

# Development Services Monthly Report

## May 2011

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### Projects and Accomplishments

Table 1

|  |                                      | Oct                    | Nov         | Dec                 | January   | February | March | April | May |
|--|--------------------------------------|------------------------|-------------|---------------------|---|----------|-------|-------|-----|
| 1                                      | Visitors                             | 566                    | 422         | 438                 | 455   | 473      | 553   | 523   | 477 |
| 2                                      | Informational Calls Received         | 902                    | 767         | 753                 | 808   | 739      | 985   | 1003  | 789 |
| <b>Code Compliance</b>                 |                                      |                        |             |                     |   |          |       |       |     |
| 3                                      | Verbal Warnings                      | 45                     | 41          | 16                  | 27  | 9        | 30    | 25    | 11  |
| 4                                      | Notices of Violation                 | 76                     | 58          | 53                  | 37  | 36       | 98    | 98    | 24  |
| 5                                      | Courtesy Notices                     | 33                     | 14          | 38                  | 34  | 3        | 16    | 3     | 17  |
| 6                                      | Citations                            | 1                      | 1           | 3                   | 0   | 0        | 0     | 0     | 0   |
| 7                                      | Special Master Cases                 | 12                     | 9           | 14                  | 10  | 9        | 14    | 15    | 8   |
| 8                                      | Complaints Investigated              | 21                     | 21          | 20                  | 13  | 22       | 41    | 19    | 7   |
| 9                                      | Re-inspections                       | 151                    | 171         | 102                 | 95  | 79       | 105   | 117   | 83  |
| 10                                     | Lien Searches                        | 25                     | 26          | 22                  | 29  | 21       | 40    | 18    | 19  |
| 11                                     | Courtesy Letters                     | 15                     | 80          | 0                   | 73  | 55       | 0     | 27    | 0   |
| 12                                     | Public Records Requests              | 2                      | 2           | 0                   | 1   | 1        | 1     | 1     | 1   |
| 13                                     | Business Tax Receipt Inspections     | 13                     | 8           | 3                   | 8   | 9        | 7     | 6     | 11  |
| <b>Fire Marshal</b>                    |                                      |                        |             |                     |   |          |       |       |     |
| 14                                     | Fire Marshal Permit Inspections      | 15                     | 11          | 8                   | 8   | 11       | 19    | 9     | 9   |
| 15                                     | Fire Marshal Apps + Resubmittals     | 10                     | 14          | 16                  | 15  | 22       | 20    | 19    | 19  |
| <b>Building Department and Zoning</b>  |                                      |                        |             |                     |   |          |       |       |     |
| 16                                     | Final Zoning Inspections             | 14                     | 14          | 6                   | 28  | 20       | 15    | 21    | 17  |
| 17                                     | Zoning Reviews (By County and Staff) | 107                    | 113         | 91                  | 90  | 88       | 81    | 96    | 131 |
| 18                                     | Permits Issued                       | 40                     | 48          | 45                  | 38  | 28       | 50    | 70    | 17  |
| 19                                     | Permit Applications                  | 82                     | 76          | 77                  | 72  | 63       | 64    | 96    | 55  |
| <b>Approved Permits Over \$100,000</b> |                                      |                        |             |                     |   |          |       |       |     |
|  | Address                              | Date Permit was issued | Job Value   | Owner               | Type of Work  |          |       |       |     |
| 20                                     | 3900 Ocean Drive                     | 1-4-11                 | \$1,350,000 | Fountainhead Condo. | Modify drainage system, generator, and pump station |          |       |       |     |
| 21                                     | 235 Codrington Ave                   | 3-31-11                | \$750,000   | Giannella           | Single family residence                             |          |       |       |     |
| 22                                     | 4116 Ocean Drive                     | 5-31-11                | \$480,000   | Fifth/Third Bank    | Building renovations                                |          |       |       |     |
| 23                                     | 1770 S Ocean Blvd                    | 3-6-11                 | \$108,102   | Ocean Sounds Condo  | Concrete restoration                                |          |       |       |     |

