

Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday May 25, 2023

5:00 PM



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

Code Compliance Hearing

Thursday, May 25, 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

[05-25-23 Agenda Summary.pdf](#)

[05-25-23 Agenda Backup.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 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 • May 25, 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	22070008	4553 BOUGAINVILLA DR	STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY	23
2	21100021	4900 N OCEAN BLVD	SEA RANCH CLUB CONDO C	34
3	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	33
4	22020002	262 COMMERCIAL BLVD	FPA HOLDINGS LLC	38
5	23030011	4209 EL MAR DR 1-9	SEA ECHO ASSOCIATES LLC	28
6	22050002	229 E COMMERCIAL BLVD	SABATINI INVESTMENTS LLC	32
7	23030010	260 HIBISCUS AVE	COOPER,GARY M	27

Old Business

Item #	Case #	Property Address	Property Owner	Page #
8	23030004	4325 N OCEAN DR	WHITE CAP OF FL INC	25
9	21080006	4324 SEAGRAPE DR 1-4	ISLA BELLA LLC	40

New Business

Item #	Case #	Property Address	Property Owner	Page #
10	23040001	260 ALLENWOOD DR	JJTA REAL PROPERTIES LLC	12
11	23040003	239 E COMMERCIAL BLVD 101	SWANTON STREET 184 LLC	14
12	23040012	1801 E TERRA MAR DR	1801 E TERRA MAR DR LLC	7
13	23030006	4149 BOUGAINVILLA DR 1-5	BEACH VIEW APTS LLC	31
14	23050001	4245 N OCEAN DR	4245 N OCEAN LLC	8
15	23040006	231 LAKE CT 1-4	MARRONE-SPEER,MARIA EST	17
16	23040004	1431 S OCEAN BLVD 38	MEEHAN,JAMES & JUDITH	15
17	23040005	1431 S OCEAN BLVD 41	COATS,JAMES M H/E COATS,NATASHA L	16

Special Set

Item #	Case #	Property Address	Property Owner	Page #
18	22030010	226 HIBISCUS AVE	LEISURE BY THE SEA ASSOCIATION, INC. C/O EXCLUSIVE PROPERTY MANAGEMENT	1
19	18020015	2 E COMMERCIAL BLVD	FISHERMANS PIER INC	21
20	23040009	2 SUNSET LN	SHARIFI,JENNIFER SHARIFI,KOBI	4
21	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	36

VI.ADJOURNMENT

CASE TYPE	Building Code Violations	DATE ESTBL	3/9/2022	STATUS	Closed
ADDRESS	226 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	5/9/2023 12:00:00 AM

1. CASE 22030010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$100.00
	DAYS TO COMPLY	22	COMMENTS FINAL ORDER At the April 28, 2022 Special Magistrate Hearing, the Magistrate ordered the property to comply in full with the requirements of the Building Safety Inspection Program by October 25, 2022 or a fine of \$250 per day will accrue beginning October 26, 2022. A Hearing Cost of \$50 was assessed. The case will return to the October 27, 2022 Special Magistrate Hearing.
	INSPECTION DATE	5/9/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	5/9/2023	
	SCHEDULED HEARING DATE	5/25/2023	
	FINAL ORDER MEETING DATE	4/28/2022	
	FINAL ORDER COMPLY BY DATE	10/26/2022	
NOTICE NAMES:	LEISURE BY THE SEA ASSOCIATION, INC. C/O EXCLUSIVE PROPERTY MANAGEMENT	Owner	
	2945 W CYPRESS CREEK RD, SUITE 201 FORT LAUDERDALE , FL 33309 (REGISTERED AGENT), KATZ, STEVEN B		
	4300 N UNIVERSITY DR, A-106 LAUDERHILL, FL33351 GREELEY, JIM		
	232 HIBISCUS AVE #216 LAUDERDALE BY THE SEA, FL33308		

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/9/2023	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	Closed	5/9/2023

follows: 1. 40 year or...

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$250.00	3/22/2023

NARRATIVE: 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 Bethanyb@lbts-fl.gov.

Respectfully,

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

CASE TYPE	Nuisance/overgrowth weeds & gras	DATE ESTBL	3/7/2023	STATUS	Closed
ADDRESS	4433 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	5/10/2023 12:00:00 AM

2. CASE 23040008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	14
	INSPECTION DATE	5/9/2023
	COMPLIED DATE	5/10/2023
	SCHEDULED HEARING DATE	5/25/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	BONNAN FLORIDA LLC	Owner
	10360 CAMEILLA ST PARKLAND, FL 33076	
	c/o STEVEN SERLE, PA, BONNAN FLORIDA LLC	
	5820 N FEDERAL HWY BOCA RATON, FL33487	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/9/2023	Chapter 6 - Building and Building Regulations Section 6-41(a)(18) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Overgrowth of any vegetation on the property. Vegetation shall be considered overgrown if it grows beyond the property line and the adjacent property owner objects or, in the case of any grass groundcover, if it grows beyond the height of six inches;	Closed	5/10/2023

FINES:

NARRATIVE: Section 6-41(a)(18) - Overgrown vegetation on vacant lot. To comply with this notice, have all grass and weeds on the vacant lot cut. The entire perimeter shall be edged properly so weeds/grass do not encroach through the fence on any side. The weeds/grass that have already encroached into the public right-of-way (sidewalk) shall be trimmed and edged neatly, and all cuttings shall be taken away and disposed of off-site.

