

Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday April 27, 2023

5:00 PM



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

Code Compliance Hearing

Thursday, April 27, 2023, 5:00 PM

Jarvis Hall 4505 N. Ocean Drive

1. CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO

2. SWEARING OF WITNESSES

3. OPENING STATEMENT

4. CODE CASES

4.a. Code Cases

[04-27-23 Agenda Summary.pdf](#)

[04-27-23 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 • (DATE) • 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	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	25
2	23010010	260 ALLENWOOD DR	JJTA REAL PROPERTIES LLC	28
3	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	30
4	22020002	262 COMMERCIAL BLVD	FPA HOLDINGS LLC	34
5	23030011	4209 EL MAR DR 1-9	SEA ECHO ASSOCIATES LLC	9
6	22050002	229 E COMMERCIAL BLVD	SABATINI INVESTMENTS LLC	42

Old Business

Item #	Case #	Property Address	Property Owner	Page #
7	23020006	237 E COMMERCIAL BLVD	MJB CHELSEA LLC	22

New Business

Item #	Case #	Property Address	Property Owner	Page #
8	23030002	4326 N OCEAN DR 1-4	4326 OCEAN DR LLC	11
9	23030004	4325 N OCEAN DR	WHITE CAP OF FL INC	13
10	23030005	4652 POINCIANA ST	THE FAVALE CONDOMINIUM ASSOCIATION, INC.	15
11	22080025	216 E COMMERCIAL BLVD	ANGLIN FAM TR % RAYMOND ANGLIN	43
12	23030010	260 HIBISCUS AVE	COOPER,GARY M	8

Certification of Lien

Item #	Case #	Property Address	Property Owner	Page #
13	23030003	4326 N OCEAN DR 1-4	4326 OCEAN DR LLC	12
14	23020003	4652 POINCIANA ST 1	SENOUCI,CARL	19
15	23020005	4444 BOUGAINVILLA DR	GIL,HILDA	21
16	22030004	4420 E TRADEWINDS AVE	APCE ACQUISITIONS LLC ARNOLD, JOAN G	36
17	22040002	4213 EL MAR DR 1-6	SUN & SEA VILLAS LLC	40
18	21080006	4324 SEAGRAPE DR 1-4	ISLA BELLA LLC	45



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

*Town Commission Meeting Room (Jarvis Hall)
Thursday • (DATE) • 5:00 PM*

Special Set

Item #	Case #	Property Address	Property Owner	Page #
19	23030006	4149 BOUGAINVILLA DR 1-5	BEACH VIEW APTS LLC	17
20	23010015	234 HIBISCUS AVE	SOUTH LEISURE BY THE SEA ASSOCIATION	18
21	23010009	218 E COMMERCIAL BLVD	ACS 218 LLC	26
22	21120018	3900 N OCEAN DR	FOUNTAINHEAD ASSOCIATION, INC.	32
23	21100022	1620 S OCEAN BLVD	OCEAN COLONY CONDOMINIUM ASSOCIATION	47
24	21100051	1850 S OCEAN BLVD	CRANE - CREST APARTMENTS, INC.	49

VI. ADJOURNMENT

CASE TYPE	Permits Required Violations	DATE ESTBL	10/3/2022	STATUS	Closed
ADDRESS	1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 222	INSPECTOR	Bethany Banyas	STATUS DATE	4/12/2023 12:00:00 AM

1. CASE 22100004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
TYPE OF SERVICE	Verified	PROSECUTION COSTS	\$100.00
DAYS TO COMPLY	28	COMMENTS FINAL ORDER	At the November 17, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by January 25, 2023 or a fine of \$250 per day will begin to accrue on January 26. A Hearing Cost of \$50 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit for all unpermitted work. The case is scheduled for follow-up at the January 26, 2023 hearing.
INSPECTION DATE	3/30/2023	COMMENTS - IMPOSITION OF FINE	
COMPLIED DATE	3/30/2023		
SCHEDULED HEARING DATE	4/27/2023		
FINAL ORDER MEETING DATE	11/17/2022		
FINAL ORDER COMPLY BY DATE	1/25/2023		

NOTICE NAMES: ILIAKIS,CLEOPATRA LE Owner
1480 S OCEAN BLVD #222 LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/30/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	3/30/2023

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	4/26/2023

NARRATIVE: Violation of FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for:
1) Kitchen remodel (Broward County permit 08-01321 was canceled; work was done without a permit).
2) Front doors
3) Water heater
4) Through-wall A/C (new electrical outlet installed, and hole cut in exterior wall to install

A/C).

