



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

*Town Commission Meeting Room (Jarvis Hall)  
Thursday • March 23, 2023 • 5:00 PM*

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

## Cases to be Continued

| Item # | Case #   | Property Address  | Property Owner  | Page # |
|--------|----------|-------------------|---|--------|
| 1      | 21080007 | 1501 S OCEAN BLVD | CONWAY ECHARTE TURNBRIDGE ET AL % GARDEN BY THE SEA N | 43     |
| 2      | 23010007 | 1530 S OCEAN BLVD | OCEAN EAST APARTMENTS, INC.                           | 27     |
| 3      | 21100022 | 1620 S OCEAN BLVD | OCEAN COLONY CONDOMINIUM ASSOCIATION                  | 48     |
| 4      | 21100021 | 4900 N OCEAN BLVD | SEA RANCH CLUB CONDO C                                | 46     |

## Old Business

| Item # | Case #   | Property Address      | Property Owner             | Page # |
|--------|----------|-----------------------|----------------------------|--------|
| 5      | 21080006 | 4324 SEAGRAPE DR 1-4  | ISLA BELLA LLC             | 41     |
| 6      | 23010011 | 233 GARDEN CT         | CHESTONE, GARY W           | 32     |
| 7      | 23010001 | 267 CAPRI AVE         | BRANDT, YANN               | 24     |
| 8      | 22050002 | 229 E COMMERCIAL BLVD | SABATINI INVESTMENTS LLC   | 15     |
| 9      | 22100011 | 226 BASIN DR          | MARINA-BY-THE-SEA LLC      | 19     |
| 10     | 21100012 | 1470 S OCEAN BLVD     | COMMON AREA                | 44     |
| 11     | 21120003 | 2000 S OCEAN BLVD     | ROYAL COAST CONDO ASSN INC | 9      |

## New Business

| Item # | Case #   | Property Address      | Property Owner           | Page # |
|--------|----------|-----------------------|--------------------------|--------|
| 12     | 23020003 | 4652 POINCIANA ST 1   | SENOUCI, CARL            | 37     |
| 13     | 23010010 | 260 ALLENWOOD DR      | JJTA REAL PROPERTIES LLC | 30     |
| 14     | 23020006 | 237 E COMMERCIAL BLVD | MJB CHELSEA LLC          | 39     |
| 15     | 23020005 | 4444 BOUGAINVILLE DR  | GIL, HILDA               | 38     |



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

*Town Commission Meeting Room (Jarvis Hall)  
Thursday • March 23, 2023 • 5:00 PM*

## Certification of Lien

| Item # | Case #   | Property Address      | Property Owner                       | Page # |
|--------|----------|-----------------------|--------------------------------------|--------|
| 16     | 23010005 | 230 PINE AVE          | 827 NW 114 ST LLC                    | 25     |
| 17     | 18020015 | 2 E COMMERCIAL BLVD   | ANGLIN FAM TR % RAYMOND ANGLIN       | 7      |
| 18     | 22040002 | 4213 EL MAR DR 1-6    | SUN & SEA VILLAS LLC                 | 13     |
| 19     | 23010015 | 234 HIBISCUS AVE      | SOUTH LEISURE BY THE SEA ASSOCIATION | 34     |
| 20     | 23010009 | 218 E COMMERCIAL BLVD | ACS 218 LLC                          | 28     |
| 21     | 22030004 | 4420 E TRADEWINDS AVE | APCE ACQUISITIONS LLC ARNOLD, JOAN G | 11     |
| 22     | 22100004 | 1480 S OCEAN BLVD 222 | ILIAKIS,CLEOPATRA LE                 | 17     |

## Special Set

| Item # | Case #   | Property Address      | Property Owner      |
|--------|----------|-----------------------|---------------------|
| 23     | 22080022 | 1900 S OCEAN BLVD 16L | EMPRESS ESTATES LLC |

## VI. ADJOURNMENT

|           |  |            |               |             |                      |
|-----------|--|------------|---------------|-------------|----------------------|
| CASE TYPE | Permits Required Violations                  | DATE ESTBL | 8/30/2022     | STATUS      | Closed               |
| ADDRESS   | 3 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 3/9/2023 12:00:00 AM |

1. CASE 22080023

|                            |                              |  |
|----------------------------|------------------------------|--|
| CASE DATA:                 | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE  |
| TYPE OF SERVICE            | Certified Mail               | PROSECUTION COSTS \$75.00  |
| DAYS TO COMPLY             | 62                           | 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 violation, 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, and by fixing the shed door. |
| INSPECTION DATE            | 3/2/2023                     | COMMENTS - IMPOSITION OF FINE  |
| COMPLIED DATE              | 3/2/2023                     |  |
| SCHEDULED HEARING DATE     | 3/23/2023                    |  |
| FINAL ORDER MEETING DATE   | 11/17/2022                   |  |
| FINAL ORDER COMPLY BY DATE | 1/25/2023                    |  |

NOTICE NAMES: NGUYEN, PHUONG DINH VAN, TAN Owner  
10973 SW 37 MNR DAVIE, FL 33328

| VIOLATIONS: | # | DATE     | DESCRIPTION  | STATUS | DATE RESOLVED |
|-------------|---|----------|--|--------|---------------|
|             | 1 | 3/2/2023 | 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 | 3/2/2023      |
|             | 2 | 3/2/2023 | 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 | 3/2/2023      |

FINES: DESCRIPTION CHARGE DATE BOARD ORDER

**COMPLY**

|            |          |           |
|------------|----------|-----------|
| DAILY FINE | \$250.00 | 3/22/2023 |
| DAILY FINE | \$250.00 | 3/22/2023 |

**NARRATIVE:** FBC 105.1 - Work done without a Permit from the Town.  
As per Building Official: Work done without permits including two A/C units, water heater, pool water heater, PVC deck and dock, kitchen renovation and 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@lbs-fl.gov](mailto:building@lbs-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. Shed door needs to be repaired. It's hanging on by one hinge.