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	4/13/2023	STATUS	Closed
ADDRESS	2 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	5/9/2023 12:00:00 AM

3. CASE 23040009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Email
	DAYS TO COMPLY	4
	INSPECTION DATE	5/9/2023
	COMPLIED DATE	5/9/2023
	SCHEDULED HEARING DATE	5/25/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	SHARIFI,JENNIFER SHARIFI,KOBI	Owner
	21142 CASTLEWOOD DR BOCA RATON, FL 33428	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/9/2023	Chapter 6 - Building and Building Regulations Sec. 6-8.(c)(1)a. - d. - Construction site perimeter fencing. Fencing. Temporary perimeter site fencing for new construction is required and must meet all of the following requirements: Be six feet high with approved screening material to prevent dust intrusion upon adjacent properties. Be installed and maintained at ground level on all sides of the site. Include installation and maintenance of an approved silt fence to prevent any construction debris from entering the waterway for properties abutting a waterway. Be removed from the site upon the earliest of: A determination by the Building Official that construction work is deemed abandoned pursuant to subsection (h) of this section; The expiration of the related building permit; Completion of the exterior of the building; or The issuance of a certificate of occupancy.	Closed	5/9/2023
	2	5/9/2023	Chapter 6 - Building and Building Regulations Sec. 6-8.(d)(1-4) Construction waste and recycling containers. Construction site operation, maintenance, appearance, and secondary impacts. Construction waste and recycling containers. (1) During periods of construction, all building and construction sites within the Town shall provide suitable on-site commercial container(s), as determined and designated by the Town, for the collection of loose debris, litter, paper, construction material waste, scrap construction material and other trash produced from the site. No off-site waste is allowed to be imported to a construction site. (2) The construction waste and recycling container(s) shall be provided with a cover or covering that will prevent spilling or blowing of material from the container(s). (3) The size and number of containers shall be adequate, as determined by the Town, for the amount of material generated on the building or construction site. (4) The setback must be at least three feet from the side property line and five feet from the front property line.	Closed	5/9/2023
	3	5/9/2023	Chapter 6 - Building and Building Regulations Section 6-8.(a)(1-2) - Construction site operation, maintenance, appearance, and secondary impacts. General appearance. All building and construction sites within the Town shall at all times be kept by the owner of the premises and the general contractor free of loose debris, airborne or otherwise, litter, paper, construction material waste, scrap construction material and other trash produced from the site. All materials and equipment used, placed or stored upon any building or construction site shall be maintained by the owner of the premises and the general contractor within the perimeter of the	Closed	5/9/2023

building site.

FINES:

NARRATIVE:

(a)General appearance.(1)All building and construction sites within the Town shall at all times be kept by the owner of the premises and the general contractor free of loose debris, airborne or otherwise, litter, paper, construction material waste, scrap construction material and other trash produced from the site.

(1)Temporary perimeter site fencing for new construction is required and must meet all of the following requirements:

a.Be six feet high with approved screening material to prevent dust intrusion upon adjacent properties.

b.Be installed and maintained at ground level on all sides of the site.

c.Include installation and maintenance of an approved silt fence to prevent any construction debris from entering the waterway for properties abutting a waterway.

(d)Construction waste and recycling containers.

(1)During periods of construction, all building and construction sites within the Town shall provide suitable on-site commercial container(s), as determined and designated by the Town, for the collection of loose debris, litter, paper, construction material waste, scrap construction material and other trash produced from the site. No off-site waste is allowed to be imported to a construction site.

(2)The construction waste and recycling container(s) shall be provided with a cover or covering that will prevent spilling or blowing of material from the container(s).

(3)The size and number of containers shall be adequate, as determined by the Town, for the amount of material generated on the building or construction site.

(4)The setback must be at least three feet from the side property line and five feet from the front property line.

(i)Violation provisions.

(1)If at any time the Town notifies the owner or general contractor, personally or through their agent(s) or representative(s), in writing that construction activities are being conducted, or the construction site or any part thereof is being maintained, in violation of the provisions of this section, said violations shall be corrected within 24 hours of the notice.

(j)Responsible party. The owner of the property and the general contractor shall be jointly and severally responsible for compliance with the provisions of this section.