5) New bathroom tiling

Corrective Action: Obtain an after-the-fact permit through a licensed contractor for all of the as-yet unpermitted work.

The initial comply-by date is set for NOVEMBER 5, 2022.

The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022.

This case can be closed once the permits are approved and issued.

The Building Department will be glad to assist with any permitting questions, at 954-640-4215 or Building@lbts-fl.gov.

Thank you for your attention to this matter.

Respectfully,

Bethany Banyas

954-640-4220

bethanyb@lbts-fl.gov

CASE TYPE	Permits Required Violations	DATE ESTBL	1/13/2023	STATUS	Closed
ADDRESS	233 GARDEN CT, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Eric Villanueva	STATUS DATE	4/10/2023 12:00:00 AM

2. CASE 23010011

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	28
	INSPECTION DATE	4/10/2023
	COMPLIED DATE	4/10/2023
	SCHEDULED HEARING DATE	4/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: CHESTONE,GARY W Owner
233 GARDEN COURT LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/10/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	4/10/2023

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 on the dock without permits. You will need to obtain after-the-fact permits to legalize all these items. A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a hearing before the Special Magistrate and giving you time to come into compliance. For purposes of the Notice of Violation, "compliance" means obtaining approved permits for all items.
Building Official- Simo Mansor: 954-640-4223, buildingofficial@lbts-fl.gov
Permit administrator- David Lee: 954-640-4224, DavidL@lbts-fl.gov
Permit technician- Jessica (front desk): 954-640-4215, JessicaD@lbts-fl.gov

1. Addition to finger pier.
2. new floating dock in water.

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

CASE TYPE	Nuisance	DATE ESTBL	1/19/2023	STATUS	Closed
ADDRESS	2 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	2/28/2023 1:07:00 PM

3. CASE 23010014

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201638460	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	0	COMMENTS FINAL ORDER
	INSPECTION DATE	2/23/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE	2/20/2023	
	SCHEDULED HEARING DATE	4/27/2023	
	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	2/23/2023	Chapter 20 - Utilities Section 20-22.(a)(6) Prohibited discharges; penalty. Use prohibited. It shall be unlawful for any person to discharge or cause to be discharged into the sanitary sewer system any of the following: Solid or viscous substances in quantities or of a size capable of causing obstruction to the flow in sewers or other interference with the proper operation of the wastewater system such as, but not limited to, ashes, cinders, sand, mud, straw, wood or metal shavings, metal, glass, rags, feathers, tar, plastics, wood, unground garbage, whole blood, paunch manure, hair and flesh, entrails, and paper dishes, cups, milk containers, and the like, either whole or ground by garbage grinders.	Closed	2/20/2023

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

NARRATIVE: Town Code Section 20-22.(a)(6). It shall be unlawful for any person to discharge or cause to be discharged into the sanitary sewer system any of the following: Solid or viscous substances in quantities or of a size capable of causing obstruction to the flow in sewers or other interference with the proper operation of the wastewater system.

Violation: The construction activity at this site caused concrete to be deposited into the sanitary sewer system, in a quantity that caused permanent obstruction to the flow in the main sanitary sewer and some private connections to the sewer line.

Corrective action: The violation is irreversible; the sewer system on Sunset Lane must be removed entirely and replaced.

This case will be presented to the Special Magistrate on February 23, 2023 for documentation and potential imposition of fines for causing irreversible damage to the sanitary sewer system.

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	2/7/2023	STATUS	Closed
ADDRESS	1748 BEL-AIR AVE, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Eric Villanueva	STATUS DATE	3/7/2023 12:00:00 AM

4. CASE 23020007

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	26
	INSPECTION DATE	3/7/2023
	COMPLIED DATE	3/7/2023
	SCHEDULED HEARING DATE	4/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	MEADE,JAMES T & DEBRA A	Owner
	1748 BEL-AIR AVE LAUDERDALE BY THE SEA, FL 33062	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/7/2023	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	3/7/2023

FINES:

NARRATIVE: WWOP -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.

Block wall in front of home made taller and stucco added.