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 954-640-4216, or via email [gregw@lauderdalebythesea-fl.gov](mailto:gregw@lauderdalebythesea-fl.gov)

|                  |  |                   |                |                    |                      |
|------------------|--|-------------------|----------------|--------------------|----------------------|
| <b>CASE TYPE</b> | Property Maintenance                                   | <b>DATE ESTBL</b> | 1/6/2022       | <b>STATUS</b>      | Closed               |
| <b>ADDRESS</b>   | 4507 W TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308 | <b>INSPECTOR</b>  | Bethany Banyas | <b>STATUS DATE</b> | 3/3/2023 12:00:00 AM |

2. CASE 22070011

|                      |   |  |
|----------------------|---|--|
| <b>CASE DATA:</b>    | <b>ORIG. CASE CERT. MAIL NUMBER</b>   | <b>I. OF F. MEETING DATE</b>   |
|                      | <b>TYPE OF SERVICE</b> Verified   | <b>PROSECUTION COSTS</b> \$75.00   |
|                      | <b>DAYS TO COMPLY</b> 21  | <b>COMMENTS FINAL ORDER</b> At the August 25, 2022 Special Magistrate hearing, the Magistrate ordered a comply-by date of October 26, 2022 or a fine of \$100 per day per violation. A hearing cost of \$50 was assessed, payable by October 26, 2022. |
|                      | <b>INSPECTION DATE</b> 3/2/2023   | <b>COMMENTS - IMPOSITION OF FINE</b>   |
|                      | <b>COMPLIED DATE</b> 3/3/2023   |  |
|                      | <b>SCHEDULED HEARING DATE</b> 3/23/2023   |  |
|                      | <b>FINAL ORDER MEETING DATE</b> 8/25/2022   |  |
|                      | <b>FINAL ORDER COMPLY BY DATE</b> 10/26/2022  |  |
| <b>NOTICE NAMES:</b> | COLANER, JOSEPH A<br>4507 W TRADEWINDS AVE LAUDERDALE BY THE SEA, FL 33308<br>COLANER, LAURA<br>711 SW10 ST FORT LAUDERDALE, FL 33316 | Owner  |

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b> | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|---------------|----------------------|
|                    | 1        | 3/2/2023    | Chapter 21 - Vegetation Section 21-26(c) - Violation for interference with utility services. At all times during the year, each person owning or controlling real property within the Town shall cause all landscaping situated upon such real property, including, but not limited to, trees, branches, palm fronds, vines, bushes and any other vegetative matter, to be maintained and trimmed so that no tree branches, palm fronds, vines, bushes or other vegetative matter shall be situated at any point any closer than six feet to any overhead electric utility facilities. Failure to comply with this section shall be a violation of this article.   | Closed        | 3/3/2023             |
|                    | 2        | 3/2/2023    | Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material. | Closed        | 1/26/2023            |
|                    | 3        | 3/2/2023    | 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   | Closed        | 1/26/2023            |

mosquitoes and other similar insects.

|   |          |   |        |           |
|---|----------|---|--------|-----------|
| 4 | 3/2/2023 | Chapter 6 - Building and Building Regulations Section 6-36(f). General structural specifications. Every accessory structure shall be kept in a clean and sanitary condition, free from rodents, vermin and infestations. Fences, garden walls and similar enclosures shall be maintained in a good state of repair.   | Closed | 1/26/2023 |
| 5 | 3/2/2023 | Chapter 6 - Building and Building Regulations Section 6-41(a)(10) - 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: Partially dismantled, wrecked, junked, discarded motor vehicles, boats or trailers;  | Closed | 1/26/2023 |
| 6 | 3/2/2023 | Chapter 6 - Building and Building Regulations Section 6-41(a)(2) - 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: Abandoned, discarded or unused objects or equipment, such as automobiles, boats, trucks or buses, furniture, stoves, refrigerators, freezers, trailers, cans or containers; | Closed | 1/26/2023 |
| 7 | 3/2/2023 | Chapter 6 - Building and Building Regulations Section 6-41(a)(7) - 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: Sources of infestation;   | Closed | 1/26/2023 |

**FINES:**

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

**NARRATIVE:**

- 1) Section 21-26(c). Landscape in close proximity to utility lines. Please coordinate with FPL and/or Comcast to arrange the trimming of the trees and landscape. Town Code requires that the vegetation must be trimmed to at least 6 feet away from the lines.
- 2) Section 30-477(a) Landscape Maintenance. Overgrowth, dead or drying landscape, and vegetative debris. Please have all landscape cut, trimmed, groomed, watered, cleaned out, and otherwise maintained appropriately in neat and clean condition to present a well-kept appearance. All dead, brown or drying vegetative debris must be removed from the property including dead leaves, sticks, etc. all over the entire property.
- 3) Section 6-36(a) - Observed damage and/or deterioration of various parts of structures including the soffit / fascia and screens. Chipped / peeling paint and discoloration of various surfaces including but not limited to exterior walls, awnings/shades, fascia, soffits, pavers, doors, columns and all other exterior parts. Please retain the services of a licensed contractor to obtain repair permits and make repairs to all damaged and deteriorated portions of the house. Clean and paint the building after all repairs are completed.
- 4) Section 6-36(f) Broken fence/gate on south side. Rebar was stuck into the ground in order to keep the fence upright. A licensed contractor must obtain a fence repair permit and make repairs OR obtain a demolition permit and remove the fence.

5) Section 6-41(a)(2) Storage of unused or discarded items all around the property, including but not limited to all items on the front 'porch' area at the entry. There are many stacks, piles and other accumulations of unattended items. Several knives were also observed in various places, easily accessible to passers-by approaching the door. Please clean up all items around the site on all sides, and remove them from the property. Junked motor vehicle in driveway must be removed.

6) Section 6-41(a)(7) Infestation of buzzing insects (observed particularly over front door). The bees were already treated as per our conversation earlier in 2022; the treatment did not prove to be a long-term success. A professional company must come remove and re home the insects humanely, and then professionally repair and regularly treat the area to prevent return.

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 | Sign Violations                                      | DATE ESTBL | 2/11/2022     | STATUS      | Open                  |
| ADDRESS   | 265 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 2/24/2023 12:00:00 AM |

3. CASE 22070026

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Verified              |
|            | DAYS TO COMPLY               | 62                    |
|            | INSPECTION DATE              | 9/22/2022             |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 3/23/2023             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

|               |                                   |       |
|---------------|-----------------------------------|-------|
| NOTICE NAMES: | VICNSONS REALTY GROUP LLC         | Owner |
|               | 218 SAN REMO DR JUPITER, FL 33458 |       |
|               | COLNAGHI, DANIEL J                |       |
|               | 218 SAN REMO DR JUPITER, FL33458  |       |

| VIOLATIONS: | # | DATE      | DESCRIPTION   | STATUS            | DATE RESOLVED |
|-------------|---|-----------|---|-------------------|---------------|
|             | 1 | 9/22/2022 | Chapter 30 - Unified Land Development Regulations Section 30-509(a). - Administration and Permits (Signs) These sign regulations shall be administered by the Development Services Department. No sign of any kind (except exempt signs) shall be erected, installed, repaired or replaced within the Town until a permit for such sign or work has been issued by the Development Services Department. Prior to the issuance of a sign permit for any sign, the application for a sign permit shall be reviewed and approved by the Development Services Department. | Not in Compliance |               |

**FINES:**

**NARRATIVE:** Sec. 30-509(a) - Unpermitted signs installed/applied at (OBGYN By The Sea) without sign permits from the Town. Please submit applications and obtain after-the-fact sign permits and comply with the Town's regulations for signage. A building permit and a zoning permit will be required for this sign.