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

CASE TYPE	Recreational Vehicles& Boats Violations	DATE ESTBL	1/14/2023	STATUS	Closed
ADDRESS	3210 OLEANDER WAY, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	5/11/2023 12:00:00 AM

4. CASE 23040011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201639184	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	14	COMMENTS FINAL ORDER
	INSPECTION DATE	5/10/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	5/11/2023	
	SCHEDULED HEARING DATE	5/25/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES: HARRIS,AMELJEIRAS M H/E HARRIS,JONATHAN ETAL Owner
3210 OLEANDER WAY LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/10/2023	Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(4) Parking or storage of motor vehicles and vessels. Restrictions and prohibitions. In the east and west zones as defined in this section, vessels, commercial vehicles and recreational vehicles are prohibited and restricted as hereinafter set forth. West zone. It shall be unlawful for any person to park, store or maintain any commercial vehicle, recreational vehicle, vessel, personal watercraft or trailer on the streets, rights-of-way, or public or private property in any district of the Town located in the west zone between the hours of 9:00 p.m. and 6:00 a.m. except as provided below. Uses not prohibited. Nothing herein shall prohibit the parking of commercial vehicles in the west zone while in the process of making deliveries or service calls. Commercial vehicles, recreational vehicles, vessels, personal watercrafts or trailers must be wholly enclosed within a garage or enclosed within a carport surrounding the vehicle on three sides and the vessel or vehicle does not protrude from the carport. A for-hire vehicle utilized for the t...	Closed	5/11/2023

FINES:

NARRATIVE: Section 19-21(b)(4) - Observed a trailer stored in the driveway.

Please note that Town Code does not allow storage of a watercraft or trailer on the property front in residential areas. Please store trailer elsewhere.

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	Landscape Violations	DATE ESTBL	4/15/2023	STATUS	Closed
ADDRESS	1801 E TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	4/18/2023 12:00:00 AM

5. CASE 23040012

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	7
	INSPECTION DATE	4/18/2023
	COMPLIED DATE	4/18/2023
	SCHEDULED HEARING DATE	5/25/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	1801 E TERRA MAR DR LLC	Owner
	1360 E TERRA MAR DR POMPANO BEACH, FL 33062	
	., AGENTS AND CORPORATIONS, INC.	
	539 FIFTH AVE S STE 330 NAPLES, FL34102	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/18/2023	Chapter 30 - Unified Land Development Regulations Section 30-480(a) - Tree removal and replacement. It shall be unlawful to: Cut down, destroy, remove, relocate or effectively destroy through damaging any tree within the Town which has a caliper of four inches or larger without first obtaining approval by the Town and a permit from Broward County; or allow any dead tree that has a caliper of four inches or larger to remain on any property.	Closed	4/18/2023

FINES:

NARRATIVE: Observed tree removal with no permit at 1801 E Terra Mar Drive. To comply with this notice, obtain a tree removal license from Broward County and comply with all stipulations and requirements associated with the Broward County tree removal license. After obtaining a license from Broward County, obtain a landscape permit from the Town of Lauderdale By The Sea and comply with all stipulations of the Town landscape permit. After completion, contact your code office at code@lbts-fl.gov or 954-640-4220 to request closure of your code case. A re-inspection will be done in 7 days, on SATURDAY, APRIL 22, 2023, to check for compliance with this notice.

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

6. 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	5/12/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	5/25/2023
	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	5/12/2023	Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material.	Not in Compliance	
	2	5/12/2023	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;	Not in Compliance	
	3	5/12/2023	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.	Not in Compliance	

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	Vacation Rental	DATE ESTBL	3/23/2023	STATUS	Open
ADDRESS	2031 COCO PALM PL, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	3/31/2023 12:00:00 AM

7. CASE 23030012

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

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 4/21/2023 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 5/25/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: COCO PALM INVESTMENTS LLC Owner
253 MAIN ST MATAWAN, NJ 07747

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/21/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-327(b). - Vacation rentals and short term rentals. Vacation rentals and short term rentals prohibited unless in compliance with this section. No person shall rent or lease all or any portion of a single-family or townhouse dwelling or a duplex/two-family dwelling, multifamily dwelling of 3 or 4 units, or dwelling unit in a mixed use development with 1 to 4 dwelling units in the Town's RS-4, RS-5, RD-10, RM-15, RM-16, RM-25 and RM-50 residential zoning districts or the B-1 or B-1-A business zoning districts as a vacation rental or short term rental as defined in section 30-11 of the Town Code without first (i) obtaining a business tax receipt from the Town pursuant to Chapter 12 of the Code, and (ii) complying with the supplemental regulations contained herein.	Not in Compliance	

FINES:

NARRATIVE: Sec. 30-327(b) -All properties must obtain a local LBTS Business Tax Receipt and supplemental LBTS Rental Certificate prior to use or advertisement as a vacation or short-term rental.

This property has been observed to be advertising as a 'vacation rental' as defined in Town Code 30-11.

As per Town Code Section 12-14, advertising for a business product or service is evidence of the responsibility to obtain a Business Tax Receipt and any other required approvals. The Town does not have record of a Business Tax Receipt or vacation rental certificate on file for this property.

