEACH CLUB - COMMON AREA Owner

& Poliakoff, Becker & Poliakoff

1 East Broward Blvd suite 1800 Fort Lauderdale, FL33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/9/2023	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.	Closed	6/13/2023

FINES:

NARRATIVE: PERMIT HAS BEEN COMPLETED FOR THIS WORK DONE.

CASE TYPE	Vacant Property Inspections	DATE ESTBL	5/5/2023	STATUS	Closed
ADDRESS	4245 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	6/13/2023 12:00:00 AM

2. CASE 23050001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	7
	INSPECTION DATE	6/9/2023
	COMPLIED DATE	6/13/2023
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	4245 N OCEAN LLC	Owner
	4245 N OCEAN DR LAUDERDALE BY THE SEA, FL 33330	
	MASUCCI, RAYMOND	
	2200 N OCEAN BLVD, S302 FT LAUDERDALE, FL33305	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/9/2023	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	6/13/2023
	2	6/9/2023	Chapter 6 - Building and Building Regulations Section 6-38(b) - Responsibility of owners and/or operators. The owner and/or operator of any property shall jointly and severally: Maintain the property so as to prevent the accumulation of stagnant water thereon;	Closed	6/13/2023
	3	6/9/2023	Chapter 6 - Building and Building Regulations Section 6-40(b) - Garbage, rubbish and/or weeds. Owners of vacant or undeveloped property shall be required to keep the property free from the growth of weeds, dead trees, stumps, undergrowth, rubbish, debris, trash, brush, and unsanitary matter accumulated thereon.	Closed	6/13/2023

FINES:

NARRATIVE:	1) Section 30-477(a). Landscape maintenance required. Overgrown and unkept vegetation all around property shall be cut, trimmed and maintained with a neat appearance. Dead or drying vegetation and vegetative debris shall be removed.
	2) Section 6-38(b). Stagnant water in pool. Stagnant water shall be returned to a clear blue condition or pool shall be drained and covered securely.
	3) Section 6-40(b). Vacant property has an accumulation of debris, trash, litter, dead vegetation. All such materials shall be cleared out and disposed of properly.

To comply with this notice, have all the violations corrected by Friday, May 11, 2023 and call 954-640-4216 or email code@lbts-fl.gov for a reinspection to confirm compliance.

Thank you for your attention to this matter.

Code Compliance Division
954-640-4216 or 954-640-4220
Code@lbts-fl.gov

CASE TYPE	Sign Violations	DATE ESTBL	1/10/2023	STATUS	Closed
ADDRESS	263 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	6/13/2023 12:00:00 AM

3. CASE 23040013

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201639214	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER
	INSPECTION DATE	6/13/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	6/13/2023	
	SCHEDULED HEARING DATE	6/22/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: VICNSONS REALTY GROUP LLC Owner
218 SAN REMO DR JUPITER, FL 33458

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/13/2023	Chapter 30 - Unified Land Development Regulations Section 30-512.(b) - Maintenance and abandoned signs. (b) Abandoned signs. A sign advertising a discontinued or closed business is prohibited and shall be removed within 30 days of the closure of said business.	Closed	6/13/2023

FINES:

NARRATIVE: Section 30-512.(b) - Maintenance and abandoned signs.
-Please removed the unused ("abandoned") signs for an old business "Bright N Shine" at 263 Commercial Boulevard in the west unit, first floor. All signs on this west side unit are to be removed.

