Town of Lauderdale-By-The-Sea

Code Compliance Hearing

Agenda

Thursday February 23, 2023

5:00 PM

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

Code Compliance Hearing

Thursday, February 23, 2023, 5:00 PM

Jarvis Hall 4505 N. Ocean Drive

1. CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO

2. SWEARING OF WITNESSES

3. OPENING STATEMENT

4. CODE CASES

4.a. Code Cases

02-23-23 Agenda Summary.pdf

02-23-23 Agenda Backup.pdf

5. FIRE CASES

6. ADJOURNMENT

THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES NECESSARY TO AFFORD INDIVIDUALS AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE TOWN COMMISSION. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING AT (954) 640-4200 FOR ASSISTANCE.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PROCEDURES FOR PUBLIC COMMENTS:

Public Comments may address issues that are not on this meeting's agenda, but should relate to the business of the Town, and should not contain personal attacks. If your comment requires follow up, the Town Manager will have a staff person respond to your concerns, and will advise us of the outcome.

The Town Clerk will read off the names of those who have signed up to speak. When your name is called, please come to the podium, state your name for the record, and indicate whether you are a Town resident. Do not state your address. You have up to three minutes to make your comments, but there is no requirement to use the entire time. If you wish to address a particular Commissioner or member of Town Administration, please do so by use of their title.

If you wish to approach the Commission dais to hand out a document or for some other reason, please request permission and state your reason for doing so. All documents to be provided to the Commission should be handed to the Town Clerk for distribution.

These procedures have been developed to assure that the Town Commission meeting time is efficiently used, and that meetings are conducted in a polite and respectful manner. More information on the decorum rules for Town Commission meetings is available in Section 2-23 of the Town Code of Ordinances.

INVOCATION:

The Invocation before each Town Commission meeting is a voluntary service of a private citizen, offered to serve the spiritual needs of the members of the Town Commission and solemnize the meeting. It is not intended to be an opportunity to advance or disparage one faith or belief over another. The views expressed in the Invocation have not been previously reviewed by the Town and do not necessarily represent the beliefs of any Town employee or official. No person is required to be present at or participate in the Invocation, and the decision whether to be present or participate in the Invocation will not affect any person's right to actively participate in the official business of the Town or obtain any benefit from the Town. The Town's written Invocation policy is available on its website, and upon written request to the Town Clerk.

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

Town Commission Meeting Room (Jarvis Hall)
Thursday • February 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	22020002	262 COMMERCIAL BLVD	FPA HOLDINGS LLC	57
2	21080007	1501 S OCEAN BLVD	CONWAY ECHARTE TURNBRIDGE ET AL % GARDEN BY THE SEA N	69
3	22080025	216 E COMMERCIAL	ANGLIN FAM TR % RAYMOND ANGLIN	50
4	23010011	233 GARDEN CT	CHESTONE,GARY W	23
5	22100011	226 BASIN DR	MARINA-BY-THE-SEA LLC	45
6	22070026	265 COMMERCIAL BLVD	VICNSONS REALTY GROUP LLC	40
7	22030010	226 HIBISCUS AVE	LEISURE BY THE SEA ASSOCIATION, INC. C/O EXCLUSIVE PROPERTY MANAGEMENT	61
8	22070008	4553 BOUGAINVILLA DR	STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY	65
9	21120003	2000 S OCEAN BLVD	ROYAL COAST CONDO ASSN INC	55
10	21100012	1470 S OCEAN BLVD	EL DORADO CLUB AKA DELRADO INC	70
11	21100021	4900 N OCEAN BLVD	SEA RANCH CLUB CONDO C	72

Old Business

Item #	Case #	Property Address	Property Owner	Page #
12	22070011	4507 W TRADEWINDS AVE	COLANER,JOSEPH A	9

New Business

Item #	Case #	Property Address	Property Owner	Page #
13	23010005	230 PINE AVE	827 NW 114 ST LLC	34
14	23010006	100 E COMMERCIAL BLVD	COMMERCIAL EAST LLC	36
15	23010010	260 ALLENWOOD DR	JJTA REAL PROPERTIES LLC	21
16	23010014	2 SUNSET LN	SHARIFI,JENNIFER SHARIFI,KOBI	25
17	23010009	218 E COMMERCIAL BLVD	ACS 218 LLC	19
18	23010007	1530 S OCEAN BLVD	OCEAN EAST APARTMENTS, INC.	38
19	22090004	5200 N OCEAN BLVD 1006B	ANON,FERNANDO & VIVIAN	52
20	23020001	5100 N OCEAN BLVD 1601	FIDEI,SONIA STRMOTA,ROBERT	27
21	23010001	267 CAPRI AVE	BRANDT,YANN	31
22	22120006	3261 S TERRA MAR DR	ZIRIAKUS,DANIEL	29

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

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

Certification of Lien

Item #	Case #	Property Address	Property Owner	Page #
23	23010015	234 HIBISCUS AVE	SOUTH LEISURE BY THE SEA ASSOCIATION	26
24	21080006	4324 SEAGRAPE DR 1-4	ISLA BELLA LLC	67
25	22100004	1480 S OCEAN BLVD 222	ILIAKIS,CLEOPATRA LE	41
26	22110007	4328 N OCEAN DR 1-3	AFFORDABLE LUX PROPERTIES LLC	15
27	22040002	4213 EL MAR DR 1-6	SUN & SEA VILLAS LLC	63
28	23010003	1850 S OCEAN BLVD 108	JACOBS-PINEON,ELIZABETH	32
29	22080023	3 SUNSET LN	NGUYEN,PHUONG DINH VAN,TAN	48
30	22030004	4420 E TRADEWINDS AVE	APCE ACQUISITIONS LLC ARNOLD, JOAN G	59

Special Set

Item #	Case #	Property Address	Property Owner	Page #
31	22080012	4300 SEAGRAPE DR	SEAGRAPE ONE APARTMENTS LLC	3
32	23020002	1439 S OCEAN BLVD 312	VIA SALES & LEASING INC	17
33	23020004	1439 S OCEAN BLVD 312	VIA SALES & LEASING INC	18
34	22080016	4641 BOUGAINVILLA DR	STANLEY,GEORGE STANLEY,ROSE	5