To comply with this notice, apply for and obtain a local Business Tax Receipt (BTR) for rentals and a supplementary vacation rental certificate (VRC) from the Town of Lauderdale-By-The-Sea. You must cease use or advertising of the property as a rental of any kind until the appropriate approvals have been secured.

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@lbs-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	4/3/2023 12:00:00 AM

8. CASE 23040001

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	50
	INSPECTION DATE	5/23/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	5/25/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/23/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

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	INSPECTOR	Eric Villanueva	STATUS DATE	4/5/2023 12:00:00 AM

9. CASE 23040003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	26
	INSPECTION DATE	5/1/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	5/25/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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	5/1/2023	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	5/1/2023	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:

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.
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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	4/5/2023 12:00:00 AM

10. 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 5/25/2023

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	5/11/2023 12:00:00 AM

11. CASE 23040005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	21
	INSPECTION DATE	5/19/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	5/25/2023
	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	5/11/2023 12:00:00 AM

12. CASE 23040006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	21
	INSPECTION DATE	5/11/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	5/25/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/11/2023	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:	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
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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@lbtz-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

CASE TYPE	Business Tax	DATE ESTBL	1/10/2023	STATUS	Open
ADDRESS	4317 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	5/11/2023 12:00:00 AM

13. CASE 23040007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	21
	INSPECTION DATE	5/19/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	5/25/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	FEMS VENTURE	Owner
	4276 OBAR DR CHATTANOOGA, TN 37419	
	., OCEAN GOLF CAR RENTALS	
	4317 N OCEAN BLVD LAUDERDALE BY THE SEA, FL33308	
	FADGEN, TIMOTHY J	
	35 EAST ACRE DRIVE PLANTATION, FL33317	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/19/2023	Chapter 12 - Licenses Section 12-2(b). - Required. No person shall engage in or manage any such business, profession or occupation until after having been so registered, and having paid the business tax as provided by this article.	Not in Compliance	
	2	5/19/2023	Chapter 19 - Traffic And Motor Vehicles 19-21 (b) (3) a. 1 Parking or storage of motor vehicles and vessels Restrictions and prohibitions. In the east and west zones as defined in this section, vessels, commercial vehicles and recreational vehicles are prohibited and restricted as hereinafter set forth. East zone. Registered commercial vehicles or recreational vehicles must comply with the following: At all times, the vehicle must fit within the single parking space within which it is parked unless it is parked in a private parking lot obscured from view from the street and neighboring properties.	Not in Compliance	
	3	5/19/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-508.(7)(c). B-1 and B-1-A districts. Number of sandwich signs. B-1 and B-1-A districts. Sandwich signs. Number. One sandwich sign shall be permitted per business. Buildings with multiple businesses shall be limited to one sandwich sign per customer service entrance.	Not in Compliance	
	4	5/19/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-508.(c)(7)1.-4. - Location requirements for sandwich signs in B-1 and B-1-A. Sign regulations by zoning district. B-1 and B-1-A districts. Only the following types of signs are permitted within the B-1 and B-1-A districts, subject to the limitations and requirements contained in the definitions and restrictions and standards by sign type and the general design standards sections of these regulations, and subject to the additional limitations stated below: Sandwich signs. Location requirements. The location of a sandwich sign shall be permitted consistent with the following: Permitted within the B-1 and B1-A zoning districts if: Placed adjacent to the structure in which the business is	Not in Compliance	

located; Located in front of and within two feet of the customer service entrance to the business it advertises and in a manner that provides for a minimum five-foot clear pedestrian path; Located outside the required landscaping; and Removed and placed indoors during the hours the business is closed.

FINES:

- NARRATIVE:**
- 1) Sec. 19-21 (b) (3) a.1 - Parking or storage of motor vehicles and vessels. East zone. Golf carts owned and used in commerce by Ocean Golf Car Rentals are being parked / stored in full view of the street and of neighboring properties, and not in an approved parking space. To comply with this notice, store / park golf carts out of sight or in approved parking space(s) in compliance with this section of code.
 - 2) Sec. 30-508.(7)(c). B-1 and B-1-A districts. Number of sandwich signs. Ocean Golf Car Rentals is displaying multiple sandwich signs. To comply with this notice, limit your business to only one sandwich sign.
 - 3) Sec. 30-508.(c)(7)1.-4. - Location requirements for sandwich signs in B-1 and B-1-A. Ocean Golf Car Rentals is displaying sandwich signs too far from the main entrance. To comply with this notice, ensure the single allotted sandwich sign is located within two feet of the customer service entrance to the business it advertises and in a manner that provides for a minimum five-foot clear pedestrian path.
 - 4) Section 12-2(b). - Required. Ocean Golf Car Rentals is offering paid parking without first obtaining a Local Business Tax Receipt for this. To comply with this notice, cease offering, advertising and/or actually conducting this business until and unless the Town provides approval in the form of a Local Business Tax Receipt for the same.