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
CODE@lbts-fl.gov

CASE TYPE	Vacation Rental Outreach	DATE ESTBL	6/5/2023	STATUS	Closed
ADDRESS	4432 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	6/8/2023 12:00:00 AM

4. CASE 23060002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	0
	INSPECTION DATE	6/7/2023
	COMPLIED DATE	6/8/2023
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	DARWIN2 LLC	Owner
	2650 EDGEWATER DR WESTON, FL 33332	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/7/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(i)1. - Vacation rentals and short term rentals. Rental agent. The property owner shall designate a rental agent on its rental certificate application or renewal, and provide the agent's name, address and phone number. The property owner may serve as the rental agent. Alternatively, the owner may designate as his or her agent any natural person 18 years of age or older, who is: (i) customarily present at a business location within the Town for the purposes of transacting business, or (ii) actually resides within the Town. In order to be designated a rental agent, a person must first present the Town with written certification that he or she agrees to perform the duties specified in subsection 2. below.	Closed	6/8/2023

FINES:

NARRATIVE: BSO visit on 6/4/2023 where a noise complaint came in, bso was not able to make contact with property manager and did not receive a call back. In addition Eric Villanueva code officer made a phone call to property manager 6/5/2023 and also received no answer and mailbox was full unable to leave message. Notice of violation is being issued and presented to the Special Magistrate so that this violation is documented.

No further action is required. Property manager and/or owner may come in but this case is only being brought forward as a finding of facts.

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	6/5/2023	STATUS	Open
ADDRESS	2031 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	6/6/2023 12:00:00 AM

5. CASE 23060003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	16
	INSPECTION DATE	6/22/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	2031 HOUSE BUYER LLC	Owner
	1360 CLIFTON AVE CLIFTON, NJ 07012	CLIFTON, NJ 07012

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/22/2023	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: 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	9/27/2019	STATUS	Open
ADDRESS	1439 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 202	INSPECTOR	Bethany Banyas	STATUS DATE	5/23/2023 12:00:00 AM

6. CASE 23040014

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201639221	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER
	INSPECTION DATE	6/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	6/22/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/23/2023	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:

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	Permits Required Violations	DATE ESTBL	3/29/2023	STATUS	Open
ADDRESS	5100 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 901	INSPECTOR	Bethany Banyas	STATUS DATE	4/19/2023 12:00:00 AM

7. CASE 23040015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	21
	INSPECTION DATE	5/10/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	ROSCAN MANAGEMENT LTD	Owner
	53 KING ST W *BOLTON ON, CA L7E 1T7	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/10/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official Simo Mansor, the following unpermitted work at 5100 N OCEAN BLVD, unit 901, which was observed by a Code Compliance Inspector on March 29, 2023, requires a permit:
1) NEW FLOORING WITHOUT A PERMIT FOR UNDERLAYMENT
Corrective Action required: Submit an after-the-fact application and obtain after-the-fact permit for underlayment connected with flooring installed in this unit. 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
CODE@lbts-fl.gov

CASE TYPE	Building Code Violations	DATE ESTBL	5/10/2023	STATUS	Open
ADDRESS	4520 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Sonya Lowe	STATUS DATE	5/11/2023 12:00:00 AM

8. CASE 23050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	37
	INSPECTION DATE	6/16/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

4501 N OCEAN BL Lauderdale by the sea , FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/16/2023	FBC 40/50 Year Inspections 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year 2007 C) 40 ...	Not in Compliance	

FINES:

NARRATIVE: Sec. 110.15 Building Safety Inspection Program. Compliance Required. Please comply with all the requirements of the inspection program (information is located at <https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>).

For questions on the Building Safety Program requirements, please contact BuildingOfficial@lbts-fl.gov.

For questions regarding your code case, contact Sonya Lowe 954-815-3874 or sonyal@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	5/11/2023	STATUS	Open
ADDRESS	3261 SEAWARD DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	6/13/2023 12:00:00 AM

9. CASE 23050003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	24
	INSPECTION DATE	6/11/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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	6/11/2023	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: WWOP- I met with the Building Official, and we reviewed the photos and existing building permit records. In this review, we found work was done inside this building without permits. You will need to obtain after-the-fact permits to legalize all these items. A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a hearing before the Special Magistrate and giving you time to come into compliance. For purposes of the Notice of Violation, "compliance" means obtaining approved permits for all items. However, the Business Tax Receipt must be placed on hold until those permits are inspected and Closed.

