

Community Enhancement and Code Compliance

1601 NW 136 Ave, Bldg. A, Sunrise FL, 33323

Phone: (954) 572-2344



SPECIAL MAGISTRATE HEARING AGENDA

February 20, 2023

2:00 PM

CALL TO ORDER

IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. Case 18-1463** **QUAIL RUN OF SUNRISE UNIT THREE ASSOCIATION, INC**
2998 East Sunrise Lakes Drive – Building 3
Section 16-167 – City initiated tree removal on private property
Code Officer Terrell McCombs
The multi-family residential property has one mature Royal palm tree which is dead along the west perimeter next to an interior walkway in 2018. Additionally, there are currently other standing dead tree(s) on the property.
- 2. Case 1707-2020** **SUNRISE ANIMAL HOSPITAL LLC – 1190 Sunset Strip – Common Area**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property folio# 49.41.35.02.0780 has the vehicular striping within the parking & pedestrian area missing after the parking areas were re-paved without first obtaining city paving permits.
Continued from 1-23-23
- 3. Case 1708-2020** **1200 SUNSET STRIP LLC – 1200 Sunset Strip**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property folio# 49.41.35.02.0782 has the vehicular striping within the parking & pedestrian area missing after the parking areas were re-paved without first obtaining city paving permits.
Continued from 1-23-23
- 4. Case 0209-2022** **CACERES, JOSEFINA – 1059-NW 124 Terrace**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Nosbel Pacio
The residential property has the adjacent private sidewalk which is in a state of disrepair.
Continued from 1-23-23
- 5. Case 0610-2022** **WEST COMMERCIAL SHELL LLC – 10300 West Commercial Boulevard**
Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau
The commercial property has worn asphalt pavement and damaged catch basins in the parking areas. The overall vehicular striping within the parking areas is worn and faded.
Continued from 11-21-22

6. Case 0692-2022 **GLOBAL SUNRISE WEST LLC – 9170 West Commercial Boulevard**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Maira Tarrau
“OM JN LLC” also known as “Mile High Smoke and Vape Shop” is operating a business without first obtaining the required local business tax receipt from the City of Sunrise.
Continued from 12-19-22
7. Case 0901-2022 **BROWARD LAKES BUILDING A B & C ASSOCIATION, INC**
701 – 1099 Shotgun Road
Count I
Section 16-125 – Open storage, garbage and refuse – Code Officer Terrell McCombs
The commercial property has outdoor storage of items including open storage, pallets, junked or inoperative vehicles and trailers being stored inside the approved visitors parking spaces.
Count II
Section 9-51 – Junked or inoperative vehicles – Code Officer Terrell McCombs
The commercial property has abandoned, derelict, inoperative or junked motor vehicles which do not have a current license tag and are not in running condition.
8. Case 0960-2022 **RIVERBEND BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.**
10002-10070 NW 46 Street – Common Area
Section 17-12(6) – Exterior standards – Code Officer Terrell McCombs
The commercial property has mold, mildew, stains, grease, discoloration from faded worn paint on the exterior surface of building, walls, walk ways, dumpster enclosure, and roof overhangs.
9. Case 0961-2022 **RIVERBEND BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.**
10002-10070 NW 46 Street – Common Area
Section 17-12(3) – Exterior standards – Code Officer Terrell McCombs
The commercial property has the exterior building roof overhangs, doors, and overhead garage doors which have not been maintained in an overall good condition.
10. Case 0962-2022 **RIVERBEND BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.**
10002-10070 NW 46 Street – Common Area
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property has the overall vehicular striping and signage within the parking area worn and faded. Additionally, the vehicular pavement has worn, damaged and missing asphalt, there are also damaged vehicular concrete curbing and many vehicular parking wheel stops are missing or not anchored.
11. Case 0963-2022 **RIVERBEND BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.**
10002-10070 NW 46 Street – Common Area
Section 17-12 – Exterior standards – Code Officer Terrell McCombs
The commercial property has the interior sidewalks in a state of disrepair.
12. Case 0965-2022 **RIVERBEND BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.**
10002-10070 NW 46 Street – Common Area
Section 16-125(b) – Open storage, garbage and refuse – Code Officer Terrell McCombs
The commercial property has three dumpsters located in three dumpster enclosures that have chain link screening gates which have fallen into a state of disrepair.