VI. ADJOURNMENT

CASE TYPE	**Permits Required Violations**	**DATE ESTBL**	**12/2/2021**	**STATUS**	**Closed**
ADDRESS	**4344 E TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Greg Wienbarg**	**STATUS DATE**	**2/11/2023 12:00:00 AM**

1. CASE 22070029

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	$50.00
DAYS TO COMPLY	55	**COMMENTS FINAL ORDER**	At the October 27, 2022 Special Magistrate hearing, the Magistrate ordered compliance by November 16, 2022 or a fine of $250 per day will begin on November 17. The case will return to the November 17 hearing. A cost of $50 was assessed.
INSPECTION DATE	2/8/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE	2/8/2023		
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE	10/27/2022		
FINAL ORDER COMPLY BY DATE	11/16/2022		

NOTICE NAMES: ENDEAVOR CAPITAL LLC HOMESTEAD FINANCIAL MORTGAGE LLC — Owner

14897 CLAYTON RD CHESTERFIELD, MO 63017

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/8/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	2/8/2023

FINES:

DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
DAILY FINE	$250.00	2/22/2023

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including a kitchen renovation. The support beams on the rear patio are rotting and need to be replaced with a permit or you need to provide the town with an engineer report that states they are in a safe and sound condition.
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

If you have any questions or concerns, please contact code inspector Greg Wienbarg at 954-

640-4216, or via email gregw@lauderdalebythesea-fl.gov

CASE TYPE	**Permits Required Violations**	**DATE ESTBL**	**8/9/2022**	**STATUS**	**Closed**
ADDRESS	**4300 SEAGRAPE DR, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Greg Wienbarg**	**STATUS DATE**	**2/3/2023 2:53:00 PM**

2. CASE 22080012

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	1/26/2023
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	$275.00
DAYS TO COMPLY	43	**COMMENTS FINAL ORDER**	At the October 27, 2022 Special Magistrate Hearing, the Magistrate ordered compliance by November 16, 2022 (by obtaining an approved permit for all A/Cs and for Unit 8 front door) or a fine of $250 will accrue thereafter. A Hearing Cost of $50 was assessed. The case will return to the November 17, 2022 hearing
INSPECTION DATE	1/26/2023	**COMMENTS - IMPOSITION OF FINE**	At the January 26, 2023 Special Magistrate Hearing, the Magistrate certified a lien for the $11,500 in fines that accrued over the 46 days, from December 9 to January 23. He also certified the $75 in unpaid Hearing Costs and assessed an additional Hearing Cost of $200. The case will be scheduled for the February 23, 2023 hearing, at which the respondent may attend to appeal for a reduction of fines.
COMPLIED DATE	1/23/2023		
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE	10/27/2022		
FINAL ORDER COMPLY BY DATE	11/16/2022		

NOTICE NAMES:

SEAGRAPE ONE APARTMENTS LLC Owner

7353 CANOGA AVE CANOGA, CA 91303

MANUEL J, ESQ, VADILLO

1200 BRICKELL AVENUE SUITE 1480 MIAMI, FL33131

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	1/26/2023	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	10/25/2022
2	1/26/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building	Closed	1/23/2023

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...

FINES:

DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
DAILY FINE	$250.00	11/16/2022
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 but not limited to multiple mini split A/C units and central A/C units, multiple front doors replaced, and interior renovations in unit #4 & #8. Stop Work Order posted (8/9/2022).
Corrective Action required: Please obtain after-the-fact permits for all work done without a permits.
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Sec. 30-477(a) - 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. Corrective action: Remove and replace all dead landscaping and trim all landscaping so that it's not protruding into the walkways.

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

CASE TYPE	**Permits Required Violations**	**DATE ESTBL**	**8/10/2022**	**STATUS**	**Closed**
ADDRESS	**4641 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Greg Wienbarg**	**STATUS DATE**	**2/3/2023 2:56:00 PM**

3. CASE 22080016

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	1/26/2023
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	$250.00
DAYS TO COMPLY	77	**COMMENTS FINAL ORDER**	At the October 27, 2022 Special Magistrate hearing, the Special Magistrate ordered the property to comply by December 26, 2022 or daily fines will begin to accrue: FBC 105.1 - $250 per day 6-36(a) - $250 per day 30-327.(k)1.a.-h. - $10 per day A hearing cost of $50 was assessed. The case will return to the January 26, 2023 hearing.
INSPECTION DATE	1/26/2023	**COMMENTS - IMPOSITION OF FINE**	At the January 26, 2023 Special Magistrate Hearing, the Magistrate certified the lien. He also certified a Hearing Cost of $200.
COMPLIED DATE	2/1/2023		
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE	10/27/2022		
FINAL ORDER COMPLY BY DATE	12/26/2022		

NOTICE NAMES: STANLEY,GEORGE STANLEY,ROSE — Owner

21 SIMSON LN OAKDALE, CT 06370

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	1/26/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-327.(k)1.a.-h. - Vacation rental or short term rental dwelling. Vacation rentals and short term rentals. Vacation rental or short term rental dwelling. 1. There shall be posted, in the dwelling on or within ten feet of the front door, all of the following information: a. The name, address, and phone number of the rental agent; and b. The maximum occupancy of the dwelling; and c. The maximum number of vehicles that can be parked at the dwelling, along with a sketch of the location of the parking spaces; and d. The days of trash pickup, and a notice that trash shall not be left or stored outside the dwelling except after 6:00 p.m. on the day prior to pickup, and the trash containers shall be removed from the curb no later than 6:00 p.m. on the day of pickup; and e. The location of the nearest hospital and police station; and f. A legible copy of the rental certificate; and g. A legible copy of this section; and h. A legible copy of the agreement between the owner and the vacation rental or short term rental occupant(s), for the duration of...	Closed	2/1/2023
2	1/26/2023	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Closed	2/1/2023
3	1/26/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building,	Closed	1/12/2023

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...