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

WINDOWS

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

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

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

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

CASE TYPE	Permits Required Violations	DATE ESTBL	5/16/2023	STATUS	Open
ADDRESS	1967 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 112-C	INSPECTOR	Eric Villanueva	STATUS DATE	5/16/2023 12:00:00 AM

10. CASE 23050004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201639320	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	33	COMMENTS FINAL ORDER
	INSPECTION DATE	6/18/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	6/22/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/18/2023	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: I met with the Building Official, and we reviewed the photos and existing building permit records. In this review, we found work was done inside this building without permits. You will need to obtain after-the-fact permits to legalize all these items. A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a hearing before the Special Magistrate and giving you time to come into compliance. For purposes of the Notice of Violation, "compliance" means obtaining approved permits for all items. However, the Business Tax Receipt must be placed on hold until those permits are inspected and Closed. INTERIOR RENOVATION

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

CASE TYPE	Landscape Inspections	DATE ESTBL	5/8/2023	STATUS	Open
ADDRESS	1672 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Sonya Lowe	STATUS DATE	5/19/2023 12:00:00 AM

11. CASE 23050005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	33
	INSPECTION DATE	6/21/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/21/2023	Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.	Not in Compliance	

FINES:

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

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

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

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

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

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

CASE TYPE	Building Code Violations	DATE ESTBL	6/2/2023	STATUS	Open
ADDRESS	1600 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 1804	INSPECTOR	Eric Villanueva	STATUS DATE	6/2/2023 12:00:00 AM

12. CASE 23060001

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 6/21/2023 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 6/22/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: PICCADILLY USA INC Owner

PO BOX F42222 WEST MALL DR *FREEPORT , BS

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/21/2023	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	Not in Compliance	

FINES:

NARRATIVE: You will need to obtain after-the-fact permits to legalize all these items. A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a hearing before the Special Magistrate and giving you time to come into compliance. For purposes of the Notice of Violation, "compliance" means obtaining approved permits for all items. Please contact the following individuals if you have any questions about building permits or the application process.

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

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

CASE TYPE	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	5/30/2023 10:06:00 AM

13. CASE 23040001

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

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/21/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	6/21/2023

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

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

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

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

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

CASE TYPE	Business Tax	DATE ESTBL	2/24/2023	STATUS	Open
ADDRESS	239 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 #101/102	INSPECTOR	Eric Villanueva	STATUS DATE	5/31/2023 12:52:00 PM

14. 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	6/21/2023	COMMENTS - IMPOSITION OF FINE		
	COMPLIED DATE				
	SCHEDULED HEARING DATE	6/22/2023			
	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	6/21/2023	Chapter 12 - Licenses Sec. 12-2.(a) - Business tax receipt required. Requirement to obtain. Every person, firm, corporation and association engaged in or managing any business in the Town is required to have a Town business tax receipt. Before engaging in any business, profession or occupation, they shall make application for a business tax receipt. On or before September 30 of each year, the annual business tax shall be paid to the Town.	Not in Compliance	
	2	6/21/2023	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;	Not in Compliance	
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	4/1/2023	STATUS	Open
ADDRESS	1431 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 38	INSPECTOR	Bethany Banyas	STATUS DATE	5/26/2023 12:00:00 AM

15. CASE 23040004

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

TYPE OF SERVICE Verified PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 4/26/2023 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 6/22/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: MEEHAN,JAMES & JUDITH Owner

1431 S OCEAN BLVD #38 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/26/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

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

As per Building Official Simo Mansor, the following work was done at this property without permits:

- 1) Retaining wall
- 2) New electrical

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

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

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

CASE TYPE	Permits Required Violations	DATE ESTBL	4/3/2023	STATUS	Open
ADDRESS	1431 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 41	INSPECTOR	Bethany Banyas	STATUS DATE	5/26/2023 12:00:00 AM