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

CASE TYPE	Permits Required Violations	DATE ESTBL	3/22/2023	STATUS	Closed
ADDRESS	1900 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 9L	INSPECTOR	Eric Villanueva	STATUS DATE	4/4/2023 12:00:00 AM

5. CASE 23030008

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	30
	INSPECTION DATE	4/4/2023
	COMPLIED DATE	4/4/2023
	SCHEDULED HEARING DATE	4/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	ON THE SAND LLC	Owner
	361 E HILLSBORO BLVD DEERFIELD BEACH, FL 33441	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/4/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	4/4/2023

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official Simo Mansor, the following work was done without permits:
1) Complete interior demolition, including kitchen and bathroom.

Stop Work Order posted (3 /21/2022).
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

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	3/27/2023 12:00:00 AM

6. CASE 23030010

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	4/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

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: 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	3/27/2023 12:00:00 AM

7. 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	4/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	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
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CASE TYPE	Permits Required Violations	DATE ESTBL	4/5/2023	STATUS	Open
ADDRESS	1900 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 9L	INSPECTOR	Eric Villanueva	STATUS DATE	4/7/2023 12:00:00 AM

8. CASE 23040002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Hand
	DAYS TO COMPLY	26
	INSPECTION DATE	5/1/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	4/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	7800177 FLORIDA INC	Owner
	361 E HILLSBORO BLVD DEERFIELD BEACH, FL 33441	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	5/1/2023	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 without permits:
1) Complete interior demolition, including kitchen and bathroom.

Stop Work Order posted (3 /21/2022).
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

CASE TYPE	Property Maintenance	DATE ESTBL	3/7/2023	STATUS	Open
ADDRESS	4326 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-4	INSPECTOR	Bethany Banyas	STATUS DATE	3/31/2023 12:00:00 AM

9. CASE 23030002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201638859	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER
	INSPECTION DATE	4/4/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/27/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	4326 OCEAN DR LLC	Owner
	3317 NE 15 ST FORT LAUDERDALE, FL 33304	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/4/2023	Chapter 6 - Building and Building Regulations Section 6-41(a)(17) - 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: Crumbling masonry, stone or brick;	Not in Compliance	

FINES:

NARRATIVE: Section 6-41(a)(17) - All surfaces shall be maintained free of conditions reflective of deterioration or inadequate maintenance.
-Garden wall and parking bumpers are damaged / deteriorated. Please replace garden border and parking bumpers.
-Parking lot surface is deteriorated / damaged. Please re-seal parking lot.
-Striping of parking spaces is unclear and faded. Please re-stripe parking lot.
A ZONING PERMIT is required prior to doing work on the parking lot. Upon receipt of the application for a permit, Zoning will advise you if any other permits are required.

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@lbt-s-fl.gov

CASE TYPE	Nuisance	DATE ESTBL	3/7/2023	STATUS	Open
ADDRESS	4326 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-4	INSPECTOR	Bethany Banyas	STATUS DATE	4/4/2023 12:00:00 AM

10. CASE 23030003

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

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 0 COMMENTS FINAL ORDER

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

COMPLIED DATE

SCHEDULED HEARING DATE 4/27/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: 4326 OCEAN DR LLC Owner
3317 NE 15 ST FORT LAUDERDALE, FL 33304

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/4/2023	Chapter 6 - Building and Building Regulations Section 6-41(a)(1) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Junk, trash, debris or construction materials not being actively utilized for construction;	Not in Compliance	

FINES:

NARRATIVE: 1) Section 6-41(a)(1) Trash and Litter. Landscape debris is accumulated all around property. Please clean and remove all accumulated debris, trash, litter, etc. and maintain hereafter.

THIS IS A REPEAT VIOLATION PER THE FOLLOWING ORDER:
22070022, issued at the hearing on 7/28/2022.

PLEASE NOTE: This repeat violation will be presented to the Special Magistrate on April 27, 2023 for a finding and potential certification of lien regardless of whether the violation is corrected or not.

Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@lbts-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	3/8/2023 12:00:00 AM

11. CASE 23030004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	14
	INSPECTION DATE	3/22/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	4/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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	3/22/2023	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.	Not in Compliance	
	2	3/22/2023	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	3/22/2023	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.	Not in Compliance	
	4	3/22/2023	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.	Not in Compliance	
	5	3/22/2023	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	Not in Compliance	

and sanitary condition;

FINES:

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

12. CASE 23030005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	29
	INSPECTION DATE	4/6/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	4/27/2023
	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	4/6/2023	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.	Not in Compliance	
	2	4/6/2023	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	Not in Compliance	

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	4/6/2023	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	4/6/2023	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	3/20/2023 12:00:00 AM