Zoning- Sue Leven: 954-640-4221, susanl@lauderdalebythesea-fl.gov  
Permit Administrator- David Lee: 954-640-4224, 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



|                  |  |                   |                |                    |                      |
|------------------|--|-------------------|----------------|--------------------|----------------------|
| <b>CASE TYPE</b> | Property Maintenance                                 | <b>DATE ESTBL</b> | 2/22/2018      | <b>STATUS</b>      | Open                 |
| <b>ADDRESS</b>   | 2 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 | <b>INSPECTOR</b>  | Bethany Banyas | <b>STATUS DATE</b> | 3/8/2023 12:00:00 AM |

4. CASE 18020015

|                      |  |                              |  |
|----------------------|--|------------------------------|--|
| <b>CASE DATA:</b>    | <b>ORIG. CASE CERT. MAIL NUMBER</b>  | <b>I. OF F. MEETING DATE</b> |  |
|                      | <b>TYPE OF SERVICE</b>   | Certified Mail               | <b>PROSECUTION COSTS</b> \$53,425.00   |
|                      | <b>DAYS TO COMPLY</b>  | 21                           | <b>COMMENTS FINAL ORDER</b> FINAL ORDER: PER SPECIAL MAGISTRATE, ALL PIER REPAIR IS TO BE COMPLETED BY MARCH 26, 2019 OR A FINE OF \$250 PER DAY WILL BEGIN TO COMMENCE THEREAFTER. THIS CASE WILL RETURN TO THE JANUARY 24, 2019 CODE COMPLIANCE HEARING FOR A STATUS UPDATE. A HEARING COST OF \$50 WAS ALSO ASSESSED AT THE SEPTEMBER 27, 2018 CODE COMPLIANCE HEARING. |
|                      | <b>INSPECTION DATE</b>   | 12/20/2022                   | <b>COMMENTS - IMPOSITION OF FINE</b>   |
|                      | <b>COMPLIED DATE</b>   |                              |  |
|                      | <b>SCHEDULED HEARING DATE</b>  | 3/23/2023                    |  |
|                      | <b>FINAL ORDER MEETING DATE</b>  | 9/27/2018                    |  |
|                      | <b>FINAL ORDER COMPLY BY DATE</b>  | 3/26/2019                    |  |
| <b>NOTICE NAMES:</b> | ANGLIN FAM TR % RAYMOND ANGLIN<br>246 PINE AVE LAUDERDALE BY THE SEA, FL 33308<br>C/O DAVID J WALLACE, ANGLIN FAMILY TRUST<br>215 N FEDERAL HWY DANIA BEACH, FL33004<br>MARCHELOS, SPIRO<br>2 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308 | Owner                        |  |

|                    |          |             |   |                   |                      |
|--------------------|----------|-------------|---|-------------------|----------------------|
| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>  | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|                    | 1        | 12/20/2022  | 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 |                      |

|               |                    |               |                                |
|---------------|--------------------|---------------|--------------------------------|
| <b>FINES:</b> | <b>DESCRIPTION</b> | <b>CHARGE</b> | <b>DATE BOARD ORDER COMPLY</b> |
|               | DAILY FINE         | \$200.00      | 1/26/2022                      |

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

Thank you for your attention to this matter.

Bethany Banyas  
Senior Inspector, Code Compliance  
954-857-5563  
bethanyb@lts-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 | 2/24/2023 12:00:00 AM |

5. 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       | 3/23/2023             |
|            | 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](mailto:Building@lbts-fl.gov).

Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto: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 | 2/27/2023 5:31:00 PM |

6. 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               | 3/23/2023            |                               |   |
|               | 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 |
|---|-----------|--|--------|-----------|

| FINES: | DESCRIPTION | CHARGE   | DATE BOARD ORDER |
|--------|-------------|----------|------------------|
|        |             |          | COMPLY           |
|        | 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@lbts-fl.gov](mailto:building@lbts-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](mailto:gregw@lauderdalebythesea-fl.gov)

|           |   |            |               |             |                       |
|-----------|---|------------|---------------|-------------|-----------------------|
| 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 | 2/27/2023 12:00:00 AM |

7. 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            | 2/23/2023  | COMMENTS - IMPOSITION OF FINE   |
| COMPLIED DATE              |  |   |
| SCHEDULED HEARING DATE     | 3/23/2023  |   |
| FINAL ORDER MEETING DATE   | 5/26/2022  |   |
| FINAL ORDER COMPLY BY DATE | 7/27/2022  |   |
| NOTICE NAMES:              | SUN & SEA VILLAS LLC<br>4512 BOUGAINVILLE DR LAUDERDALE BY THE SEA, FL 33308<br>.. LAW OFFICES OF MARK T. STERN, PA<br>4326 E. TRADEWINDS AVE LAUDERDALE BY THE SEA, FL33308 | Owner   |

| VIOLATIONS: | # | DATE      | DESCRIPTION  | STATUS            | DATE RESOLVED |
|-------------|---|-----------|--|-------------------|---------------|
|             | 1 | 2/23/2023 | Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.   | Closed            | 5/11/2022     |
|             | 2 | 2/23/2023 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

| FINES: | <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@lbs-fl.gov](mailto:building@lbs-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](mailto: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 | 2/1/2023 12:00:00 AM |

8. CASE 22050002

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Certified Mail        |
|            | DAYS TO COMPLY               | 21                    |
|            | INSPECTION DATE              | 11/16/2022            |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 3/23/2023             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

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

| VIOLATIONS: | # | DATE       | DESCRIPTION  | STATUS            | DATE RESOLVED |
|-------------|---|------------|--|-------------------|---------------|
|             | 1 | 11/16/2022 | Florida Building Code FBC BCA Section 110.15 - Building Safety Inspection Program. The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: 1. 40 year or... | Not in Compliance |               |