FINES:

DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
DAILY FINE	$250.00	12/26/2022
DAILY FINE	$10.00	12/26/2022
DAILY FINE	$250.00	12/26/2022

NARRATIVE:

FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits, including kitchen remodel, 2 bathroom remodels, 2 A/C units, electrical panel, and pool water heater.
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Corrective action: The interior ceiling is open up to the roof boards in the closet with the A/C and water heater. The ceiling needs to be replaced in this closet to close off the open area.

Sec. 30-327(K)1. A-H – Missing information to be posted within 10 feet of the door. Please present the completed rental binder guide information in each unit that will be rented, within 10 feet of the door.

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

CASE TYPE	**Permits Required Violations**	**DATE ESTBL**	**9/9/2022**	**STATUS**	**Closed**
ADDRESS	**4900 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 212**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**2/3/2023 12:00:00 AM**

4. CASE 22100002

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	2/3/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE	2/3/2023		
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

PURPLE LAKE INVESTMENTS CORP Owner

4900 N OCEAN BLVD UNIT 212 LAUDERDALE BY THE SEA, FL 33308

MORAITIS, ESQ, GEORGE R

915 MIDDLE RIVER DRIVE, SUITE 506 FORT LAUDERDALE, FL33304

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/3/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	2/3/2023

FINES:

NARRATIVE:

Violation of FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for:
Full interior demolition and renovations of entire condo unit. This includes kitchen, bath, electrical, plumbing, etc.
Corrective Action: Obtain an after-the-fact permit for the condo demolition and renovations, through a licensed contractor.

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**	**1/6/2022**	**STATUS**	**Closed**
ADDRESS	**4507 W TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**2/6/2023 12:00:00 AM**

5. CASE 22070011

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Verified	**PROSECUTION COSTS**	$75.00
DAYS TO COMPLY	21	**COMMENTS FINAL ORDER**	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.
INSPECTION DATE	2/3/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE	2/6/2023		
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE	8/25/2022		
FINAL ORDER COMPLY BY DATE	10/26/2022		

NOTICE NAMES:

COLANER,JOSEPH A — Owner

4507 W TRADEWINDS AVE LAUDERDALE BY THE SEA, FL 33308

COLANER, LAURA

711 SW10 ST FORT LAUDERDALE, FL33316

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/3/2023	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	2/6/2023
2	2/3/2023	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	2/3/2023	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of	Closed	1/26/2023

mosquitoes and other similar insects.

4	2/3/2023	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	2/3/2023	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	2/3/2023	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	2/3/2023	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:

DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
DAILY FINE	$100.00	1/25/2023
DAILY FINE	$100.00	1/25/2023
DAILY FINE	$100.00	1/25/2023
DAILY FINE	$100.00	1/25/2023
DAILY FINE	$100.00	1/25/2023
DAILY FINE	$100.00	1/25/2023
DAILY FINE	$100.00	1/25/2023

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	**Permits Required Violations**	**DATE ESTBL**	**12/22/2021**	**STATUS**	**Closed**
ADDRESS	**6000 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 7B**	**INSPECTOR**	**Greg Wienbarg**	**STATUS DATE**	**2/11/2023 12:00:00 AM**

6. CASE 22070023

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	$50.00
DAYS TO COMPLY	64	**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 fixing the light and by obtaining an approved after-the-fact permit for the kitchen renovation
INSPECTION DATE	2/3/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE	2/3/2023		
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE	11/17/2022		
FINAL ORDER COMPLY BY DATE	1/25/2023		

NOTICE NAMES: BUCUR-DRUGAN,CRISTINA BUCUR-DRUGAN,ALEXANDRU — Owner

188 BARRACUDA RD MANAHAWKIN, NJ 08050-1203

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/3/2023	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	2/3/2023
2	2/3/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	2/3/2023

FINES:

DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
DAILY FINE	$250.00	2/22/2023
DAILY FINE	$250.00	2/22/2023

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including kitchen renovation.
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Sec. 6-36(e) - 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. Corrective action: Repair light fixture hanging out of the ceiling in the closet.

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

CASE TYPE	**Building Code Violations**	**DATE ESTBL**	**11/4/2022**	**STATUS**	**Closed**
ADDRESS	**4204 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-4**	**INSPECTOR**	**Eric Villanueva**	**STATUS DATE**	**2/14/2023 12:00:00 AM**

7. CASE 22110003

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	7020 0640 0001 1038 3692	**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	28	**COMMENTS FINAL ORDER**	
INSPECTION DATE	2/10/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE	2/14/2023		
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

FORTUNE PROPERTIES LLC Owner

440 STORE RD HARLEYSVILLE, PA 19438

ABADI, ANDRES

20806 HIGHLAND LAKES BLVD MIAMI, FL 33179

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...	Closed	2/14/2023

FINES:

NARRATIVE:

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

1) 2 Bathroom renovations
2) Closet added on master
3) Multiple-A/C changeouts
4) Door added to closet for hallway.

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

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**	**11/21/2022**	**STATUS**	**Closed**
ADDRESS	**4328 N OCEAN DR, LAUDERDALE BY THE SEA, FL 33308 1-3**	**INSPECTOR**	**Eric Villanueva**	**STATUS DATE**	**2/1/2023 12:00:00 AM**

8. CASE 22110007

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Verified	**PROSECUTION COSTS**	
DAYS TO COMPLY	35	**COMMENTS FINAL ORDER**	
INSPECTION DATE	12/9/2022	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE	12/9/2022		
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

AFFORDABLE LUX PROPERTIES LLC Owner

4740 NE 25 AVE FORT LAUDERDALE, FL 33308

GOFF, DENITSA

228 COMMERCIAL BLVD LAUDERDALE BY THE SEA , FL33308

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	12/9/2022	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.	Closed	12/9/2022

FINES:

NARRATIVE:

I met with the building official, and we reviewed the photos and existing building permits to find that there was work done without permits.
You'll need to obtain after the fact permits for all these issues. A notice of violation will be sent through certified mail with 60 days to come into compliance. Compliance means obtaining issued permits for all necessary items.
1. closing of window and door.
2. interior alteration to cover all work being done inside unit.