16. CASE 23040005

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		I. OF F. MEETING DATE
TYPE OF SERVICE	Verified	PROSECUTION COSTS
DAYS TO COMPLY	21	COMMENTS FINAL ORDER
INSPECTION DATE	5/19/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	6/22/2023	
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	5/19/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

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

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

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

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

CASE TYPE	Permits Required Violations	DATE ESTBL	3/28/2023	STATUS	Open
ADDRESS	231 LAKE CT, LAUDERDALE BY THE SEA, FL 33308 1-4	INSPECTOR	Bethany Banyas	STATUS DATE	6/2/2023 12:00:00 AM

17. CASE 23040006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS \$50.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER
			The Special Magistrate ordered compliance within two weeks from today, by June 8, 2023, by having the correct signed documentation for the a/c units stating they were installed up to code or remove them from the property or the power would be pulled and \$50/day fine to accrue thereafter and for the pilings, an engineer's letter (marine or structural) stating the pilings were safe to remain in place and could withstand 170 mph wind or a fine of \$150/day plus \$50 cost for today's hearing due immediately or payable within thirty days.
	INSPECTION DATE	6/8/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	6/22/2023	
	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	6/8/2023	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	\$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	7/7/2022	STATUS	Open
ADDRESS	4553 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	5/26/2023 12:00:00 AM

18. CASE 22070008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	64
	INSPECTION DATE	1/3/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D
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	6/2/2023 12:00:00 AM

19. CASE 23010015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	0
	INSPECTION DATE	6/21/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	4/27/2023
	FINAL ORDER COMPLY BY DATE	5/24/2023
	PROSECUTION COSTS	\$25.00
	COMMENTS FINAL ORDER	
	COMMENTS - IMPOSITION OF FINE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/21/2023	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	6/21/2023

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

CASE TYPE	Permits Required Violations	DATE ESTBL	3/14/2023	STATUS	Open
ADDRESS	260 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	5/26/2023 12:00:00 AM

20. CASE 23030010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	25
	INSPECTION DATE	5/24/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	4/27/2023
	FINAL ORDER COMPLY BY DATE	5/24/2023
	PROSECUTION COSTS	
	COMMENTS FINAL ORDER	
	COMMENTS - IMPOSITION OF FINE	

NOTICE NAMES: COOPER,GARY M Owner
260 HIBISCUS AVE LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/24/2023	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	5/24/2023

NARRATIVE: 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. Compliance means obtaining issued permits for all necessary items.
Please contact the following individuals if you have any questions about building permits or the application process.
Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov
Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	2/15/2023	STATUS	Open
ADDRESS	4209 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 1-9	INSPECTOR	Eric Villanueva	STATUS DATE	5/26/2023 12:00:00 AM

21. CASE 23030011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	25
	INSPECTION DATE	4/21/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	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	4/21/2023	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	Not in Compliance	

FINES:

NARRATIVE: Obtain and after the fact permit for the work completed in units # 1,2,4,6 pending additional inspections for all units. This is to be for interior alteration done to units without a permit.
- I met with the building official, and we reviewed the photos and existing building permits to find that there was work done without permits.
You'll need to obtain after the fact permits for all these issues before you can receive a business tax receipt and rent the property. A notice of violation will be sent through certified mail. Compliance means obtaining issued permits for all necessary items. Please contact the following individuals if you have any questions about building permits or the application process.
Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov
Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov

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

CASE TYPE	Permits Required Violations	DATE ESTBL	3/20/2023	STATUS	Open
ADDRESS	4149 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308 1-5	INSPECTOR	Eric Villanueva	STATUS DATE	5/30/2023 11:54:00 AM

22. CASE 23030006

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

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/21/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	6/21/2023

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

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

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

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

the application process.