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

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

CASE TYPE	Property Maintenance	DATE ESTBL	2/22/2018	STATUS	Open
ADDRESS	2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	4/5/2023 3:04:00 PM

14. CASE 18020015

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$53,425.00
	DAYS TO COMPLY	21	COMMENTS FINAL ORDER
			FINAL ORDER: PER SPECIAL MAGISTRATE, ALL PIER REPAIR IS TO BE COMPLETED BY MARCH 26, 2019 OR A FINE OF \$250 PER DAY WILL BEGIN TO COMMENCE THEREAFTER. THIS CASE WILL RETURN TO THE JANUARY 24, 2019 CODE COMPLIANCE HEARING FOR A STATUS UPDATE. A HEARING COST OF \$50 WAS ALSO ASSESSED AT THE SEPTEMBER 27, 2018 CODE COMPLIANCE HEARING.
	INSPECTION DATE	3/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/25/2023	
	FINAL ORDER MEETING DATE	9/27/2018	
	FINAL ORDER COMPLY BY DATE	3/26/2019	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/23/2023	Chapter 6 - Building and Building Regulations Section 6-37(a)(1). Maintenance appearance standards The exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. All screened enclosures shall be properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate maintenance.	Not in Compliance	

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

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

Thank you for your attention to this matter.

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

CASE TYPE	Permits Required Violations	DATE ESTBL	7/7/2022	STATUS	Open
ADDRESS	4553 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	2/24/2023 12:00:00 AM

15. 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	5/25/2023
	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	Zoning Violations	DATE ESTBL	3/8/2023	STATUS	Open
ADDRESS	4325 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	5/11/2023 12:00:00 AM

16. CASE 23030004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	14
	INSPECTION DATE	5/19/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	5/25/2023
	FINAL ORDER MEETING DATE	4/27/2023
	FINAL ORDER COMPLY BY DATE	5/24/2023

NOTICE NAMES: WHITE CAP OF FL INC Owner
270 PINE AVE LAUDERDALE BY THE SEA, FL 33308
dba MICKEY'S DOWNTOWN BISTRO c/o
MICHAEL JOSEPHS , PIANO THYMES LLC
4331 N OCEAN DRIVE LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/19/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-326.(a)(3) - Awnings and entrance canopies. Required permit. A zoning permit is required for the repair or replacement of fabric awnings or canopies to ensure compliance with this section.	Closed	5/11/2023
	2	5/19/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-326.(f) - Awnings and entrance canopies. Signage. Any signage, text, logo or other image on any awning or canopy is subject to separate permit and regulation under the sign regulations of the Town's Code of Ordinances.	Not in Compliance	
	3	5/19/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-508.(c)(7)a.1.-4. - Location requirements for sandwich signs in B-1 and B-1-A. Sign regulations by zoning district. B-1 and B-1-A districts. Only the following types of signs are permitted within the B-1 and B-1-A districts, subject to the limitations and requirements contained in the definitions and restrictions and standards by sign type and the general design standards sections of these regulations, and subject to the additional limitations stated below: Sandwich signs. Location requirements. The location of a sandwich sign shall be permitted consistent with the following: Permitted within the B-1 and B1-A zoning districts if: Placed adjacent to the structure in which the business is located; Located in front of and within two feet of the customer service entrance to the business it advertises and in a manner that provides for a minimum five-foot clear pedestrian path; Located outside the required landscaping; and Removed and placed indoors during the hours the business is closed.	Closed	4/27/2023
	4	5/19/2023	Chapter 6 - Building and Building Regulations Sec. 6-5.(d)(1) - Building lighting. Prohibited lighting. No building accent lighting or illumination device shall have any blinking, flashing, or fluttering lights or otherwise change in light intensity, brightness, or color except as provided in section 6-5(a), Temporary holiday and seasonal lighting and decorations.	Closed	4/27/2023
	5	5/19/2023	Chapter 6 - Building and Building Regulations Section 6-38(a) - Responsibility of owners and/or operators. The owner and/or operator of any property shall jointly and severally: Maintain the property in a clean	Closed	4/27/2023

and sanitary condition;

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER</u>
			<u>COMPLY</u>
	DAILY FINE	\$100.00	5/24/2023
	DAILY FINE	\$100.00	5/24/2023
	FLAT PENALTY		1/1/0001
	FLAT PENALTY		1/1/0001
	FLAT PENALTY		1/1/0001

NARRATIVE:

1 - Section 30-326(a)(1). - Awning fabric at this building was replaced without a permit. To comply with this notice, apply for and obtain an approved after-the-fact zoning permit for the awning fabric. ***A BUILDING PERMIT WILL BE REQUIRED AS WELL IF ANY REPLACEMENT OR ALTERATIONS HAVE BEEN DONE TO THE CANOPY SUPPORTS***

2 - Sec. 30-326(f) - Lettering (signage) on awning that identifies Mickey's does not have a permit. To comply with this notice, apply for and obtain an approved after-the-fact zoning permit for the awning signage.