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
Permit technician- Jessica (front desk): 954-640-4215, JessicaD@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	**Building Code Violations**	**DATE ESTBL**	**7/29/2022**	**STATUS**	**Closed**
ADDRESS	**4341 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**2/8/2023 12:00:00 AM**

9. CASE 23010008

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	70223330000201638477	**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	28	**COMMENTS FINAL ORDER**	
INSPECTION DATE	2/8/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE	2/8/2023		
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

BREZA,THOMAS S Owner

4341 BOUGAINVILLA DR LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/8/2023	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...	Closed	2/8/2023

FINES:

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.

A COURTESY NOTICE was mailed to you from the Town of Lauderdale-By-The-Sea Building Department via Certified Mail in August 2022 and shows as received per Certified Mail Tracking Number 70211970000144729224. To date, the Town has no record of a Building Safety Inspection Report (aka "40-year report / 10-year recertification") from your property 4341 Bougainvilla Drive.

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

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

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

CASE TYPE	**Zoning Violations**	**DATE ESTBL**	**2/1/2023**	**STATUS**	**Closed**
ADDRESS	**1439 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 312**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**2/7/2023 12:00:00 AM**

10. CASE 23020002

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	N/A	**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	1	**COMMENTS FINAL ORDER**	
INSPECTION DATE	2/4/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE	2/4/2023		
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

VIA SALES & LEASING INC Owner

100-7833 TECUMSEH ROAD EAST *WINDSOR ON, CA N8T 1G3

TROUP, J. MURRAY

100-7833 TECUMSEH RD E, WINDSOR ON, N8T1G3 - CANADA

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/4/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-311.(e)(1)a. - Docking and mooring of watercraft at approved structures only. Boats, boat lifts, boathouses, mooring and docking. Docking and mooring of watercraft. No watercraft shall be docked or moored: Except at an approved dock, finger pier, or dolphin pile within a standard mooring area or a marina mooring area designated pursuant to a conditional use approval.	Closed	2/4/2023

FINES:

NARRATIVE:

Citation Ticket 23020002 issued to J. Murray Troup for docking his boat (tag #FL 4514 LU) at an unapproved, illegal structure.

This "case" file is simply to facilitate the scheduling of an administrative hearing for the citation and to document the location of the violation and the fine amount assessed to Mr. Troup. A scanned copy of the written citation ticket is attached.

CASE TYPE	**Zoning Violations**	**DATE ESTBL**	**2/2/2023**	**STATUS**	**Closed**
ADDRESS	**1439 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 312**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**2/7/2023 12:00:00 AM**

11. CASE 23020004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	N/A	**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	1	**COMMENTS FINAL ORDER**	
INSPECTION DATE	2/4/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE	2/4/2023		
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

VIA SALES & LEASING INC Owner

100-7833 TECUMSEH ROAD EAST *WINDSOR ON, CA N8T 1G3

TROUP, J. MURRAY

100-7833 TECUMSEH RD E, WINDSOR ON, N8T1G3 - CANADA

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/4/2023	Chapter 30 - Unified Land Development Regulations Sec. 30-311.(e)(1)a. - Docking and mooring of watercraft at approved structures only. Boats, boat lifts, boathouses, mooring and docking. Docking and mooring of watercraft. No watercraft shall be docked or moored: Except at an approved dock, finger pier, or dolphin pile within a standard mooring area or a marina mooring area designated pursuant to a conditional use approval.	Closed	2/4/2023

FINES:

NARRATIVE:

Citation Ticket 23020004 issued to J. Murray Troup for docking his 2002 32’ Intrepid outboard (tag #FL 4514 LU) at an unapproved, illegal structure.

This "case" file is simply to facilitate the scheduling of an administrative hearing for the citation and to document the location of the violation and the fine amount assessed to Mr. Troup. A scanned copy of the written citation ticket is attached.

CASE TYPE	**Building Code Violations**	**DATE ESTBL**	**7/29/2022**	**STATUS**	**Open**
ADDRESS	**218 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**1/21/2023 12:00:00 AM**

12. CASE 23010009

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	70223330000201638491	**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	28	**COMMENTS FINAL ORDER**	
INSPECTION DATE	2/8/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

ACS 218 LLC — Owner

820 NE 5 TER FORT LAUDERDALE, FL 33304

SHADER, ANDREW

820 NE 5 TER FORT LAUDERDALE, FL33304

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/8/2023	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.

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

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

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

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

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

CASE TYPE	**Vacation Rental**	**DATE ESTBL**	**11/16/2022**	**STATUS**	**Open**
ADDRESS	**260 ALLENWOOD DR, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**1/10/2023 12:00:00 AM**

13. CASE 23010010

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	22	**COMMENTS FINAL ORDER**	
INSPECTION DATE	2/1/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
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	2/1/2023	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 for a copy of the application packet or stop by the Town Hall Development Services offices between Monday and Friday 8:30-4:30 to pick up a copy. Inspections will be required for the inside and outside of the home.
.
Please comply promptly and contact me directly if you need any help. Contacting me right away will allow me to assist you.
.
Thank you in advance for your kind attention to this matter.

Respectfully,

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

CASE TYPE	**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**	**1/13/2023 12:00:00 AM**

14. 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	2/23/2023		
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	**Nuisance**	**DATE ESTBL**	**1/19/2023**	**STATUS**	**Open**
ADDRESS	**2 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**1/27/2023 12:00:00 AM**

15. CASE 23010014

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	70223330000201638460	**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	0	**COMMENTS FINAL ORDER**	
INSPECTION DATE	1/21/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

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

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	1/21/2023	Chapter 20 - Utilities Section 20-22.(a)(6) Prohibited discharges; penalty. Use prohibited. It shall be unlawful for any person to discharge or cause to be discharged into the sanitary sewer system any of the following: Solid or viscous substances in quantities or of a size capable of causing obstruction to the flow in sewers or other interference with the proper operation of the wastewater system such as, but not limited to, ashes, cinders, sand, mud, straw, wood or metal shavings, metal, glass, rags, feathers, tar, plastics, wood, unground garbage, whole blood, paunch manure, hair and flesh, entrails, and paper dishes, cups, milk containers, and the like, either whole or ground by garbage grinders.	Not in Compliance	

FINES:

NARRATIVE:

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

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

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

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

Thank you for your attention to this matter. Please contact me if you have any questions or need assistance.
Respectfully,
Bethany Banyas
Senior Inspector, Code Compliance
954-640-4220
bethanyb@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**	**1/25/2023 12:00:00 AM**

16. 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	2/23/2023		
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**	**2/1/2023 12:00:00 AM**

17. 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	2/17/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: FIDEI,SONIA STRMOTA,ROBERT Owner

5100 N OCEAN BLVD #1601 LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
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:

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@lbts-fl.gov.