13. 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	4/27/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

NOTICE NAMES:	BEACH VIEW APTS LLC	Owner
	18001 N BAY RD #403 SUNNY ISLES BEACH, FL 33160	

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	1/25/2023	STATUS	Open
ADDRESS	234 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	3/24/2023 12:00:00 AM

14. CASE 23010015

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

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 0 COMMENTS FINAL ORDER

INSPECTION DATE 1/25/2023 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 4/27/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: SOUTH LEISURE BY THE SEA ASSOCIATION Owner

3301 N UNIVERSITY DR #100 CORAL SPRINGS 33065

., CLEAR CHOICE MGMT SOLUTIONS INC.

3301 N UNIVERSITY DR #100 CORAL SPRINGS, FL33065

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	1/25/2023	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: ***PLACE HOLDER FOR CODE CASE 21-1336 ON 224 - 234 HIBISCUS AVE***

CASE TYPE	Property Maintenance	DATE ESTBL	2/2/2023	STATUS	Open
ADDRESS	4652 POINCIANA ST, LAUDERDALE BY THE SEA, FL 33308 1	INSPECTOR	Bethany Banyas	STATUS DATE	3/27/2023 12:00:00 AM

15. CASE 23020003

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
DAYS TO COMPLY	26	COMMENTS FINAL ORDER
		At the March 23, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring that the property obtain a BTR and Vacation Rental Certificate by April 26, 2023 or a fine of \$250 per day will begin to accrue on April 27, 2023. The property must remain vacant; it cannot be rented or offered for rent on any websites or other media. The property has been scheduled to return to the Special Magistrate on April 27, 2023. A Hearing Cost of \$50 was assessed and is now due.
INSPECTION DATE	4/26/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	4/27/2023	
FINAL ORDER MEETING DATE	3/23/2023	
FINAL ORDER COMPLY BY DATE	4/26/2023	

NOTICE NAMES: SENOUCCI,CARL Owner
13 79E AV *MONTREAL QC, CA H1A 2L9

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/26/2023	Chapter 12 - Licenses Section 12-2(c)(1) Business tax receipt required. (c) Inspection required. (1) Prior to issuance of the initial business tax receipt, the property shall be inspected for compliance with all applicable zoning, building, housing, density, life/safety and fire codes or regulations. If violations are found, all violations must be corrected and a re-inspection fee paid prior to issuance of the business tax receipt.	Not in Compliance	
	2	4/26/2023	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.	Closed	3/22/2023

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	4/26/2023
	FLAT PENALTY		1/1/0001

NARRATIVE: Section 12-2(c)(1) - This site is being rented out without having passed inspections required for issuance of the Business Tax Receipt. Cease rental of property until BTR has been issued and is posted on the property to show that you have a passed all inspections.

Section 6-36(a). Windows and glass sliding doors not in good operating condition. Return

all windows and doors to proper operating condition by 02/28/2023.

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	2/3/2023	STATUS	Open
ADDRESS	4444 BOUGAINVILLE DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	3/27/2023 12:00:00 AM

16. CASE 23020005

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
	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	4/26/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/27/2023	
	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	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	4/26/2023

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@lbtfl.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	3/27/2023 12:00:00 AM

17. CASE 23020006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Verified	PROSECUTION COSTS \$50.00
	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	3/30/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/27/2023	
	FINAL ORDER MEETING DATE	3/23/2023	
	FINAL ORDER COMPLY BY DATE	3/30/2023	
NOTICE NAMES:	MJB CHELSEA LLC 1645 SE 3 CT #200 DEERFIELD BEACH, FL 33441 ., FRENCHY'S RESTAURANT 237 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308	Owner	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/30/2023	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	3/30/2023	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	3/30/2023	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	3/30/2023	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.

- | | | | |
|---|-----------|---|-------------------|
| 5 | 3/30/2023 | 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 | 3/30/2023 | 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	\$100.00	3/30/2023
	FLAT PENALTY		1/1/0001
	DAILY FINE	\$100.00	3/30/2023
	DAILY FINE	\$100.00	3/30/2023
	DAILY FINE	\$100.00	3/30/2023
	DAILY FINE	\$100.00	3/30/2023

- 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

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	3/24/2023 12:00:00 AM

18. 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	4/27/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

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

FINES:

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

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

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

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

CASE TYPE	Building Code Violations	DATE ESTBL	7/29/2022	STATUS	Open
ADDRESS	218 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	3/27/2023 12:00:00 AM

19. CASE 23010009

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70223330000201638491	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$50.00
	DAYS TO COMPLY	28	COMMENTS FINAL ORDER	At the February 23, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by March 22, 2023 or a fine of \$250 per violation, per day will begin to accrue on March 23. A Hearing Cost of \$50 was assessed. The case is scheduled for follow-up at the March 23, 2023 hearing.