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**Table 2 - Notices of Violations Issued**

| Line  | Violations | Type                      |
|-------|------------|---------------------------|
| 1     | 1          | No Permits                |
| 2     | 2          | Inoperable Vehicle        |
| 3     | 2          | Unregistered Vehicle      |
| 4     | 1          | Sign Violation            |
| 5     | 1          | Landscape Maintenance     |
| 6     | 1          | Illegally Parked Trailer  |
| 7     | 2          | No Business Tax Receipt   |
| 8     | 3          | Trash and Debris          |
| 9     | 1          | Landscape Debris          |
| 10    | 3          | No Trash Service          |
| 11    | 1          | No Vacation Rental Permit |
| 12    | 2          | Overgrown Hedges          |
| 13    | 1          | Overgrown Yard            |
| 14    | 1          | Unmaintained Pool         |
| 15    | 1          | Vessel Violation          |
| 16    | 1          | Infestation               |
| Total | 24         |                           |

Code Enforcement Activities:

1. Prepared, presented, and provided testimony for eight (8) cases at the May 18, 2011 Code Compliance Special Magistrate Hearings.
2. Prepared three (3) Special Event Applications for the May 24, 2011 Commission Meeting.
3. Prepared two (2) lien mitigation requests for the May 24, 2011 Commission Meeting.
4. Spoke with Minto Developers and asked that they re-seed or sod the vacant lot, install irrigation, and remove two (2) dead trees. Minto was again accommodating and started moving on it right away.
5. Worked with the Building Department to prepare the updated 40 year inspection report (attached).

Annual Commercial & Hospitality District Inspections (Spreadsheet attached)

6. Completed inspections at Little Inn by the Sea, 4546 El Mar Drive after the Chamber notified us of a complaint from a tourist and found several violations such as exposed structural rebar causing spalding, hazardous electrical wiring, and a broken glass pane that if it collapsed would cause serious injury.
7. Monitored the progress of the other hotels inspected as part of this program. Assisted with permitting issues and assuring progress does not become stagnant. So far all of the hotels that have been cited as part of this program have submitted permit applications to improve their properties.

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Since inception of the program, property owners have embraced the required compliance to the Town's Code of Ordinances. It is our goal to proactively facilitate the progress of property improvements and to visit with and communicate more frequently with each property owner/leasee.

An example of a property that has aesthetically improved the exterior of their property is 4245 Ocean Drive (Dolphin Harbor Inn). The ongoing exterior improvements include painting, new landscaping, resurfacing and re-lining of the parking lot, and replacement of bad fascia. Staff makes it a priority to meet with the property owner/s at least weekly to ensure progress and this continuing attention is reaping positive results.

Code Enforcement Liens to be recorded: (List address and amount, Attach Final Order and Cert of Lien copies.)

- |                            |            |
|----------------------------|------------|
| 1. 4557 Poinciana St.      | \$3,400.00 |
| 2. 4216 Seagrape Dr.       | \$3,400.00 |
| 3. 4236 E. Tradewinds Ave. | \$3,400.00 |
| 4. 1749 Blue Water Terr.   | \$3,200.00 |
| 5. 2031 Coco Palm Place    | \$650.00   |

Commission Mitigated Code Fines Collected:

1. 1955 Blue Water Terrace South - \$16,537.50

Planning Activities:

1. Prepared and presented an Ordinance on amendments to the sign code for Commission review at the Commission Roundtable meeting. (Ordinance 2010-16)
2. Assisted the University of Miami with gathering data and mapping prior to their Charrette.
3. Prepared and presented a Conditional use Application for a pet store at 111 Commercial Boulevard to the Planning and Zoning Board.