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**	**2/1/2023 12:00:00 AM**

18. CASE 22120006

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	70200640001103838 69	**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	2/23/2023		
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**	**1/31/2023 12:00:00 AM**

19. 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	2/23/2023		
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

CASE TYPE	**Permits Required Violations**	**DATE ESTBL**	**1/6/2023**	**STATUS**	**Open**
ADDRESS	**1850 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062 108**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**2/2/2023 2:44:00 PM**

20. CASE 23010003

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Verified	**PROSECUTION COSTS**	$50.00
DAYS TO COMPLY	7	**COMMENTS FINAL ORDER**	At the January 26, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by February 22, 2023 or a fine of $250 per violation, per day will begin to accrue on February 23. A Hearing Cost of $50 was assessed. Compliance is to be achieved by fixing the light and by obtaining an approved after-the-fact permit for the kitchen renovation. The case is scheduled for follow-up at the February 23, 2023 hearing.
INSPECTION DATE	2/22/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE	1/26/2023		
FINAL ORDER COMPLY BY DATE	2/22/2023		

NOTICE NAMES: JACOBS-PINEON,ELIZABETH — Owner

1388 CARROLL ST BROOKLYN, NY 11213

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/22/2023	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	2/22/2023

NARRATIVE: Violation of FBC 105.1 - Work done without a Permit from the Town.
As per Building Official Simo Mansor, interior demolition and renovation was done in this unit without permits.
Stop Work Order posted on 1/5/2023.
Corrective Action required: Submit application/s and obtain after-the-fact permit/s for all

work done without a permit. For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

CASE TYPE	**Property Maintenance**	**DATE ESTBL**	**1/10/2023**	**STATUS**	**Open**
ADDRESS	**230 PINE AVE, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**1/10/2023 12:00:00 AM**

21. CASE 23010005

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Regular Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	21	**COMMENTS FINAL ORDER**	
INSPECTION DATE	1/31/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

827 NW 114 ST LLC Owner

10860 SW 116 ST MIAMI, FL 33176

PADRON, CRISTOBAL

357 ALMERIA AVENUE 103 CORAL GABLES, FL33134

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	1/31/2023	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	1/31/2023	Chapter 6 - Building and Building Regulations Section 6-37(a)(1). Maintenance appearance standards The exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes or breaks. All screened enclosures shall be properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate maintenance.	Not in Compliance	

FINES:

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@lbts-fl.gov

CASE TYPE	**Zoning Violations**	**DATE ESTBL**	**1/10/2023**	**STATUS**	**Open**
ADDRESS	**100 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**1/10/2023 12:00:00 AM**

22. CASE 23010006

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	70223330000201638156	**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	1	**COMMENTS FINAL ORDER**	
INSPECTION DATE	1/11/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

COMMERCIAL EAST LLC Owner

122 GOLDEN BEACH DR GOLDEN BEACH, FL 33160

., HARAT'S PUB MIAMI, LLC

2632 NE 26TH CT FT LAUDERDALE, FL33306

DENISENKO, YURI

1333 S OCEAN BLVD #626 POMPANO BEACH, FL33062

SANANES, YANIV

122 GOLDEN BEACH DRIVE GOLDEN BEACH, FL33160

SEREBRIANIK, DMITRI

2632 NE 26 CT FT LAUDERDALE, FL33306

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	1/11/2023	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	

FINES:

NARRATIVE:

Sec. 17-89.(j)(12)c. - 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.

On January 10, 2023, Town Staff observed chairs from Harat's placed in parking spaces on El Mar Drive.
Harat's staff has been advised not to do this on multiple occasions, including recently in an email by the Director of Development Services on January 4, 2023.
Please cease placing anything at all outside of the confines of the sidewalk cafe / outdoor dining areas.
**PLEASE NOTE: Any repeat of these practices will result in immediate removal of the

improperly-placed equipment / fixtures. The Town will then assess the cost of removal and the daily cost to store the chairs as a lien against the property.***
THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE ON FEBRUARY 23, 2023. EVEN IF THE VIOLATION IS CORRECTED PRIOR TO THAT DATE, THE CASE WILL STILL BE PRESENTED DUE TO THE ONGOING RECURRING NATURE OF THIS VIOLATION.

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	**Building Code Violations**	**DATE ESTBL**	**9/29/2022**	**STATUS**	**Open**
ADDRESS	**1530 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**1/27/2023 12:00:00 AM**

23. CASE 23010007

CASE DATA:

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

NOTICE NAMES:

OCEAN EAST APARTMENTS, INC. Owner

1530 SOUTH OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062

MAGILL, LISA

1200 PARK CENTRAL BLVD S POMPANO BEACH, FL33064

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	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

CASE TYPE	**Commercial Vehicles**	**DATE ESTBL**	**11/4/2022**	**STATUS**	**Open**
ADDRESS	**1910 WATERS EDGE, LAUDERDALE BY THE SEA, FL 33062**	**INSPECTOR**	**Eric Villanueva**	**STATUS DATE**	**2/2/2023 3:04:00 PM**

24. CASE 22110004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Verified	**PROSECUTION COSTS**	$50.00
DAYS TO COMPLY	6	**COMMENTS FINAL ORDER**	At the January 26, 2023 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by February 9,2023 or a fine of $100 per violation, per day will begin to accrue on February 10. A Hearing Cost of $50 was assessed. Compliance is to be achieved by removing both the trailer and commercial van from property.
INSPECTION DATE	2/9/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE	1/26/2023		
FINAL ORDER COMPLY BY DATE	2/9/2023		