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

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

CASE TYPE	Permits Required Violations	DATE ESTBL	8/24/2021	STATUS	Open
ADDRESS	1501 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Greg Wienbarg	STATUS DATE	3/24/2023 12:00:00 AM

23. CASE 21080007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	72
	INSPECTION DATE	3/22/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/22/2023	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:

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

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

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

CASE TYPE	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	5/26/2023 12:00:00 AM

24. CASE 21100021

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	INSPECTION DATE	7/27/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

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	12/3/2021	STATUS	Open
ADDRESS	2000 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	5/26/2023 12:00:00 AM

25. CASE 21120003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	30
	INSPECTION DATE	1/20/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ROYAL COAST CONDO ASSN INC Owner
2000 S OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062
., BECKER & POLIAKOFF,P.A.
1 E BROWARD BLVD STE 1800 FORT LAUDERDALE, FL33301

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/20/2023	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:

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

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

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

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

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

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

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

CASE TYPE	Building Code Violations	DATE ESTBL	2/2/2022	STATUS	Open
ADDRESS	262 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	5/26/2023 12:00:00 AM

26. CASE 22020002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	28
	INSPECTION DATE	4/22/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/22/2023	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:

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

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

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

640-4215 or Building@lbts-fl.gov.

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

CASE TYPE	Building Code Violations	DATE ESTBL	4/30/2022	STATUS	Open
ADDRESS	229 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	5/26/2023 12:00:00 AM

27. CASE 22050002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	21
	INSPECTION DATE	11/16/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	6/22/2023
	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	11/16/2022	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:

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

Respectfully,

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

CASE TYPE	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	5/31/2023 3:06:00 PM

28. CASE 21080006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$200.00
	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	6/9/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	6/22/2023	
	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	6/9/2023	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	\$150.00	6/9/2023

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

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

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



Town of

LAUDERDALE-BY-THE-SEA

FIRE CODE ENFORCEMENT SPECIAL MAGISTRATE

4501 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308-3610
Telephone: (954) 640-4250 * Fax: (954) 776-3431

TOWN OF LAUDERDALE-BY-THE-SEA,
Petitioner,

Case No.23-1376
Fire inspector: Stephen Paine

v.
Z & K PROPERTY CORPORATION , INC
4433 OCEAN DR A1A
LAUDERDALE BY THE SEA , FLORIDA 33308
ADAM FRAN CZAK
REGISTERED AGENT

Respondent.

NOTICE OF SPECIAL MAGISTRATE HEARING EMERGENCY HEARING

TO Z&K PROPERTY CORPORATION, INC ADAM FRAN CZAK REGISTERED AGENT
4433 OCEAN DR A1A LAUDERDALE BY THE SEA , FLORIDA 33308.

LOCATION OF VIOLATION: SHORE HAVEN HOTEL 4433 OCEAN DRIVE , LAUDERDALE BY THE
SEA, FLORIDA 33308.

LEGAL DESCRIPTION: LAUDERDALE BY THE SEA 6-2 LOT 12,13, 14 BLK 22

TAX FOLIO NUMBER (PROPERTY I.D.): 4943 18 01 2180

BROWARD COUNTY LOCAL AMENDMENTS TO THE FLORIDA FIRE PREVENTION
CODE

F-103.2.9 ORDERS TO ELIMINATE DANGEROUS OR HAZARDOUS CONDITIONS
WHENEVER THE FIRE CHIEF OR THEIR DULY AUTHORIZED REPRESENTIVE
SHALL FIND IN ANY BUILDING OR UPON ANY PREMISES ,DANGEROUS OR HAZARDOUS
CONDITIONS OR MATERIALS, INCLUDING, BUT NOT LIMITED TO VIOLATIONS OF THE
REQUIREMENTS ENCOMPASSED IN CHAPTER 633 , FLORIDA STATUTES, OR THE
FOLLOWING PARAGRAPHS THEY SHALL ORDER SUCH VIOLATIONS AND
DANGEROUS CONDITIONS OR MATERIALS REMOVED OR REMEDIED.