FINES:

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

Respectfully,

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

|           |  |            |                |             |                       |
|-----------|--|------------|----------------|-------------|-----------------------|
| CASE TYPE | Permits Required Violations                              | DATE ESTBL | 9/16/2022      | STATUS      | Open                  |
| ADDRESS   | 5200 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 1006B | INSPECTOR  | Bethany Banyas | STATUS DATE | 2/24/2023 12:00:00 AM |

9. CASE 22090004

CASE DATA: ORIG. CASE CERT. MAIL NUMBER  
TYPE OF SERVICE Certified Mail  
DAYS TO COMPLY 28  
INSPECTION DATE 10/22/2022  
COMPLIED DATE  
SCHEDULED HEARING DATE 3/23/2023  
FINAL ORDER MEETING DATE  
FINAL ORDER COMPLY BY DATE

NOTICE NAMES: ANON,FERNANDO & VIVIAN  
5200 N OCEAN BLVD #1006B LAUDERDALE BY THE SEA, FL 33308

Owner

| VIOLATIONS: | # | DATE       | DESCRIPTION   | STATUS            | DATE RESOLVED |
|-------------|---|------------|---|-------------------|---------------|
|             | 1 | 10/22/2022 | Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. | Not in Compliance |               |

FINES:

NARRATIVE: FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for a water heater change out at 5200 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 1006B.  
Corrective Action: Obtain an after-the-fact permit for the water heater, through a licensed contractor.  
The initial comply-by date is set for OCTOBER 22, 2022.  
The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022.  
This case can be closed once the permit is 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 | 10/3/2022      | STATUS      | Open                 |
| ADDRESS   | 1480 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 222 | INSPECTOR  | Bethany Banyas | STATUS DATE | 3/1/2023 12:00:00 AM |

10. CASE 22100004

|               |  |  |
|---------------|--|--|
| CASE DATA:    | ORIG. CASE CERT. MAIL NUMBER                           | I. OF F. MEETING DATE  |
|               | TYPE OF SERVICE  | Verified   |
|               | DAYS TO COMPLY   | 28   |
|               | PROSECUTION COSTS                                      | \$75.00  |
|               | 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  | 3/22/2023  |
|               | COMMENTS - IMPOSITION OF FINE                          |  |
|               | COMPLIED DATE  |  |
|               | SCHEDULED HEARING DATE                                 | 3/23/2023  |
|               | 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 | 3/22/2023 | 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: | DESCRIPTION | CHARGE   | DATE BOARD ORDER COMPLY |
|--------|-------------|----------|-------------------------|
|        | DAILY FINE  | \$250.00 | 3/22/2023               |

**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 | Property Maintenance                          | DATE ESTBL | 10/15/2022     | STATUS      | Open                  |
| ADDRESS   | 226 BASIN DR, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Bethany Banyas | STATUS DATE | 2/24/2023 12:00:00 AM |

11. CASE 22100011

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Verified              |
|            | DAYS TO COMPLY               | 15                    |
|            | INSPECTION DATE              | 1/10/2023             |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 3/23/2023             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

|               |  |       |
|---------------|--|-------|
| NOTICE NAMES: | MARINA-BY-THE-SEA LLC                              | Owner |
|               | 10491 SW 54 ST COOPER CITY, FL 33328               |       |
|               | ., TANNENBAUM, DYLAN (REG AGT)                     |       |
|               | 2 SOUTH UNIVERSITY DR, STE 300 PLANTATION, FL33324 |       |

| VIOLATIONS: | # | DATE      | DESCRIPTION  | STATUS | DATE RESOLVED |
|-------------|---|-----------|--|--------|---------------|
|             | 1 | 1/10/2023 | Chapter 30 - Unified Land Development Regulations Section 30-477(a)- Maintenance of landscaped areas. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for the proper maintenance and protection of landscaping and irrigation systems existing or hereafter installed. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. If landscaping is found to be in a state of decline, dead or missing, it shall be replaced with equivalent landscape material. | Closed | 1/13/2023     |
|             | 2 | 1/10/2023 | Chapter 6 - Building and Building Regulations Section 6-36(e). General structural specifications. All electrical wiring and accessories shall be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets or connections shall be left exposed so as to create a hazardous condition.  | Closed | 1/13/2023     |
|             | 3 | 1/10/2023 | Chapter 6 - Building and Building Regulations Section 6-36(f). General structural specifications. Every accessory structure shall be kept in a clean and sanitary condition, free from rodents, vermin and infestations. Fences, garden walls and similar enclosures shall be maintained in a good state of repair.  | Closed | 1/13/2023     |
|             | 4 | 1/10/2023 | 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.  | Closed | 1/13/2023     |
|             | 5 | 1/10/2023 | Chapter 6 - Building and Building Regulations Section 6-40(a) - Garbage, rubbish and/or weeds. No owner, occupant or operator of any   | Closed | 1/13/2023     |

|             |  |                   |           |
|-------------|--|-------------------|-----------|
|             | property shall deposit, cause to be deposited, or fail to remove when deposited, any rubbish, garbage or other refuse on the property.   |                   |           |
| 6 1/10/2023 | Chapter 6 - Building and Building Regulations Section 6-41(a)(1) - Maintenance of exterior of premises. The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to, the following: Junk, trash, debris or construction materials not being actively utilized for construction;  | Closed            | 1/13/2023 |
| 7 1/10/2023 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |           |

**FINES:**

**NARRATIVE:**

1) FBC BCA Section 105.1. Permit required for new structure in water which was attached to dock.

Corrective Action: Apply for and obtain a permit to keep the structure. Once you obtain the permit, the violation will be complied. ALTERNATIVE: Apply for and obtain a permit to demolish the unpermitted structure. If you choose to demolish it, the violation will remain until the Demo Permit is closed.

2) Section 30-477(a)- Maintenance of landscaped areas is required.

Corrective Action: Please better maintain all landscape to present a neat, healthy growing condition. Sand is eroding and running down the ramp in the front of the building on the NW side. Landscape the areas adequately to prevent erosion and runoff.

3) Section 6-36(e). All electrical wiring and accessories shall be maintained in good, safe working condition.

Corrective Action: Replace all missing bulbs, damaged lighting fixtures and other similar electrical accessories.

4) Section 6-36(f). Fences, garden walls and similar enclosures shall be maintained in a good state of repair.