Minor Site Plan Modification Approvals:

None







## Town of Lauderdale-by-the-Sea

Development Services  
 4501 N. Ocean Drive  
 Lauderdale-by-the-Sea, FL 33308  
 Phone (954) 776-3611  
 Fax (954) 776-3431

### Forty Year Inspection Program List

June 2, 2011

| <b>2006 2 Buildings</b> | <b>10,000 square feet and over</b> | <b>Status</b> |
|-------------------------|------------------------------------|---------------|
| Gorana International    | 4140 El Mar Dr.                    | Complied      |
| Judith Doering          | 4552 Bougainvilla Dr               | Complied      |

| <b>2007 15 Buildings</b>     | <b>7,000 Square feet and over</b> | <b>Status</b>  |
|------------------------------|-----------------------------------|--|
| 3 RM Investments LLC         | 4144 El Mar Dr                    | Complied   |
| A&M Resorts LLC              | 4644 El Mar Dr                    | Complied   |
| Anglin Family Trust          | 14 E Commercial Blvd              | County Magistrate Case #10-0959<br>2 \$125 Fines<br>Report submitted, Misc electrical work required –<br>Due date 3/20/11– permits not yet applied for<br>Due to be set up for July Hearing @ LBTS   |
| Demko                        | 1 E Commercial Blvd               | Complied   |
| High Noon Apts               | 4424 El Mar Dr                    | Complied   |
| Horizon by the Sea Inn       | 4229 N Ocean Blvd                 | Complied   |
| Marzec                       | 4208 N Ocean Blvd                 | Complied   |
| Marzec                       | 4220 N Ocean Blvd                 | Complied   |
| Maw Inc                      | 4457 Poinciana                    | Complied   |
| Seagrape Commons             | 222 E Commercial Blvd             | Complied   |
| Sinivad Inc                  | 4408 El Mar Dr                    | Complied   |
| Slam Properties              | 4245 N Ocean Dr                   | Complied   |
| Villas of Caprice Dev        | 4110 El Mar Dr                    | -October 18, 2010 County Unsafe Structures Board –<br>deferred until November<br>-Case #08-0646<br>Structural & Electrical Repairs Req<br>concrete restoration & electrical labeling<br>– property was in foreclosure – new owner - Fifth Third<br>Bank owns the property and leases it to Aqua Hotel<br>Management LLC) Additionally- A County case was<br>opened to expedite repairs. County Magistrate gave 30<br>days to 6/3/11 to comply.<br><br>An extension request was received and forwarded to the<br>Magistrate and is scheduled for the July 2011 Hearing. |
| Villas of Caprice Dev<br>LLC | 4108 El Mar Dr                    | - October 18, 2010 Unsafe Code Board- deferred until Nov<br>Hearing<br>-Case #08-0644 -<br>Same status as 4110 El Mar Dr.  |
| Z&K Property Corp            | 4433 N Ocean Blvd                 | Complied   |

## Forty Year Inspection Program List

| <b>2008 15 Buildings</b> | <b>5,500 Square feet and over</b> | <b>Status</b>   |
|--------------------------|-----------------------------------|---|
| AABI B Van Inc           | 4620 N Ocean Dr                   | Complied  |
| Dee Jay Enterprises Inc  | 4613 El Mar Dr                    | Complied  |
| El Mar Pl Dev LLC        | 4329 El Mar Dr                    | Complied  |
| Furth                    | 4525 El Mar Dr                    | Complied  |
| Gibson                   | 4553 El Mar Dr                    | Complied  |
| Half Ventures            | 4601 El Mar Dr                    | Complied  |
| JAC Property             | 4221 Bougainvilla Dr              | Complied  |
| Kuchma                   | 4425 Poinciana Dr                 | Complied  |
| Motwani Property LLC     | 4520 N Ocean Dr                   | Complied  |
| Ocean Reverie            | 4433 El Mar Dr                    | Complied  |
| Oceantime LLC            | 4200 El Mar Dr                    | Complied  |
| Town of LBTS (2)         | 4505 Ocean Dr                     | Complied  |
| Tropic Ranch Inc         | 4560 El Mar Dr                    | -October 5, 2010 County Code Enforcement Magistrate – granted extension to Nov. 2, 2010 Board<br>-Case #10-0960<br>No Electrical Report, Structural Repairs- concrete restoration<br>Two code enforcement cases for structural and electrical Permits for str. Repairs and Elec<br><br>County Code Board - Gave 30 days to 6/3/11 comply<br><br>An extension request was received and forwarded to the Magistrate and is scheduled for the July 2011 Hearing. |
| Wilson                   | 4301 El Mar Dr                    | Complied  |