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

COMPLIED DATE

SCHEDULED HEARING DATE 4/27/2023

FINAL ORDER MEETING DATE 2/23/2023

FINAL ORDER COMPLY BY DATE 3/22/2023

NOTICE NAMES: ACS 218 LLC Owner
820 NE 5 TER FORT LAUDERDALE, FL 33304
SHADER, ANDREW
820 NE 5 TER FORT LAUDERDALE, FL33304

VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
	1	4/26/2023	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:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER COMPLY</u>
	DAILY FINE	\$250.00	4/26/2023

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

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

To date, the Town has no record of a Building Safety Inspection Report (aka 10-year recertification") from your property located at 218 E COMMERCIAL BOULEVARD.

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	Vacation Rental	DATE ESTBL	11/16/2022	STATUS	Open
ADDRESS	260 ALLENWOOD DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	3/27/2023 12:00:00 AM

20. CASE 23010010

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	22
	PROSECUTION COSTS	\$50.00
	COMMENTS FINAL ORDER	At the March 23, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring that the property obtain a BTR and Vacation Rental Certificate by April 26, 2023 or a fine of \$250 per day will begin to accrue on April 27, 2023. The property must remain vacant; it cannot be rented or offered for rent on any websites or other media. The property has been scheduled to return to the Special Magistrate on April 27, 2023. A Hearing Cost of \$50 was assessed and is now due. Reinaldo, representative for the property, attended the hearing.
	INSPECTION DATE	4/26/2023
	COMPLIED DATE	
	SCHEDULED HEARING DATE	4/27/2023
	FINAL ORDER MEETING DATE	3/23/2023
	FINAL ORDER COMPLY BY DATE	4/26/2023
NOTICE NAMES:	JJTA REAL PROPERTIES LLC	Owner
	2647 W EVANS AVE #109 DENVER, CO 80219	
	., PEOPLES CHOICE APARTMENTS LLC	
	2501 JAMMES RD JACKSONVILLE, FL33210	
	., REGISTERED AGENTS INC.	
	7901 4TH ST N, SUITE 300 ST. PETERSBURG, FL33702	

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	4/26/2023	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:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$250.00	4/26/2023

NARRATIVE: This single family home is being offered and used as a Vacation Rental without a rental

certificate or business tax receipt from the Town.

Sec. 30-327(b). 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 three or four units, or dwelling unit in a mixed use development with one to four 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.

NOTE: As per Town Code Section 12-14, Evidence of engaging in business:

"The fact that any person represented himself as being engaged in any business, occupation or profession for which a business tax receipt is required for the transaction of business or the practice of such profession, shall be evidence of the liability of such person to pay a business tax, regardless of whether such person actually transacts any business or practices a profession. Displaying a sign or advertisement indicating the conduct of a business or profession at a given location, advertising a business or profession in the classified section of the telephone directory or Town directory or other media shall be evidence that such person is holding himself out to the public as being engaged in a business or profession."

Correction Required: To comply with Town Code, please cease offering /operating your property as a rental property until both a Business Tax Receipt and a supplemental Vacation Rental Certificate are obtained and posted at the property.

To apply for these documents, please contact BTR@lbts-fl.gov for a copy of the application packet or stop by the Town Hall Development Services offices between Monday and Friday 8:30-4:30 to pick up a copy. Inspections will be required for the inside and outside of the home.

Please comply promptly and contact me directly if you need any help. Contacting me right away will allow me to assist you.