Corrective Action: Repair the fence and railings to good condition. Ensure all locks, hinges and other hardware on fences and gates are replaced if damaged. Regularly maintain the structures so as to prevent their deterioration.

5) Section 6-37(a). The exterior of all premises and every structure shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes or breaks.

Corrective Action: Clean, paint, repair and otherwise maintain all exterior parts of the premises so as to present a generally neat, well-tended and maintained appearance.

6) Section 6-40(a) - No owner, occupant or operator of any property shall fail to remove any rubbish, garbage or other refuse deposited on the property.

Corrective Action: Regularly clean up all litter and miscellaneous items that land on, or are placed on, your property.

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

Corrective Action: Remove all unused construction materials, debris, discarded items and other junk from the property including on the dock, decking and walkways.

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

Respectfully,

Bethany Banyas

Senior Inspector, Code Compliance

954-640-4220



|           |  |            |                 |             |                       |
|-----------|--|------------|-----------------|-------------|-----------------------|
| CASE TYPE | Permits Required Violations                          | DATE ESTBL | 12/15/2022      | STATUS      | Open                  |
| ADDRESS   | 3261 S TERRA MAR DR, LAUDERDALE BY THE SEA, FL 33062 | INSPECTOR  | Eric Villanueva | STATUS DATE | 2/24/2023 12:00:00 AM |

12. CASE 22120006

|            |                              |                     |                               |
|------------|------------------------------|---------------------|-------------------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | 7020064000110383869 | I. OF F. MEETING DATE         |
|            | TYPE OF SERVICE              | Certified Mail      | PROSECUTION COSTS             |
|            | DAYS TO COMPLY               | 23                  | COMMENTS FINAL ORDER          |
|            | INSPECTION DATE              | 1/6/2023            | COMMENTS - IMPOSITION OF FINE |
|            | COMPLIED DATE                |                     |                               |
|            | SCHEDULED HEARING DATE       | 3/23/2023           |                               |
|            | FINAL ORDER MEETING DATE     |                     |                               |
|            | FINAL ORDER COMPLY BY DATE   |                     |                               |

|               |                                  |       |
|---------------|----------------------------------|-------|
| NOTICE NAMES: | ZIRIAKUS,DANIEL                  | Owner |
|               | 8351 NW 62 PL PARKLAND, FL 33067 |       |
|               | ZIRIAKUS, DANIEL                 |       |
|               | 8351 NW 62 PL PARKLAND , FL33067 |       |

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

FINES:

NARRATIVE: WWOP driveway being done with no 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. A notice of violation will be sent through certified mail with 30 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

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





|           |  |            |                 |             |                       |
|-----------|--|------------|-----------------|-------------|-----------------------|
| CASE TYPE | Permits Required Violations                    | DATE ESTBL | 1/4/2023        | STATUS      | Open                  |
| ADDRESS   | 267 CAPRI AVE, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Eric Villanueva | STATUS DATE | 2/24/2023 12:00:00 AM |

13. CASE 23010001

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

TYPE OF SERVICE Verified PROSECUTION COSTS

DAYS TO COMPLY 19 COMMENTS FINAL ORDER

INSPECTION DATE 1/30/2023 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 3/23/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: BRANDT,YANN Owner

267 CAPRI AVE LAUDERDALE BY THE SEA, FL 33308

| VIOLATIONS: | # | DATE      | DESCRIPTION  | STATUS            | DATE RESOLVED |
|-------------|---|-----------|--|-------------------|---------------|
|             | 1 | 1/30/2023 | 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... | Not in Compliance |               |

FINES:

NARRATIVE: You will need to obtain after-the-fact permits to legalize all these items. A Notice of Violation and Notice of Hearing will be sent through Certified Mail, scheduling you for a hearing before the Special Magistrate and giving you time to come into compliance. For purposes of the Notice of Violation, "compliance" means obtaining approved permits for all items

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

Building Department- 954-640-4215, Building@lbts-fl.gov

|                  |   |                   |                |                    |                       |
|------------------|---|-------------------|----------------|--------------------|-----------------------|
| <b>CASE TYPE</b> | Property Maintenance                          | <b>DATE ESTBL</b> | 1/10/2023      | <b>STATUS</b>      | Open                  |
| <b>ADDRESS</b>   | 230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308 | <b>INSPECTOR</b>  | Bethany Banyas | <b>STATUS DATE</b> | 2/27/2023 12:00:00 AM |

14. CASE 23010005

|                   |                                     |                              |  |
|-------------------|-------------------------------------|------------------------------|--|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> | <b>I. OF F. MEETING DATE</b> |  |
|                   | <b>TYPE OF SERVICE</b>              | Regular Mail                 | <b>PROSECUTION COSTS</b> \$100.00  |
|                   | <b>DAYS TO COMPLY</b>               | 21                           | <b>COMMENTS FINAL ORDER</b> 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 \$100 was assessed. The case is scheduled for follow-up at the March 23, 2023 hearing. |
|                   | <b>INSPECTION DATE</b>              | 3/22/2023                    | <b>COMMENTS - IMPOSITION OF FINE</b>   |
|                   | <b>COMPLIED DATE</b>                |                              |  |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/23/2023                    |  |
|                   | <b>FINAL ORDER MEETING DATE</b>     | 2/23/2023                    |  |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   | 3/22/2023                    |  |

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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>  | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|---|-------------------|----------------------|
|                    | 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.  | Not in Compliance |                      |
|                    | 2        | 3/22/2023   | 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 |                      |

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

**NARRATIVE:** Section 6-36(a). Garage door is visibly in disrepair, with overall deterioration and gaps

between sections. Please have garage door replaced. A permit must be obtained prior to replacing the door.

Section 6-37(a)(1). - The exterior parts of the building are in disrepair and show discoloration and deterioration. Please complete the following:

- 1) make all repairs to the outside surfaces,
- 2) clean all discoloration and paint the building, and
- 3) clean the driveway which is also discolored.