NOTICE NAMES: KARVIN,MITCHELL — Owner

1910 WATERS EDGE LAUDERDALE BY THE SEA, FL 33062

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/9/2023	Chapter 19 - Traffic And Motor Vehicles Section 19-21(b)(4) Parking or storage of motor vehicles and vessels. Restrictions and prohibitions. In the east and west zones as defined in this section, vessels, commercial vehicles and recreational vehicles are prohibited and restricted as hereinafter set forth. West zone. It shall be unlawful for any person to park, store or maintain any commercial vehicle, recreational vehicle, vessel, personal watercraft or trailer on the streets, rights-of-way, or public or private property in any district of the Town located in the west zone between the hours of 9:00 p.m. and 6:00 a.m. except as provided below. Uses not prohibited. Nothing herein shall prohibit the parking of commercial vehicles in the west zone while in the process of making deliveries or service calls. Commercial vehicles, recreational vehicles, vessels, personal watercrafts or trailers must be wholly enclosed within a garage or enclosed within a carport surrounding the vehicle on three sides and the vessel or vehicle does not protrude from the carport. A for-hire vehicle utilized for the t...	Not in Compliance	

FINES:

DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
DAILY FINE	$100.00	2/9/2023

NARRATIVE: Commercial van parked at property on regular basis now day and night.

Trailer also in driveway tied up to palm tree.

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	**Sign Violations**	**DATE ESTBL**	**2/11/2022**	**STATUS**	**Open**
ADDRESS	**265 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Greg Wienbarg**	**STATUS DATE**	**2/1/2023 12:00:00 AM**

25. CASE 22070026

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Verified	**PROSECUTION COSTS**	
DAYS TO COMPLY	62	**COMMENTS FINAL ORDER**	
INSPECTION DATE	9/22/2022	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
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

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**	**2/2/2023 12:17:00 PM**

26. CASE 22100004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Verified	**PROSECUTION COSTS**	$50.00
DAYS TO COMPLY	28	**COMMENTS FINAL ORDER**	At the November 17, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by January 25, 2023 or a fine of $250 per day will begin to accrue on January 26. A Hearing Cost of $50 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit for all unpermitted work. The case is scheduled for follow-up at the January 26, 2023 hearing.
INSPECTION DATE	2/22/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
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	2/22/2023	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	2/22/2023

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	**Permits Required Violations**	**DATE ESTBL**	**10/6/2022**	**STATUS**	**Open**
ADDRESS	**220 CODRINGTON DR, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**2/2/2023 12:19:00 PM**

27. CASE 22100006

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Verified	**PROSECUTION COSTS**	$50.00
DAYS TO COMPLY	28	**COMMENTS FINAL ORDER**	At the November 17, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by January 25, 2023 or a fine of $250 per day will begin to accrue on January 26. A Hearing Cost of $50 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit for all unpermitted work. The case is scheduled for follow-up at the January 26, 2023 hearing.
INSPECTION DATE	2/22/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE	11/17/2022		
FINAL ORDER COMPLY BY DATE	1/25/2023		

NOTICE NAMES:
SANTAYANA,RODOLFO R & STACY — Owner
1032 CATALONIA AVE MIAMI, FL 33134

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/22/2023	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	2/22/2023

NARRATIVE:
Violation of FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for:
1) Water heater
2) Installation of 2 mini split A/Cs
3) Changeout of regular A/C
4) Whirlpool in backyard with new outdoor electrical and plumbing connections
5) Gazebo in backyard with new outdoor electrical connection

6) Pavers set into concrete, in backyard
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**	**2/1/2023 12:00:00 AM**

28. CASE 22100011

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Verified	**PROSECUTION COSTS**	
DAYS TO COMPLY	15	**COMMENTS FINAL ORDER**	
INSPECTION DATE	1/10/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
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

bethanyb@lbts-fl.gov

CASE TYPE	**Permits Required Violations**	**DATE ESTBL**	**8/30/2022**	**STATUS**	**Open**
ADDRESS	**3 SUNSET LN, LAUDERDALE BY THE SEA, FL 33062**	**INSPECTOR**	**Greg Wienbarg**	**STATUS DATE**	**2/2/2023 3:38:00 PM**

29. CASE 22080023

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	$50.00
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	2/22/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
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	2/22/2023	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	2/22/2023	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	2/22/2023
DAILY FINE	$250.00	2/22/2023

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@lbts-fl.gov.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. 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

CASE TYPE	**No Garbage/Trash Service**	**DATE ESTBL**	**8/30/2022**	**STATUS**	**Open**
ADDRESS	**216 E COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**11/18/2022 12:00:00 AM**

30. CASE 22080025

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	3	**COMMENTS FINAL ORDER**	
INSPECTION DATE	9/21/2022	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

ANGLIN FAM TR % RAYMOND ANGLIN Owner

246 PINE AVE LAUDERDALE BY THE SEA, FL 33308

., GUG UNDERWATER GALLERIES

216 COMMERCIAL BLVD LAUDERDALE BY THE SEA, FL33308

., GUGLIELMO, CHRIS

4750 NE 11TH AVE FORT LAUDERDALE, FL33324

., Ray Anglin

244 Pinewood Shores East Wakefield, NH03830

C/O DAVID J WALLACE, ANGLIN FAMILY TRUST

215 N FEDERAL HWY DANIA BEACH, FL33004

VIOLATIONS:

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

FINES:

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

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

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

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

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

Respectfully,

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

CASE TYPE	**Permits Required Violations**	**DATE ESTBL**	**9/16/2022**	**STATUS**	**Open**
ADDRESS	**5200 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308 1006B**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**2/1/2023 12:00:00 AM**

31. CASE 22090004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	28	**COMMENTS FINAL ORDER**	
INSPECTION DATE	10/22/2022	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: ANON,FERNANDO & VIVIAN — Owner

5200 N OCEAN BLVD #1006B LAUDERDALE BY THE SEA, FL 33308

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**	**9/22/2022**	**STATUS**	**Open**
ADDRESS	**233 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**2/2/2023 3:19:00 PM**