| <b>2009 18 Buildings</b>  | <b>4,650 Square feet and over</b> | <b>Status</b> |
|---------------------------|-----------------------------------|---------------|
| A G Solid Investment      | 218 E Commercial Blvd             | Complied      |
| Alice's Angel Inc         | 4628 El Mar Dr                    | Complied      |
| Archdiocese of Miami      | 2001 S Ocean Blvd                 | Complied      |
| Best Florida Resort Hotel | 4628 N Ocean Dr                   | Complied      |
| Community Church of LBTS  | 4433 Bougainvilla Dr              | Complied      |
| Coral Springs Investment  | 4337 Seagrape Dr                  | Complied      |
| Demko Family Holdings     | 4653 N Ocean Blvd                 | Complied      |
| Diamond King Enterprises  | 233 E Commercial Blvd             | Complied      |
| Ezer Investments          | 101 E Commercial Blvd             | Complied      |
| Fisherman's Pier Inc      | 4400 N Ocean Blvd                 | Complied      |
| Ginomar Inc               | 4625 N Ocean Dr                   | Complied      |
| Landmark Luxury Homes     | 4605 N Ocean Dr                   | Complied      |
| MJB Chelsea               | 237 E Commercial Blvd             | Complied      |
| Ocean Treasure            | 4308 El Mar Dr                    | Complied      |
| PSH Holdings Inc          | 259 E Commercial Blvd             | Complied      |
| Sabatini, L               | 229 E Commercial Blvd             | Complied      |
| Scharf                    | 232 E Commercial Blvd             | Complied      |
| Z&K Properties            | 4433 N Ocean Dr                   | Complied      |

## Forty Year Inspection Program List

| <b>2009</b>              | <b>9 Condos</b>       | <b>Status</b>  |
|--------------------------|-----------------------|--|
| Bougainvilla 4627        | 4627 Bougainvilla Dr  | Complied   |
| Caribe                   | 4050 N Ocean Dr       | Complied   |
| Fountainhead             | 3900 N Ocean Blvd     | Complied   |
| Leisure By the Sea       | 220 Hibiscus Avenue   | Past Due = Need Service  |
| Leisure By the Sea East  | 4117 Bougainvilla Dr  | Complied   |
| Ocean Place Condo        | 1900 S Ocean Blvd     | October 18, 2010 County Unsafe Structures Board<br>Case# 10-0084<br>Code enforcement case opened for electrical<br>Electric repair permit issued on 6-3-11 |
| Poinciana                | 4630 Poinciana Street | Complied   |
| South Leisure By the Sea | 234 Hibiscus Avenue   | Complied   |
| Winter Colony            | 4300 El Mar Dr        | Complied   |