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

Respectfully,

Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@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	3/24/2023 12:00:00 AM

21. 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	4/27/2023
	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	12/3/2021	STATUS	Open
ADDRESS	3900 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	2/2/2023 12:00:00 AM

22. CASE 21120018

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Verified
	DAYS TO COMPLY	29
	INSPECTION DATE	6/17/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	4/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/17/2022	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:

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

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

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

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

CASE TYPE	Building Code Violations	DATE ESTBL	2/2/2022	STATUS	Open
ADDRESS	262 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	2/24/2023 12:00:00 AM

23. 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	8/24/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	4/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	8/24/2022	Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or...	Not in Compliance	

FINES:

NARRATIVE: Code Section: FBC BCA Section 110.15 - Building Safety Inspection Program. 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	2/17/2022	STATUS	Open
ADDRESS	4420 E TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Greg Wienbarg	STATUS DATE	3/24/2023 12:00:00 AM

24. CASE 22030004

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70081830000055345935	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS	\$100.00
	DAYS TO COMPLY	65	COMMENTS FINAL ORDER	At the June 23, 2022 Special Magistrate Hearing, the Magistrate found that violation(s) existed. The Magistrate issued a Final Order, ordering the respondent to comply by August 24, 2022 or a fine of \$100 per violation per day will accrue beginning August 25, 2022 until compliance is reached and verified by the Town. Hearing Cost of \$50 was assessed for this hearing. If compliance is not reached and confirmed by the time required and/or Hearing Cost is not paid, the case will return to the August 25, 2022 Hearing for Certification of Lien.
	INSPECTION DATE	3/22/2023	COMMENTS - IMPOSITION OF FINE	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	4/27/2023		
	FINAL ORDER MEETING DATE	6/23/2022		
	FINAL ORDER COMPLY BY DATE	8/24/2022		
NOTICE NAMES:	APCE ACQUISITIONS LLC ARNOLD, JOAN G	Owner		
	1141 S MAIN ST MILAN, TN 38358			

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/22/2023	Chapter 30 - Unified Land Development Regulations Section 30-313-(d)(1)(h) Fences, wall and hedges-Visibility limitations 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	2/21/2023
	2	3/22/2023	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.	Closed	2/21/2023
	3	3/22/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or	Not in Compliance	

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...

4	3/22/2023	Florida Building Code FBC R4501.17.1.9. Residential Pool Barriers. Where a wall of a dwelling serves as part of the barrier, one of the following shall apply: 1. All doors and windows providing direct access from the home to the pool shall be equipped with an exit alarm complying with UL 2017 that has a minimum sound pressure rating of 85 dBA at 10 feet (3048 mm). Any deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the access. Separate alarms are not required for each door or window if sensors wired to a central alarm sound when contact is broken at any opening. Exceptions: a. Screened or protected windows having a bottom sill height of 48 inches (1219 mm) or more measured from the interior finished floor at the pool access level. b. Windows facing the pool on floor above the first story. c. Screened or protected pass-through kitchen windows 42 inches (1067 mm) or higher with a counter beneath. 2. All doors providing direct access from the home to the pool must be equipped with a self-closing, self-latching d...	Closed	2/21/2023
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FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER</u> <u>COMPLY</u>
	DAILY FINE	\$100.00	3/22/2023
	DAILY FINE	\$100.00	3/22/2023
	DAILY FINE	\$100.00	3/22/2023
	DAILY FINE	\$100.00	3/22/2023

NARRATIVE: Sec. 30-313(d)(1)(h)(2) -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. Please trim all hedges so that they are not blocking the view of oncoming traffic.

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

As per Building Official: Work done without permits including bathroom renovations, kitchen renovations, new A/C units outside and air handlers inside, new water heater and pool water heater.

Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit. Please comply with any stipulations of the permit(s), obtain all required inspections, and ensure that the permit(s) is Closed.

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

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, and doors shall be kept in good state of repair and proper working order. There are signs on the front door of the two story unit that say the renter can't lock the bottom lock because you don't have a key. Please obtain a key for the door or replace the locking mechanism.

FBC R4501.17.1.9 – All doors providing direct access from the home to the pool shall be equipped with an exit alarm. Please place door alarms on each door that provides direct access to the pool. Separate alarms are not required for each door or window if sensors are wired to a central alarm sound when contact is broken at any opening.