32. CASE 22090005

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	$75.00
DAYS TO COMPLY	28	**COMMENTS FINAL ORDER**	At the November 17, 2022 Special Magistrate Hearing, the Magistrate issued a Final Order requiring compliance by January 25, 2023 or a fine of $250 per day will begin to accrue on January 26. A Hearing Cost of $50 was assessed. Compliance is to be achieved by obtaining an approved after-the-fact permit for all unpermitted work.
INSPECTION DATE	2/22/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE	11/17/2022		
FINAL ORDER COMPLY BY DATE	1/25/2023		

NOTICE NAMES:

DUNG KIM NGUYEN REV TR NGUYEN,DUNG KIM TRS — Owner

3600 SW 141ST AVE MIRAMAR, FL 33027

VACATION RENTAL AGENT, SABRINA MONTEMERANI

1000 SE 4 St #217 FT LAUDERDALE, FL33301

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/22/2023	Florida Building Code Section 105.1 Required Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	Not in Compliance	

FINES:

DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
DAILY FINE	$250.00	2/22/2023

NARRATIVE:

FBC 105.1 (work without permits). Per Building Official Simo Mansor, no permit was obtained for full interior demolition and renovations at 233-235 Hibiscus Ave. A Stop Work Order was posted September 22, 2022.
Corrective Action: Obtain approved after-the-fact permit(s) for all work, through a licensed contractor.

The initial comply-by date is set for OCTOBER 25, 2022.
The initial Special Magistrate Hearing date is set for NOVEMBER 17, 2022.
This case can be closed once the permit/s 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	**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**	**2/1/2023 12:00:00 AM**

33. CASE 21120003

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	30	**COMMENTS FINAL ORDER**	
INSPECTION DATE	1/20/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
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.

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

CASE TYPE	**Building Code Violations**	**DATE ESTBL**	**2/2/2022**	**STATUS**	**Open**
ADDRESS	**262 COMMERCIAL BLVD, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**2/1/2023 12:00:00 AM**

34. CASE 22020002

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	28	**COMMENTS FINAL ORDER**	
INSPECTION DATE	8/24/2022	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

FPA HOLDINGS LLC Owner

262 E COMMERCIAL BLVD # C LAUDERDALE BY THE SEA, FL 33308

REGISTERED AGENT, HUMMEL, SEAN D, ESQ.

1701 W HILLSBORO BLVD #203 DEERFIELD BEACH, FL33442

VIOLATIONS:

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

FINES:

NARRATIVE:

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

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

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

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

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

CASE TYPE	**Permits Required Violations**	**DATE ESTBL**	**2/17/2022**	**STATUS**	**Open**
ADDRESS	**4420 E TRADEWINDS AVE, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Greg Wienbarg**	**STATUS DATE**	**2/2/2023 3:14:00 PM**

35. CASE 22030004

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER	70081830000055345935	**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	$75.00
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	2/22/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
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	2/22/2023	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.	Not in Compliance	
2	2/22/2023	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	
3	2/22/2023	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	Not in Compliance	

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

FINES:

DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
DAILY FINE	$100.00	2/22/2023
DAILY FINE	$100.00	2/22/2023
DAILY FINE	$100.00	2/22/2023
DAILY FINE	$100.00	2/22/2023

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.

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

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

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

CASE TYPE	**Building Code Violations**	**DATE ESTBL**	**3/9/2022**	**STATUS**	**Open**
ADDRESS	**226 HIBISCUS AVE, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**2/2/2023 2:39:00 PM**

36. CASE 22030010

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	$100.00
DAYS TO COMPLY	22	**COMMENTS FINAL ORDER**	At the April 28, 2022 Special Magistrate Hearing, the Magistrate ordered the property to comply in full with the requirements of the Building Safety Inspection Program by October 25, 2022 or a fine of $250 per day will accrue beginning October 26, 2022. A Hearing Cost of $50 was assessed. The case will return to the October 27, 2022 Special Magistrate Hearing.
INSPECTION DATE	2/22/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE	4/28/2022		
FINAL ORDER COMPLY BY DATE	10/26/2022		

NOTICE NAMES:

LEISURE BY THE SEA ASSOCIATION, INC. C/O EXCLUSIVE PROPERTY MANAGEMENT — Owner

2945 W CYPRESS CREEK RD, SUITE 201 FORT LAUDERDALE , FL 33309

(REGISTERED AGENT), KATZ, STEVEN B

4300 N UNIVERSITY DR, A-106 LAUDERHILL, FL33351

GREELEY, JIM

232 HIBISCUS AVE #216 LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/22/2023	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	Not in Compliance	

follows: 1. 40 year or...

FINES:

DESCRIPTION	CHARGE	DATE BOARD ORDER COMPLY
DAILY FINE	$250.00	2/22/2023

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

Respectfully,

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

CASE TYPE	**Property Maintenance**	**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**	**2/2/2023 11:52:00 AM**

37. 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	2/22/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE	5/26/2022		
FINAL ORDER COMPLY BY DATE	7/27/2022		

NOTICE NAMES:

SUN & SEA VILLAS LLC Owner

4512 BOUGAINVILLA DR LAUDERDALE BY THE SEA, FL 33308

., LAW OFFICES OF MARK T. STERN, PA

4326 E. TRADEWINDS AVE LAUDERDALE BY THE SEA, FL33308

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	2/22/2023	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Closed	5/11/2022
2	2/22/2023	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	$150.00	2/22/2023
FLAT PENALTY		1/1/0001

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including multiple A/C unit replacements, and the kitchen & bathroom renovations.
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Corrective action: Repair/replace the carpet on the stairs where it is ripped and coming apart.