3 - Sec. 30-508.(c)(7)a.1.-4. - Sandwich sign for Mickey's was observed placed greater than 2 feet from the entry to the business. To comply with this notice, place a single sandwich sign no more than 2 feet from Mickey's main entrance.

4 - Sec. 6-5.(d)(1) - Flashing lights are prohibited. To comply with this notice, turn the flashing mechanism on Mickey's rope lights to OFF, or otherwise permanently disable this function, or remove the rope lights entirely.

5 - Sec. 6-38(a) - The restaurant dumpster enclosure behind 4325 N Ocean is not maintained in a clean and sanitary condition. To comply with this notice, clean the area regularly and maintain it in clean condition. NOTE: When cleaning, the waste water, grease and debris should NOT be allowed to run off into the Town drains.

Thank you for your voluntary compliance. Please call or email if you have any questions.

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

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	4/28/2023 9:59:00 AM

17. 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	5/25/2023
	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	4/28/2023 12:00:00 AM

18. 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	5/25/2023
	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	Property Maintenance	DATE ESTBL	3/8/2023	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	5/11/2023 12:00:00 AM

19. CASE 23030005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	29
	INSPECTION DATE	5/19/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	5/25/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	THE FAVALE CONDOMINIUM ASSOCIATION, INC.	Owner
	1220 MIAMI RD APT 6 FT LAUDERDALE, FL 33316 & ROBINSON, IRINA, YULTYEV, ALEKSANDR	
	4549 POINCIANA ST LAUDERDALE BY THE SEA, FL33308	
	., WILLIE J BROOKS & SUSAN WILSON-BROOKS	
	1725 BRYDEN RD COLUMBUS, OH43205	
	OHLSSON, ELIN	
	3811 NE 34 AVE FORT LAUDERDALE, FL33308	
	SENOUCI, CARL	
	13 79E AV MONTREAL QC H1A 2L9 CANADA	
	WACHTER, EDITH	
	4652 POINCIANA ST UNIT 3 LAUDERDALE BY THE SEA, FL33308	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/19/2023	Chapter 30 - Unified Land Development Regulations Section 30-313(d)(1).h.- General provisions These general provisions shall govern development within the corporate limits of the Town, as follows: (d) Fences, walls and hedges. (1) Height, design, and location of fences, walls, hedges. h. Visibility limitations. No fences or walls shall be constructed within 25 feet of the front property line or within 30 feet of the clear site triangle at the corner of the property on residential lots. No walls, fences, hedges or plantings shall be planted or maintained to a height exceeding 30 inches above the crown of the roadway within sight visibility triangles: within 25 feet of the intersection of the front and side street property lines, within ten feet of any driveway, within ten feet from the intersection point of the edge of a driveway and alley or street, and within 15 feet from the intersection point of the extended property lines at an alley and a street.	Closed	5/11/2023
	2	5/19/2023	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	Closed	5/11/2023

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.

3	5/19/2023	Chapter 6 - Building and Building Regulations Section 6-37(a)(1). Maintenance appearance standards The exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. All screened enclosures shall be properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate maintenance.	Not in Compliance
4	5/19/2023	Chapter 6 - Building and Building Regulations Section 6-41(a)(9) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Exterior porches, landings, balconies, stairs and fire escapes which are not provided with banisters or railings properly designed and maintained to minimize the hazard of falling;	Not in Compliance

FINES:

NARRATIVE:

1 - Section 30-313(d)(1).h. - Hedges on the corner are too tall. To comply with this notice, cut hedges down so the top of the hedge does not exceed 30" above the grade of the roadway.

2 - Section 30-477(a)- Landscape is sparse, infested with weeds, and in poor condition. To comply with this notice: remove all weeds, trim all vegetation, replenish rocks in planting beds, repair garden borders, restore all intentional landscape to good healthy condition. Replace any dead, missing or deteriorated plants.

3 - Section 6-37(a)(1). - The exterior of the building is deteriorated and shows signs of disrepair and weathering and discoloration. The parking lot is in poor condition with deteriorated areas and damaged / deteriorated wheel stops. To comply with this notice, repair all damage and deterioration on the outside of the structure, clean the building thoroughly, and paint. Clean the walkways, steps, and all other parts of the property thoroughly. Re-paint all areas that have faded, missing, chipped, peeling or discolored paint. Repair the damaged hurricane shade on the rear of the building. Patch, re-seal and stripe the parking areas. Repair or replace the wheel stops (parking bumpers). NOTE: DEPENDING ON THE AMOUNT OF REPAIRS NEEDED, YOU MAY HAVE TO OBTAIN A PERMIT/S FROM THE TOWN.

4 - Section 6-41(a)(19) Railings are not secure, specifically the railings going from the ground to the second floor on the east side of the parking lot. To comply with this notice, resecure or replace the railings. A Building Permit is required often for this work; consult with the Building Dept at 954-640-4215 for queries.