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

CASE TYPE	Building Code Violations	DATE ESTBL	3/9/2022	STATUS	Open
ADDRESS	226 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	3/24/2023 12:00:00 AM

25. 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	4/26/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/27/2023	
	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	4/26/2023	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:

<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	Permits Required Violations	DATE ESTBL	4/5/2022	STATUS	Open
ADDRESS	4213 EL MAR DR, LAUDERDALE BY THE SEA, FL 33308 1-6	INSPECTOR	Greg Wienbarg	STATUS DATE	3/24/2023 12:00:00 AM

26. CASE 22040002

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$50.00
DAYS TO COMPLY	38	COMMENTS FINAL ORDER
		At the May 26, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring the property to comply by July 27, 2022 or a fine of \$150 per day will begin to accrue on July 28, 2022. Compliance shall be achieved by issuance of permit/s for all work done without a permit. A \$50 Hearing Cost was assessed and is now due, payable by July 27, 2022. The case will return to the July 28, 2022 hearing.
INSPECTION DATE	3/22/2023	COMMENTS - IMPOSITION OF FINE
COMPLIED DATE		
SCHEDULED HEARING DATE	4/27/2023	
FINAL ORDER MEETING DATE	5/26/2022	
FINAL ORDER COMPLY BY DATE	7/27/2022	
NOTICE NAMES:	SUN & SEA VILLAS LLC 4512 BOUGAINVILLE DR LAUDERDALE BY THE SEA, FL 33308 ., LAW OFFICES OF MARK T. STERN, PA 4326 E. TRADEWINDS AVE LAUDERDALE BY THE SEA, FL33308	Owner

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	3/22/2023	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.	Closed	5/11/2022
	2	3/22/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:	<u>DESCRIPTION</u>	<u>CHARGE</u>	<u>DATE BOARD ORDER</u>
			<u>COMPLY</u>
	DAILY FINE	\$150.00	2/22/2023
	FLAT PENALTY		1/1/0001

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including multiple A/C unit replacements, and the kitchen & bathroom renovations.
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. Corrective action: Repair/replace the carpet on the stairs where it is ripped and coming apart.

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

CASE TYPE	Building Code Violations	DATE ESTBL	4/30/2022	STATUS	Open
ADDRESS	229 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	3/24/2023 12:00:00 AM

27. CASE 22050002

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

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 21 COMMENTS FINAL ORDER

INSPECTION DATE 11/16/2022 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 4/27/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

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

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	No Garbage/Trash Service	DATE ESTBL	8/30/2022	STATUS	Open
ADDRESS	216 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308	INSPECTOR	Bethany Banyas	STATUS DATE	2/24/2023 12:00:00 AM

28. CASE 22080025

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail
	DAYS TO COMPLY	3
	INSPECTION DATE	9/21/2022
	COMPLIED DATE	
	SCHEDULED HEARING DATE	4/27/2023
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES: ANGLIN FAM TR % RAYMOND ANGLIN Owner
246 PINE AVE LAUDERDALE BY THE SEA, FL 33308
., GUG UNDERWATER GALLERIES
216 COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308
., GUGLIELMO, CHRIS
4750 NE 11TH AVE FORT LAUDERDALE, FL33324
., Ray Anglin
244 Pinewood Shores East Wakefield, NH03830
C/O DAVID J WALLACE, ANGLIN FAMILY TRUST
215 N FEDERAL HWY DANIA BEACH, FL33004

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	9/21/2022	Chapter 10 - Garbage and Refuse Section 10-27(a)(1). - Required. Generally. Franchise. The Town has granted a franchise fee for solid waste collection. All property owners in the Town shall dispose of solid waste by service through the Town's franchisee except as otherwise allowed by law, and shall be required to show proof of same prior to the issuance of an business tax receipt by the Town or the issuance of any other permit or approval; or such proof may be required to be shown to any Town employee upon request by such Town employee.	Not in Compliance	
	2	9/21/2022	Chapter 10 - Garbage and Refuse Section 10-27(a)(2). - Required. Generally. Containers. Every property owner, lessee or tenant shall provide and maintain in good condition a watertight garbage container sufficient in size and capacity to serve each dwelling with not less than twice-weekly service. No container may be used other than a container approved by and/or obtained from the Town's authorized solid waste collection franchisee. Residents of duplex units may share a common container provided it is of sufficient size to accommodate the joint usage without spillover.	Not in Compliance	
	3	9/21/2022	Chapter 6 - Building and Building Regulations Section 6-40(a) - Garbage, rubbish and/or weeds. No owner, occupant or operator of any property shall deposit, cause to be deposited, or fail to remove when deposited, any rubbish, garbage or other refuse on the property.	Not in Compliance	

FINES:

NARRATIVE: Sec. 10-27.(a)(1). All property owners in the Town shall dispose of solid waste by service through the Town's franchisee except as otherwise allowed by law, and shall be required to show proof of same prior to the issuance of an business tax receipt by the Town or the issuance of any other permit or approval.
CORRECTIVE ACTION: GUG Underwater Galleries' Waste Pro service account was closed due to delinquency. Please pay the delinquent balance and re-open the account.