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

|                  |   |                   |                       |                    |                              |
|------------------|---|-------------------|-----------------------|--------------------|------------------------------|
| <b>CASE TYPE</b> | <b>Building Code Violations</b>                           | <b>DATE ESTBL</b> | <b>9/29/2022</b>      | <b>STATUS</b>      | <b>Open</b>                  |
| <b>ADDRESS</b>   | <b>1530 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062</b> | <b>INSPECTOR</b>  | <b>Bethany Banyas</b> | <b>STATUS DATE</b> | <b>2/24/2023 12:00:00 AM</b> |

15. CASE 23010007

|                   |                                     |                      |                                      |
|-------------------|-------------------------------------|----------------------|--------------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> | 70223330000201638514 | <b>I. OF F. MEETING DATE</b>         |
|                   | <b>TYPE OF SERVICE</b>              | Certified Mail       | <b>PROSECUTION COSTS</b>             |
|                   | <b>DAYS TO COMPLY</b>               | 28                   | <b>COMMENTS FINAL ORDER</b>          |
|                   | <b>INSPECTION DATE</b>              | 2/20/2023            | <b>COMMENTS - IMPOSITION OF FINE</b> |
|                   | <b>COMPLIED DATE</b>                |                      |                                      |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/23/2023            |                                      |
|                   | <b>FINAL ORDER MEETING DATE</b>     |                      |                                      |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   |                      |                                      |

**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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 1        | 2/20/2023   | 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:** 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

|                  |  |                   |                |                    |                      |
|------------------|--|-------------------|----------------|--------------------|----------------------|
| <b>CASE TYPE</b> | Building Code Violations                               | <b>DATE ESTBL</b> | 7/29/2022      | <b>STATUS</b>      | Open                 |
| <b>ADDRESS</b>   | 218 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 | <b>INSPECTOR</b>  | Bethany Banyas | <b>STATUS DATE</b> | 2/27/2023 4:13:00 PM |

16. CASE 23010009

|                   |                                     |                      |                              |   |
|-------------------|-------------------------------------|----------------------|------------------------------|---|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> | 70223330000201638491 | <b>I. OF F. MEETING DATE</b> |   |
|                   | <b>TYPE OF SERVICE</b>              | Certified Mail       | <b>PROSECUTION COSTS</b>     | \$50.00   |
|                   | <b>DAYS TO COMPLY</b>               | 28                   | <b>COMMENTS FINAL ORDER</b>  | 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** 3/22/2023 **COMMENTS - IMPOSITION OF FINE**

**COMPLIED DATE**

**SCHEDULED HEARING DATE** 3/23/2023

**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

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

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

**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](mailto:Building@lbts-fl.gov).

Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto: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 | 2/24/2023 12:00:00 AM |

17. CASE 23010010

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Certified Mail        |
|            | DAYS TO COMPLY               | 22                    |
|            | INSPECTION DATE              | 3/20/2023             |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 3/23/2023             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

|               |  |       |
|---------------|--|-------|
| NOTICE NAMES: | JJTA REAL PROPERTIES LLC                         | Owner |
|               | 2647 W EVANS AVE #109 DENVER, CO 80219           |       |
|               | .. 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 | 3/20/2023 | Chapter 30 - Unified Land Development Regulations Sec. 30-327(b). - Vacation rentals and short term rentals. Vacation rentals and short term rentals prohibited unless in compliance with this section. No person shall rent or lease all or any portion of a single-family or townhouse dwelling or a duplex/two-family dwelling, multifamily dwelling of 3 or 4 units, or dwelling unit in a mixed use development with 1 to 4 dwelling units in the Town's RS-4, RS-5, RD-10, RM-15, RM-16, RM-25 and RM-50 residential zoning districts or the B-1 or B-1-A business zoning districts as a vacation rental or short term rental as defined in section 30-11 of the Town Code without first (i) obtaining a business tax receipt from the Town pursuant to Chapter 12 of the Code, and (ii) complying with the supplemental regulations contained herein. | Not in Compliance |               |

FINES:

**NARRATIVE:** 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](mailto: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](mailto:bethanyb@lbts-fl.gov)

|           |  |            |                 |             |                       |
|-----------|--|------------|-----------------|-------------|-----------------------|
| CASE TYPE | Permits Required Violations                    | DATE ESTBL | 1/13/2023       | STATUS      | Open                  |
| ADDRESS   | 233 GARDEN CT, LAUDERDALE BY THE SEA, FL 33308 | INSPECTOR  | Eric Villanueva | STATUS DATE | 2/24/2023 12:00:00 AM |

18. CASE 23010011

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

TYPE OF SERVICE Verified PROSECUTION COSTS

DAYS TO COMPLY 28 COMMENTS FINAL ORDER

INSPECTION DATE 2/10/2023 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 3/23/2023

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 | 2/10/2023 | Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

FINES:

NARRATIVE: - 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 | 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 | 2/28/2023 12:00:00 AM |

19. CASE 23010015

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

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 0 COMMENTS FINAL ORDER

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

COMPLIED DATE

SCHEDULED HEARING DATE 3/23/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

NOTICE NAMES: SOUTH LEISURE BY THE SEA ASSOCIATION Owner

| 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 | Permits Required Violations                             | DATE ESTBL | 1/31/2023      | STATUS      | Open                  |
| ADDRESS   | 5100 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 1601 | INSPECTOR  | Bethany Banyas | STATUS DATE | 2/24/2023 12:00:00 AM |

20. CASE 23020001

CASE DATA: ORIG. CASE CERT. MAIL NUMBER I. OF F. MEETING DATE  
TYPE OF SERVICE Certified Mail PROSECUTION COSTS  
DAYS TO COMPLY 16 COMMENTS FINAL ORDER  
INSPECTION DATE 2/21/2023 COMMENTS - IMPOSITION OF FINE  
COMPLIED DATE  
SCHEDULED HEARING DATE 3/23/2023  
FINAL ORDER MEETING DATE  
FINAL ORDER COMPLY BY DATE

NOTICE NAMES: FIDEL,SONIA STRMOTA,ROBERT Owner  
5100 N OCEAN BLVD #1601 LAUDERDALE BY THE SEA, FL 33308

| VIOLATIONS: | # | DATE      | DESCRIPTION  | STATUS            | DATE RESOLVED |
|-------------|---|-----------|--|-------------------|---------------|
|             | 1 | 2/21/2023 | 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:** As per Building Official Simo Mansor, interior demolition and renovation without permits was observed inside 5100 N OCEAN BLVD UNIT #1601, including work on the:  
1) Kitchen  
2) 1/2 bathroom  
3) Living areas and bedroom  
Fire Marshal's Stop Work Order was posted 01/31/2023. Building Official's Stop Work Order was posted 01/31/2023.  
Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all work done without a permit. The case can be Complied once after-the-fact permits are all issued.