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

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

CASE TYPE	Permits Required Violations	DATE ESTBL	3/20/2023	STATUS	Open
ADDRESS	4149 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308 1-5	INSPECTOR	Eric Villanueva	STATUS DATE	5/2/2023 12:00:00 AM

20. CASE 23030006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201638903	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	32	COMMENTS FINAL ORDER
	INSPECTION DATE	4/21/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/25/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/21/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:

NARRATIVE: On 3/18/2023 4149 Bougainvilla 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	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	4/28/2023 12:00:00 AM

21. 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	5/25/2023
	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	Building Code Violations	DATE ESTBL	9/29/2022	STATUS	Open
ADDRESS	1530 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	4/28/2023 12:00:00 AM

22. CASE 23010007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201638514	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER
	INSPECTION DATE	3/21/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/25/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

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

FINES:

NARRATIVE: Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program (50 YEAR RECERTIFICATION PAST DUE; WAS DUE 2021).

Corrective Action: Please comply with all requirements of the Building Safety Inspection Program. Information is located at:
<https://www.broward.org/CodeAppeals/Documents/40%20Year%20Building%20Safety%20Inspection%20Program.pdf>.

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

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

CASE TYPE	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	3/24/2023 12:00:00 AM

23. 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	5/25/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	7/27/2022	Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...	Not in Compliance	

FINES:

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

FBC BCA Section 110.15 - Building Safety Inspection Program.

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

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

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

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

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

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

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

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

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

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

CASE TYPE	Building Code Violations	DATE ESTBL	12/3/2021	STATUS	Open
ADDRESS	2000 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	4/28/2023 12:00:00 AM

24. 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	5/25/2023
	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	4/28/2023 12:00:00 AM

25. 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	5/25/2023
	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	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	4/28/2023 12:07:00 PM

26. CASE 21080006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$150.00
	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	5/24/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/25/2023	
	FINAL ORDER MEETING DATE	9/23/2021	
	FINAL ORDER COMPLY BY DATE	10/27/2021	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/24/2023	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	5/24/2023

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

CASE TYPE	Permits Required Violations	DATE ESTBL	2/3/2023	STATUS	Open
ADDRESS	4444 BOUGAINVILLEA DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	4/28/2023 11:06:00 AM

27. CASE 23020005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$75.00
	DAYS TO COMPLY	14	COMMENTS FINAL ORDER At the March 23, 2023 Special Magistrate Hearing, the Magistrate ordered that the property must obtain an approved After The Fact Permit for the unpermitted windows by April 26, 2023 or a daily fine of \$250 will begin to accrue on April 27. A Hearing Cost of \$50 was assessed and is now due. The case will return to the April 27, 2023 hearing.
	INSPECTION DATE	5/24/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	5/25/2023	
	FINAL ORDER MEETING DATE	3/23/2023	
	FINAL ORDER COMPLY BY DATE	4/26/2023	

NOTICE NAMES: GIL,HILDA Owner
1455 NE 53 ST FORT LAUDERDALE, FL 33334

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: FBC 105.1 - As per Building Official Simo Mansor, Work done without a Permit from the Town.

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

CASE TYPE	Sidewalk Cafe Violations	DATE ESTBL	2/2/2023	STATUS	Open
ADDRESS	237 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	4/28/2023 9:24:00 AM

28. CASE 23020006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Verified	PROSECUTION COSTS \$25.00
DAYS TO COMPLY	1	COMMENTS FINAL ORDER At the March 23, 2023 Special Magistrate Hearing, the Magistrate ordered that Frenchy's restaurant must submit a complete and valid application to the Development Services Department for an amendment of the sidewalk cafe at Frenchy's by March 30, 2023. If not, a fine of \$100 per day will begin to accrue on March 31st. A hearing cost of \$50 was assessed and is now due.
INSPECTION DATE	4/27/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	5/25/2023	
FINAL ORDER MEETING DATE	3/23/2023	
FINAL ORDER COMPLY BY DATE	3/30/2023	
NOTICE NAMES:	MRB CHELSEA LLC Owner 1645 SE 3 CT #200 DEERFIELD BEACH, FL 33441 ., FRENCHY'S RESTAURANT 237 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308	