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

CASE TYPE	**Permits Required Violations**	**DATE ESTBL**	**7/7/2022**	**STATUS**	**Open**
ADDRESS	**4553 BOUGAINVILLA DR, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Greg Wienbarg**	**STATUS DATE**	**2/1/2023 12:00:00 AM**

38. CASE 22070008

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	64	**COMMENTS FINAL ORDER**	
INSPECTION DATE	1/3/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: STONEHORSE REAL EST HOLDINGS COOK, RONDA A & COOK, RICKY D — Owner

157 POWERS RD OAKDALE, TN 37829

VIOLATIONS:

#	DATE	DESCRIPTION	STATUS	DATE RESOLVED
1	1/3/2023	Chapter 30 - Unified Land Development Regulations Section 30-509(a). - Administration and Permits (Signs) These sign regulations shall be administered by the Development Services Department. No sign of any kind (except exempt signs) shall be erected, installed, repaired or replaced within the Town until a permit for such sign or work has been issued by the Development Services Department. Prior to the issuance of a sign permit for any sign, the application for a sign permit shall be reviewed and approved by the Development Services Department.	Not in Compliance	
2	1/3/2023	Chapter 6 - Building and Building Regulations Section 6-36(a). General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.	Not in Compliance	
3	1/3/2023	Florida Building Code FBC BCA Section 105.1. Work Without Permits. Permits. Required: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove or demolish any building, structure, or any part thereof; or any equipment, device or facility therein or thereon, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; or to change the Occupancy of a building or structure from one use Group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized or prohibited use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code; shall first make application to the Building Official and/or Fire Code Official as indicated in the FFPC or a duly authorized representative and obtain the required permits. A permit shall be deemed...	Closed	1/4/2023

FINES:

NARRATIVE: FBC 105.1 - Work done without a Permit from the Town.
As per Building Official: Work done without permits including kitchen and bathroom renovations inside of the units, door jam in office needs to be repaired, new A/C unit installed, new pool water heater installed, and 2 patio decks installed on the roof.
Stairs, banisters and hand railings need to be repaired and secured so that they are in a safe condition. This will be determined by the building official and the Fire Marshal.
Unit 101/102- permit for both bathroom remodels. Need to add door handle and refrain from locking out the separating door. Unit s 101 & 102 need to be returned to, and operate as, one single unit.
Unit 103- bathroom and kitchen remodel permit
Unit 104- bathroom and kitchen remodel permit
Unit 105- bathroom permit
Unit 106- bathroom permit
Unit 109- bathroom permit
Unit 110- bathroom permit
Unit 111- bathroom permit
Unit 112- bathroom and kitchen remodel permit. Stop Work Order posted on unit 112 (6/24/2022).
Units 201, 202, 203, all need to be returned to one single unit by getting a demo permit to open the two door enclosures and remove the kitchen currently in 203. Fix toilet in unit 203 so it flushes. New air handler should be included in the permit with the new outside A/C permit. Please repair the hole in the wall next to the A/C handler.
Corrective Action required: Please obtain an after-the-fact permit for all work done without a permit.
For assistance with permitting or questions about the violation, you may contact the Building Department at 954-640-4215 or building@lbts-fl.gov.

Sec. 6-36(a) - General structural specifications. Foundations, floors, walls, ceilings, roofs, windows, doors, and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Repair all broken/non-operational windows. Repair and replace all broken/missing deck drains.

Sec. 30-509(a) - Unpermitted signs installed/applied without sign permits from the Town. Please submit applications and obtain after-the-fact sign permits and comply with the Town's regulations for signage.

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

CASE TYPE	**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**	**2/2/2023 11:56:00 AM**

39. CASE 21080006

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	$75.00
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	2/22/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
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	2/22/2023	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	2/22/2023

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.

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

CASE TYPE	**Permits Required Violations**	**DATE ESTBL**	**8/24/2021**	**STATUS**	**Open**
ADDRESS	**1501 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062**	**INSPECTOR**	**Greg Wienbarg**	**STATUS DATE**	**2/1/2023 12:00:00 AM**

40. CASE 21080007

CASE DATA:

ORIG. CASE CERT. MAIL NUMBER		**I. OF F. MEETING DATE**	
TYPE OF SERVICE	Certified Mail	**PROSECUTION COSTS**	
DAYS TO COMPLY	72	**COMMENTS FINAL ORDER**	
INSPECTION DATE	1/25/2023	**COMMENTS - IMPOSITION OF FINE**	
COMPLIED DATE			
SCHEDULED HEARING DATE	2/23/2023		
FINAL ORDER MEETING DATE			
FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: CONWAY ECHARTE TURNBRIDGE ET AL % GARDEN BY THE SEA N — Owner

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@lbts-fl.gov.

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

CASE TYPE	**Building Code Violations**	**DATE ESTBL**	**10/15/2021**	**STATUS**	**Open**
ADDRESS	**1470 S OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33062**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**2/1/2023 12:00:00 AM**

41. CASE 21100012

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	7/27/2022	**COMMENTS - IMPOSITION OF FINE**	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	2/23/2023		
	FINAL ORDER MEETING DATE			
	FINAL ORDER COMPLY BY DATE			

NOTICE NAMES:

EL DORADO CLUB AKA DELRADO INC — Owner

1470 S OCEAN BLVD LAUDERDALE BY THE SEA, FL 33062
., DELRADO, INC.

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

3400 BEACON STREET POMPANO BEACH, FL33062
DIRECTOR, DELRADO INC, BURGIN, 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	Not in Compliance	

2006 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.

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

CASE TYPE	**Building Code Violations**	**DATE ESTBL**	**10/15/2021**	**STATUS**	**Open**
ADDRESS	**4900 N OCEAN BLVD, LAUDERDALE BY THE SEA, FL 33308**	**INSPECTOR**	**Bethany Banyas**	**STATUS DATE**	**2/1/2023 12:00:00 AM**

42. CASE 21100021

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	7/27/2022	**COMMENTS - IMPOSITION OF FINE**	
	COMPLIED DATE			
	SCHEDULED HEARING DATE	2/23/2023		
	FINAL ORDER MEETING DATE			
	FINAL ORDER COMPLY BY DATE			

NOTICE NAMES: SEA RANCH CLUB CONDO C — Owner

4900 N OCEAN BLVD LAUDERDALE BY THE SEA, FL 33308

VIOLATIONS:

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

FINES:

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

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

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.165 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.
****
According to Town Records and Broward County Records, this property is past due for compliance with the Building Safety Inspection Program.

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

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

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

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