\*\*\*AN AFTER-THE-FACT PERMIT IS REQUIRED FOR ALL UNPERMITTED WORK THAT WAS FOUND INSIDE THE UNIT REGARDLESS OF WHETHER IT WAS PRE-EXISTING OR IF IT WAS CONDUCTED UNDER THE CURRENT OWNERSHIP.\*\*\*

For assistance with permitting you may contact the Building Department at 954-640-4215

or [building@lbtz-fl.gov](mailto:building@lbtz-fl.gov).

|           |  |            |                |             |                       |
|-----------|--|------------|----------------|-------------|-----------------------|
| 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 | 3/11/2023 12:00:00 AM |

21. CASE 23020003

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

TYPE OF SERVICE Certified Mail PROSECUTION COSTS

DAYS TO COMPLY 26 COMMENTS FINAL ORDER

INSPECTION DATE 2/28/2023 COMMENTS - IMPOSITION OF FINE

COMPLIED DATE

SCHEDULED HEARING DATE 3/23/2023

FINAL ORDER MEETING DATE

FINAL ORDER COMPLY BY DATE

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

| VIOLATIONS: | # | DATE      | DESCRIPTION  | STATUS            | DATE RESOLVED |
|-------------|---|-----------|--|-------------------|---------------|
|             | 1 | 2/28/2023 | 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 | 2/28/2023 | Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects. | Not in Compliance |               |

FINES:

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 | 2/3/2023 12:00:00 AM |

22. CASE 23020005

**CASE DATA:**

|                                     |                |                                      |
|-------------------------------------|----------------|--------------------------------------|
| <b>ORIG. CASE CERT. MAIL NUMBER</b> |                | <b>I. OF F. MEETING DATE</b>         |
| <b>TYPE OF SERVICE</b>              | Certified Mail | <b>PROSECUTION COSTS</b>             |
| <b>DAYS TO COMPLY</b>               | 14             | <b>COMMENTS FINAL ORDER</b>          |
| <b>INSPECTION DATE</b>              | 2/17/2023      | <b>COMMENTS - IMPOSITION OF FINE</b> |
| <b>COMPLIED DATE</b>                |                |                                      |
| <b>SCHEDULED HEARING DATE</b>       | 3/23/2023      |                                      |
| <b>FINAL ORDER MEETING DATE</b>     |                |                                      |
| <b>FINAL ORDER COMPLY BY DATE</b>   |                |                                      |

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

| <b>VIOLATIONS:</b> | <b>#</b> | <b>DATE</b> | <b>DESCRIPTION</b>   | <b>STATUS</b>     | <b>DATE RESOLVED</b> |
|--------------------|----------|-------------|--|-------------------|----------------------|
|                    | 1        | 2/17/2023   | 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 - As per Building Official Simo Mansor, Work done without a Permit from the Town.

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



|                  |  |                   |                |                    |                      |
|------------------|--|-------------------|----------------|--------------------|----------------------|
| <b>CASE TYPE</b> | Sidewalk Cafe Violations                               | <b>DATE ESTBL</b> | 2/2/2023       | <b>STATUS</b>      | Open                 |
| <b>ADDRESS</b>   | 237 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308 | <b>INSPECTOR</b>  | Bethany Banyas | <b>STATUS DATE</b> | 2/3/2023 12:00:00 AM |

23. CASE 23020006

**CASE DATA:**

|                                     |           |                                      |  |
|-------------------------------------|-----------|--------------------------------------|--|
| <b>ORIG. CASE CERT. MAIL NUMBER</b> |           | <b>I. OF F. MEETING DATE</b>         |  |
| <b>TYPE OF SERVICE</b>              | Verified  | <b>PROSECUTION COSTS</b>             |  |
| <b>DAYS TO COMPLY</b>               | 1         | <b>COMMENTS FINAL ORDER</b>          |  |
| <b>INSPECTION DATE</b>              | 2/4/2023  | <b>COMMENTS - IMPOSITION OF FINE</b> |  |
| <b>COMPLIED DATE</b>                |           |                                      |  |
| <b>SCHEDULED HEARING DATE</b>       | 3/23/2023 |                                      |  |
| <b>FINAL ORDER MEETING DATE</b>     |           |                                      |  |
| <b>FINAL ORDER COMPLY BY DATE</b>   |           |                                      |  |

**NOTICE NAMES:**

MJB CHELSEA LLC Owner  
 1645 SE 3 CT #200 DEERFIELD BEACH, FL 33441  
 .. FRENCHY'S RESTAURANT  
 237 E COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308

| <b>VIOLATIONS:</b> | <b>#</b> | <b><u>DATE</u></b> | <b><u>DESCRIPTION</u></b>   | <b><u>STATUS</u></b> | <b><u>DATE RESOLVED</u></b> |
|--------------------|----------|--------------------|---|----------------------|-----------------------------|
|                    | 1        | 2/4/2023           | 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        | 2/4/2023           | 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.   | Not in Compliance    |                             |
|                    | 3        | 2/4/2023           | 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        | 2/4/2023           | 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 furniture.  | Not in Compliance    |                             |
|                    | 5        | 2/4/2023           | 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    |                             |

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:**

**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@lbts-fl.gov](mailto:code@lbts-fl.gov)

Respectfully,  
Bethany Banyas  
Senior Inspector, Code Compliance  
954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

|           |   |            |               |             |                      |
|-----------|---|------------|---------------|-------------|----------------------|
| CASE TYPE | Permits Required Violations                           | DATE ESTBL | 4/12/2021     | STATUS      | Open                 |
| ADDRESS   | 4324 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308 1-4 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 2/27/2023 4:26:00 PM |

24. CASE 21080006

|            |                              |                       |   |
|------------|------------------------------|-----------------------|---|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |   |
|            | TYPE OF SERVICE              | Certified Mail        | PROSECUTION COSTS \$100.00  |
|            | 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              | 3/22/2023             | COMMENTS - IMPOSITION OF FINE   |
|            | COMPLIED DATE                |                       |   |
|            | SCHEDULED HEARING DATE       | 3/23/2023             |   |
|            | 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 | 3/22/2023 | Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

|        |             |          |                         |
|--------|-------------|----------|-------------------------|
| FINES: | DESCRIPTION | CHARGE   | DATE BOARD ORDER COMPLY |
|        | DAILY FINE  | \$150.00 | 3/22/2023               |

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](mailto: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](mailto:gregw@lauderdalebythesea-fl.gov)

|           |  |            |               |             |                       |
|-----------|--|------------|---------------|-------------|-----------------------|
| CASE TYPE | Permits Required Violations                        | DATE ESTBL | 8/24/2021     | STATUS      | Open                  |
| ADDRESS   | 1501 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 | INSPECTOR  | Greg Wienbarg | STATUS DATE | 2/24/2023 12:00:00 AM |