Sec. 10-27.(a)(2). Every property owner, lessee or tenant shall provide and maintain in good condition a watertight garbage container sufficient in size and capacity to serve each dwelling with not less than twice-weekly service. No container may be used other than a container approved by and/or obtained from the Town's authorized solid waste collection franchisee.
CORRECTIVE ACTION: GUG Underwater Galleries has no garbage containers. Once a Waste-Pro account is opened, retain sufficient containers and pay for not less than twice-weekly service.

Sec. 6-40.(a). No owner, occupant or operator of any property shall deposit, cause to be deposited, or fail to remove when deposited, any rubbish, garbage or other refuse on the property.
CORRECTIVE ACTION: Loose and bagged garbage is accumulated in the garbage enclosure at the property at 216 Commercial Boulevard. Have all garbage, debris, waste and other items removed from that enclosure and have it adequately cleaned to remove any odors or fluids left from the sitting waste.

NOTE: THIS VIOLATION IS A MATTER THAT AFFECTS PUBLIC HEALTH, SAFETY AND WELFARE AND SO ONLY 3 DAYS IS GIVEN AS A REASONABLE TIME TO COMPLY WITH ALL OF THE THREE ABOVE VIOLATIONS. UNLESS ALL VIOLATIONS ARE COMPLIED, THIS WILL BE BROUGHT TO THE SEPTEMBER 22, 2022 SPECIAL MAGISTRATE HEARING. YOU MAY CONTACT WASTE-PRO AT 954-282-6800 TO PAY THE OVERDUE BALANCE, OPEN YOUR ACCOUNT AND ORDER CARTS.

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

Respectfully,

Bethany Banyas
954-640-4220
bethanyb@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	3/27/2023 12:00:00 AM

29. CASE 21080006

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE	
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS \$125.00
	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	4/26/2023	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/27/2023	
	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	4/26/2023	Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Not in Compliance	

FINES:	DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
	DAILY FINE	\$150.00	4/26/2023

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

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

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

CASE TYPE	Building Code Violations	DATE ESTBL	10/15/2021	STATUS	Open
ADDRESS	1620 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	3/24/2023 12:00:00 AM

30. CASE 21100022

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	I. OF F. MEETING DATE
	TYPE OF SERVICE	PROSECUTION COSTS
	Certified Mail	
	DAYS TO COMPLY	COMMENTS FINAL ORDER
	21	
	INSPECTION DATE	COMMENTS - IMPOSITION OF FINE
	9/21/2022	
	COMPLIED DATE	
	SCHEDULED HEARING DATE	
	4/27/2023	
	FINAL ORDER MEETING DATE	
	FINAL ORDER COMPLY BY DATE	

NOTICE NAMES:	OCEAN COLONY CONDOMINIUM ASSOCIATION 1620 S OCEAN BLVD (OFFICE) LAUDERDALE BY THE SEA, FL 33062 REGISTERED AGENT, OCEAN COLONY, BECKER & POLIAKOFF, P.A. 1 EAST BROWARD BLVD, SUITE 1800 FT. LAUDERDALE, FL33301-7948	Owner
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VIOLATIONS:	#	<u>DATE</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>DATE RESOLVED</u>
1	9/21/2022		Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...	Not in Compliance	

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

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

FBC BCA Section 110.15 - Building Safety Inspection Program.

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

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

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

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006

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

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

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

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

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

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

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

CASE TYPE	Building Code Violations	DATE ESTBL	10/9/2021	STATUS	Open
ADDRESS	1850 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062	INSPECTOR	Bethany Banyas	STATUS DATE	2/2/2023 12:00:00 AM

31. CASE 21100051

CASE DATA:	ORIG. CASE CERT. MAIL NUMBER	70190700000027912669	I. OF F. MEETING DATE
	TYPE OF SERVICE	Certified Mail	PROSECUTION COSTS
	DAYS TO COMPLY	15	COMMENTS FINAL ORDER
	INSPECTION DATE	6/22/2022	COMMENTS - IMPOSITION OF FINE
	COMPLIED DATE		
	SCHEDULED HEARING DATE	4/27/2023	
	FINAL ORDER MEETING DATE		
	FINAL ORDER COMPLY BY DATE		

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

VIOLATIONS:	#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
	1	6/22/2022	Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...	Not in Compliance	

FINES:

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

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

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

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

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

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

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

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

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