F- 103.2.9.10 ANY BUILDING OR OTHER STRUCTURE WHICH , FOR WANT OF REPAIRS, LACK OF ADEQUATE EXIT FACILITIES, AUTOMATIC OR OTHER FIRE ALARM APPARATUS OR FIRE EXTINGUISHING EQUIPMENT ,OR BY REASON OF AGE OR DILAPIDATED CONDITION , OR FROM ANY OTHER CAUSE, CREATED A HAZARDOUS CONDITION.

FLORIDA BUILDING CODE

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 IMPACT-RESISTANT COVERING , 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 PERMITS.

TO WITT: WORK WAS BEING DONE TO THE BUILDING WITH OUT A BUILDING PERMIT.

YOU ARE HEREBY NOTIFIED of a hearing concerning your code violation on JUNE 22, 18,2023at 5:00 P.M.. before the Special Magistrate for the Town of Lauderdale-By-The-Sea at Town Hall Commission Chambers, 4501 North Ocean Drive, Lauderdale-By-The-Sea, Florida. The enclosed Notice of Violation includes more specific information regarding your violation.

This case may be presented to the Special Magistrate even if the violation is corrected prior to the hearing.

Pursuant to Chapter 162, Florida Statutes, the Town of Lauderdale-By-The-Sea has adopted the Special Magistrate system of enforcement of the Code of Ordinances of the Town of Lauderdale-By-The-Sea. The Special Magistrate will quickly and fairly render decisions concerning violations of these codes.

During the hearing, you will be allowed to testify regarding the violation and to present evidence, witnesses and cross-examine witnesses in your defense. In addition, you will have the opportunity to present evidence at the hearing regarding the amount of time you will need to correct the alleged violation.

At your own expense, you have the right to obtain an attorney to represent you before the Special Magistrate. If you will be represented by an attorney in this proceeding, you or your attorney should notify the Code Enforcement Officer in writing within five (5) business days prior to the date set for the hearing.

Please be advised that if the Special Magistrate finds you to be in violation, the Special Magistrate can levy a monetary fine of up to \$250 per day, or \$500 per day for a repeat violation, for each day that the violation continues past the date set by the Special Magistrate, whether you appear at the hearing or not. You may also be liable for the reasonable administrative hearing costs of \$150.00 if found in violation of the code. If the Special Magistrate finds that the violation is irreparable or irreversible in nature, the Special Magistrate may impose a fine of up to \$5,000 per violation.

A certified copy of the Final Order imposing a fine may be recorded in the Public Records of Broward County, Florida and thereafter shall constitute a lien against your property and upon any other real or personal property owned by you, which can be enforced by legal action.

Any request for postponement or continuance of the Special Magistrate hearing should be forwarded in writing, with a statement of the reasons for the request, to the Code Enforcement Officer at least ten (10) calendar days prior to the date set for the hearing. Only one continuance will be considered without the need for an appearance before the Special Magistrate.

In the event that you decide to appeal any decision of the Special Magistrate, you will need a record of the proceedings and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Although a recording of the proceedings is made by the Town, you may elect to have a Court Reporter present.

Any person requiring auxiliary aids and services to participate in this proceeding should contact the Clerk to the Special Magistrate ,Megan Small , at 954-640-4210 at least 48 hours prior to the hearing.

I HEREBY CERTIFY that a copy of this Notice of Special Magistrate Hearing was mailed to Respondent by certified U.S. mail, return receipt requested, this 13___ day of _JUNE_, 2023, to the above-listed address.

TOWN OF LAUDERDALE-BY-THE-SEA

CC TO:

By: 
Stephen Paine, Fire Inspector

CERTIFIED MAIL RECEIPT #
7019 0700 0000 2791 2935
Z&K PROPERTY CORP INC
4433 N OCEAN DR
LAUDERDALE BY THE SEA FLORIDA
33308
ADAM FRANCAZAK
REGISTERED AGENT