25. CASE 21080007

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Certified Mail        |
|            | DAYS TO COMPLY               | 72                    |
|            | INSPECTION DATE              | 1/25/2023             |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 3/23/2023             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

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

| VIOLATIONS: | # | DATE      | DESCRIPTION  | STATUS            | DATE RESOLVED |
|-------------|---|-----------|--|-------------------|---------------|
|             | 1 | 1/25/2023 | Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed... | Not in Compliance |               |

FINES:

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

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

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

|           |  |            |                |             |                       |
|-----------|--|------------|----------------|-------------|-----------------------|
| CASE TYPE | Building Code Violations                           | DATE ESTBL | 10/15/2021     | STATUS      | Open                  |
| ADDRESS   | 1470 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 | INSPECTOR  | Bethany Banyas | STATUS DATE | 2/24/2023 12:00:00 AM |

26. CASE 21100012

|            |                              |                       |
|------------|------------------------------|-----------------------|
| CASE DATA: | ORIG. CASE CERT. MAIL NUMBER | I. OF F. MEETING DATE |
|            | TYPE OF SERVICE              | Certified Mail        |
|            | DAYS TO COMPLY               | 21                    |
|            | INSPECTION DATE              | 7/27/2022             |
|            | COMPLIED DATE                |                       |
|            | SCHEDULED HEARING DATE       | 3/23/2023             |
|            | FINAL ORDER MEETING DATE     |                       |
|            | FINAL ORDER COMPLY BY DATE   |                       |

NOTICE NAMES: COMMON AREA Owner

., DELRADO, INC.

1470 S OCEAN BLVD LAUDERDALE BY THE SEA, FL33062  
C/O METHOD MANAGEMENT, DELRADO, INC.

3400 BEACON STREET POMPAÑO BEACH, FL33062  
DIRECTOR, DELRADO INC, BURGİN, LISA

1470 S OCEAN BLVD, #701 LAUDERDALE BY THE SEA, FL33062  
DIRECTOR, DELRADO INC, HEALY, PAULINE

1470 S OCEAN BLVD, #302 LAUDERDALE BY THE SEA, FL33062  
HRYCAK, WALTER J , HRYCAK, TAMARA D

1470 S OCEAN BLVD, #403 LAUDERDALE BY THE SEA, FL 33062  
ROCHLIN LUCRETIA , ROCHLIN, SCOTT

1470 S OCEAN BLVD, # 501 LAUDERDALE BY THE SEA, FL33062  
TREASURER, DELRADO INC, GRAZIOSO, PATTI

1470 S OCEAN BLVD, #201 LAUDERDALE BY THE SEA, FL33062  
VP, DELRADO INC , MORGAN, SHERRILL

1470 S OCEAN BLVD, #202 LAUDERDALE BY THE SEA, FL33062

| VIOLATIONS: | # | DATE      | DESCRIPTION  | STATUS            | DATE RESOLVED |
|-------------|---|-----------|--|-------------------|---------------|
|             | 1 | 7/27/2022 | Florida Building Code Section 110.15 Building Safety Inspection Program 110.15 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet. In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows: A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006 | Not in Compliance |               |

B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year...

**FINES:**

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

\*\*\*\*\*

FBC BCA Section 110.15 - Building Safety Inspection Program.

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

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

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

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

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

\*\*\*\*\*

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

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

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

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or [Building@lbts-fl.gov](mailto:Building@lbts-fl.gov).

Thank you.  
Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-fl.gov)

|                  |   |                   |                       |                    |                              |
|------------------|---|-------------------|-----------------------|--------------------|------------------------------|
| <b>CASE TYPE</b> | <b>Building Code Violations</b>                           | <b>DATE ESTBL</b> | <b>10/15/2021</b>     | <b>STATUS</b>      | <b>Open</b>                  |
| <b>ADDRESS</b>   | <b>4900 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308</b> | <b>INSPECTOR</b>  | <b>Bethany Banyas</b> | <b>STATUS DATE</b> | <b>2/24/2023 12:00:00 AM</b> |

27. CASE 21100021

|                   |                                     |                              |
|-------------------|-------------------------------------|------------------------------|
| <b>CASE DATA:</b> | <b>ORIG. CASE CERT. MAIL NUMBER</b> | <b>I. OF F. MEETING DATE</b> |
|                   | <b>TYPE OF SERVICE</b>              | Certified Mail               |
|                   | <b>DAYS TO COMPLY</b>               | 21                           |
|                   | <b>INSPECTION DATE</b>              | 7/27/2022                    |
|                   | <b>COMPLIED DATE</b>                |                              |
|                   | <b>SCHEDULED HEARING DATE</b>       | 3/23/2023                    |
|                   | <b>FINAL ORDER MEETING DATE</b>     |                              |
|                   | <b>FINAL ORDER COMPLY BY DATE</b>   |                              |

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

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

**FINES:**

**NARRATIVE:** Failure to comply with Florida Building Safety Inspection Program. The Building Safety Inspection for this property was due in 2020.  
\*\*\*\*\*  
FBC BCA Section 110.15 - Building Safety Inspection Program.  
The BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.  
Exceptions: All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet.  
In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

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



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

\*\*\*\*\*

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

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

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

If you have any questions you may contact the Building Department for assistance at 954-640-4215 or [Building@lbts-fl.gov](mailto:Building@lbts-fl.gov).

Thank you.  
Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-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 | 2/1/2023 12:00:00 AM |

28. CASE 21100022

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 9/21/2022 COMMENTS - IMPOSITION OF FINE  
COMPLIED DATE  
SCHEDULED HEARING DATE 3/23/2023  
FINAL ORDER MEETING DATE  
FINAL ORDER COMPLY BY DATE

NOTICE NAMES: OCEAN COLONY CONDOMINIUM ASSOCIATION Owner  
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

| VIOLATIONS: | # | DATE      | DESCRIPTION  | STATUS            | DATE RESOLVED |
|-------------|---|-----------|--|-------------------|---------------|
|             | 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: DESCRIPTION CHARGE DATE BOARD ORDER COMPLY  
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.  
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If you have any questions you may contact the Building Department for assistance at 954-640-4215 or [Building@lbts-fl.gov](mailto:Building@lbts-fl.gov).

Thank you.  
Bethany Banyas  
954-640-4220  
[code@lbts-fl.gov](mailto:code@lbts-fl.gov)