| <b>2010</b>              | <b>3800 Square feet and over</b> | <b>Status</b>  |
|--------------------------|----------------------------------|--|
| <b>23 Buildings</b>      |                                  |  |
| 239 Commercial Invest    | 239 E Commercial Blvd            | NOV posted-compliance due 5/27/11<br>Due to be set up for July Hearing @ LBTS  |
| A&M Resorts              | 4640 El Mar Dr                   | Complied   |
| Dealers R US             | 4109 N Ocean Dr                  | Complied   |
| Florida LA-CO            | 4604 Bougainvilla Dr             | Structural report<br>submitted no repairs req; need electrical report-<br>Due to be set up for July Hearing @ LBTS   |
| Kavon Enterprises        | 106 NE 50 Street                 | Complied   |
| Landmark Lux Homes       | 4609 N Ocean Dr                  | NOV posted-compliance due 5/27/11<br>Due to be set up for July Hearing @ LBTS  |
| Little Italy             | 4546 El Mar Dr                   | NOV issued- County Code Board - Gave 30 days to 6/3/11<br>comply<br><br>An extension request was received and forwarded to the<br>Magistrate and is scheduled for the July 2011 Hearing. |
| MJB Chelsea              | 235 E Commercial Blvd            | Complied   |
| Noble Q Robertson        | 4209 El Mar Dr                   | Complied   |
| Palm Avenue Dev          | 4132 N Ocean Dr                  | NOV posted-compliance due 5/27/11<br>Due to be set up for July Hearing @ LBTS  |
| Pump Realty              | 4400 El Mar Dr                   | Complied   |
| Rentals Vacation Prop    | 4340 Seagrape Dr                 | Complied   |
| Royal Coast Condo        | 2000 S Ocean Blvd                | Concrete Restoration in progress   |
| Schiltz                  | 100 NE 50 Street                 | Complied   |
| Sellitti                 | 4128 El Mar Dr                   | Complied   |
| Southward                | 230 Marine Court                 | Complied   |
| Sun Bank                 | 112 NE 50 Street                 | Complied   |
| Village By the Sea Condo | 1967 S Ocean Blvd                | Compliance Due Date November 2010<br>Due to be set up for July Hearing @ LBTS  |
| Walnut & Vine            | 4116 N Ocean Dr                  | NOV posted-compliance due 5/27/11<br>Structural report rec'd - no electrical rec'd<br>Due to be set up for July Hearing @ LBTS   |
| Z&K Property             | 4433 N Ocean Dr                  | Complied   |

## Forty Year Inspection Program List

| <b>2011<br/>21 Buildings</b> | <b>3500 Square feet and over</b> | <b>Status</b>                 |
|------------------------------|----------------------------------|-------------------------------|
| 5400 N Ocean Blvd            | 5400 N Ocean Blvd                | Compliance Due Date July 2011 |
| Atlantic Beach Villas        | 5450 N Ocean Blvd                | Compliance Due Date July 2011 |
| Cloisters Co-Op              | 1420 S Ocean Blvd                | Compliance Due Date July 2011 |
| Compton                      | 230 Lake Court                   | Compliance Due Date July 2011 |
| Crane Crest                  | 1850 S Ocean Blvd                | Complied                      |
| El Dorado Club Co-Op         | 1470 S Ocean Blvd                | Compliance Due Date July 2011 |
| Jade Beach Villas            | 1750 S Ocean Blvd                | Compliance Due Date July 2011 |
| Leisure Gardens Condo        | 1481 S Ocean Blvd                | Compliance Due Date July 2011 |
| Leisure Mar Condo            | 4540 N Ocean Dr                  | Compliance Due Date July 2011 |
| Ligeia LLC                   | 4213 El Mar Drive                | Compliance Due Date July 2011 |
| Malulani Co-Op               | 1398 S Ocean Blvd                | Complied                      |
| O' Sean Villa LLC            | 4641 N Ocean Blvd                | Compliance Due Date July 2011 |
| Ocean Colony                 | 1620 S Ocean Blvd                | Complied                      |
| Ocean East Apt. Co-Op        | 1530 S Ocean Blvd                | Compliance Due Date July 2011 |
| Richard Barrie JR            | 230 Basin Drive                  | Compliance Due Date July 2011 |
| Rocaille Condo               | 1965 S Ocean Blvd                | Compliance Due Date July 2011 |
| Sea Colony Co-Op             | 1400 S Ocean Blvd                | Compliance Due Date July 2011 |
| Starlight Towers             | 6000 N Ocean Blvd                | Compliance Due Date July 2011 |
| Three Seas LTD               | 4229 Bougainvilla                | Complied                      |
| Vasil                        | 4149 Bougainvilla Dr             | Compliance Due Date July 2011 |

### Forty Year Inspection Completed By Owner / Not Required By Official List

|                       |                      |                 |          |
|-----------------------|----------------------|-----------------|----------|
| Jankowski, Tadeusz    | 4553 Bougainvilla Dr | Not on any list | Complied |
| Leisure Towers Assoc. | 1500 S Ocean Blvd    | Not on any list | Complied |

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