VIOLATIONS:	# DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1 4/27/2023	Chapter 17 - Streets, Sidewalks and Other Public Places Sec. 17-89.(c)(4)1. - Sidewalk café buffer zone adjacent to parking. Sidewalk café permit standards and requirements. Location. Pedestrian safety areas. Buffer zone. Adjacent to parking. Where parking exists between the sidewalk area proposed for use and the portion of the ROW used for vehicular travel, a sidewalk café shall be located in such a manner that a minimum five-foot wide buffer zone is maintained adjacent to the parking, at all times.	Not in Compliance	
	2 4/27/2023	Chapter 17 - Streets, Sidewalks and Other Public Places Sec. 17-89.(e)(1) Sidewalk cafe. Physical barriers. Sidewalk café permit standards and requirements. Physical barriers. No objects shall be permitted around the perimeter of a sidewalk café area which would have the effect of forming a physical or visual barrier.	Closed	3/23/2023
	3 4/27/2023	Chapter 17 - Streets, Sidewalks and Other Public Places Sec. 17-89.(j)(12)b. - Sidewalk café furniture and fixtures. No furniture, fixtures, decorations, lights or other objects shall be placed in a sidewalk café area, other than those items specifically approved as part of the sidewalk café permit.	Not in Compliance	
	4 4/27/2023	Chapter 17 - Streets, Sidewalks and Other Public Places Sec. 17-89.(j)(12)c. - Limitations on use of furniture and fixtures. Sidewalk café permit standards and requirements. Use limitations. Sidewalk café furniture and fixtures. No furniture, fixtures, decorations, lights or other objects shall be placed outside of a sidewalk café area including, but not limited to areas on the sidewalk, landscaping, light poles or Town	Not in Compliance	

furniture.

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| 5 | 4/27/2023 | Chapter 17 - Streets, Sidewalks and Other Public Places Sec. 17-89.(j)(5) - Sidewalk café furniture and fixtures design. Sidewalk café furniture and fixtures. Design. The design, materials and colors of the sidewalk café furniture and fixtures shall be approved by the Town Manager or designee prior to the issuance of the sidewalk café permit. | Not in Compliance |
| 6 | 4/27/2023 | Chapter 17 - Streets, Sidewalks and Other Public Places Section 17-1. - Obstructions prohibited. It shall be unlawful to erect, build, construct, deposit or place, or to procure or cause to be erected, built, constructed, deposited or placed upon or in any street, or any place where the public has a right of passage, any house, cellar, stable, shed, fence, enclosure, wall, foundation, or any other structure or any lot or part thereof abutting on a street, to permit any obstruction to remain upon the sidewalk in front of such lot or part thereof; or for the owner or occupant of such lot or part thereof to permit any sidewalk in front of such lot or part thereof to remain in such condition as to prevent convenient and safe use thereof by the public. | Not in Compliance |

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER
			COMPLY
	DAILY FINE	\$25.00	5/24/2023
	FLAT PENALTY		1/1/0001
	DAILY FINE	\$25.00	5/24/2023
	DAILY FINE	\$25.00	5/24/2023
	DAILY FINE	\$25.00	5/24/2023
	DAILY FINE	\$25.00	5/24/2023

- NARRATIVE:**
- 1) Sec. 17-89.(c)(4)1. The sidewalk cafe at Frenchy's restaurant does not provide the minimum 5 foot minimum buffer zone. To comply, remove all your items from adjacent to the parking lot, leaving at least a 5 foot minimum buffer as described, prior to 4:00 PM Saturday, February, 4, 2023, and maintain this property free of any such items on a continual basis.
- 2) Sec. 17-89.(e)(1). Frenchy's restaurant has placed objects around the perimeter of the sidewalk cafe area that have the effect of forming a physical or visual barrier. To comply, remove the fence/lattice type items that are creating a barrier prior to 4:00 PM Saturday, February, 4, 2023, and maintain this property free of any such items on a continual basis.
- 3) Sec. 17-89.(j)(12)b. There are objects in the sidewalk cafe area at Frenchy's restaurant that have not been specifically approved as part of the sidewalk café permit. To comply, remove all objects from the sidewalk café area that have not been explicitly approved in writing by the Town as part of your sidewalk café permit prior to 4:00 PM Saturday, February, 4, 2023, and maintain this property free of any such items on a continual basis.
- 4) Sec. 17-89.(j)(12)c. There are objects OUTSIDE the sidewalk cafe area at Frenchy's restaurant that have not been specifically approved as part of the sidewalk café permit. To comply, remove all objects from AROUND and/or OUTSIDE OF the sidewalk café that have not been explicitly approved in writing by the Town as part of your sidewalk café permit prior to 4:00 PM Saturday, February, 4, 2023, and maintain this property free of any such items on a continual basis.
- 5) Sec. 17-89.(j)(5) - The design, materials and colors of the fixtures being used in and around the sidewalk café at Frenchy's restaurant have not been approved by the Town Manager. To comply, remove all items that do not have written approval from the Town Manager prior to 4:00 PM Saturday, February, 4, 2023, and maintain this property free of any such items on a continual basis.
- 6) Section 17-1. Frenchy's restaurant has placed unapproved and unpermitted items on the sidewalk / walkway area in front of the restaurant without permission from the Town Manager, to a degree that prevents safe and convenient use by the public. To comply, remove all items that are not explicitly approved in your current sidewalk café agreement prior to 4:00 PM Saturday, February, 4, 2023, and maintain this property free of any such items on a continual basis.

Thank you for your attention to this matter. With any questions, please email code@lbs-fl.gov
Respectfully,
Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220

code@lbts-fl.gov