- 13. Case 0966-2022 RIVERBEND BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.
10002-10070 NW 46 Street – Common Area
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**
The commercial property has general landscape maintenance items that have occurred over a period of time in which many hedge plants and sod have died and are missing.
- 14. Case 1050-2022 NORTH BROWARD HOSPITAL DISTRICT – 9001 West Oakland Park Boulevard
Section 17-12(6) – Exterior standards – Code Officer Maira Tarrau**
The vacant property has the exterior surfaces of the building which are not being maintained in a good state of repair due to the following violations:
- The exterior walls are covered with mildew in some areas.
 - The front of the property is painted with two different paint colors.
 - The skylight of the main entrance of the building is dirty and needs to be cleaned.
- 15. Case 1023-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**
The commercial property has many areas of worn or damaged asphalt pavement within the vehicular and pedestrian areas. Many pot holes within the six-building complex were temporarily repaired on July 8, 2021 by a contractor who did not obtain a City paving permits. These worn paved areas, with new pot holes will need to be addressed by a City Engineering Inspectors direction check list. Additionally, the overall vehicular striping and signage within the parking area is worn and faded.
- 16. Case 1024-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue
Section 16-147 – Parking of commercial vehicles – Code Officer Terrell McCombs**
The commercial property has multiple commercial vehicles parked in parking spaces supplied by the owner to meet the requirements of Article VII.
- 17. Case 1025-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue
Section 9-51 – Junked or inoperative vehicles – Code Officer Terrell McCombs**
The commercial property has abandoned, derelict, inoperative or junked motor vehicles and trailers that no not possess a current license tag and/or is not in running conditions.
- 18. Case 1026-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue
Section 16-125 – Open storage, garbage and refuse – Code Officer Terrell McCombs**
The commercial property has outdoor storage of items including, junked or inoperative vehicle trailer, and steel enclosed trailers are being stored on approved visitors parking spaces. Additionally, storage sheds and multiple chlorine pressure cleaning tanks, ladders, tile, etc. which are being stored on the approved landscape. Boats and boat trailers are being stored on the designated approved tennis court area.
- 19. Case 1027-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue
Section 17-12(6) – Exterior standards – Code Officer Terrell McCombs**
The commercial property has mold, mildew, stains, grease, discoloration from faded worn paint on the exterior surface of the building(s), walls, walks, curbing, dumpster enclosures, and roof tiles on building and around the perimeter buffering concrete wall(s).
- 20. Case 1028-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue
Section 17-12(3) – Exterior standards – Code Officer Terrell McCombs**
The commercial property has missing building roof vents, rotten wood fascia, and boarded up windows which is not weather tight or rodent proof.

- 21. Case 1029-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue**
Section 9-31(b)(3) – Proper maintenance required – Code Officer Terrell McCombs
The commercial property has mold and mildew stains on the roof tiles on six buildings including the buffering concrete wall with approved architectural roof tiles on top of the walls.
- 22. Case 1030-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Terrell McCombs
The commercial property has scattered garbage, cans, bottles, bags, pallets, tires and other debris that are inside and outside of the complex.
- 23. Case 1031-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue**
Section 16-191(c)(1) – Fences and hedges in residential districts
Code Officer Terrell McCombs
The commercial property has overgrown hedges around the complex that have overwhelmed the existing canopy trees.
- 24. Case 1032-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue**
Section 17-15(14) – Minimum standards for basic equipment and facilities
Code Officer Terrell McCombs
The commercial property has one metal pole light which is damaged and is currently leaning with a metal post near the Activities building #6. Additionally, several ground light fixture lights are inoperable and have exposed electrical wires in front of building #1. All inoperable light fixtures are not providing the required night time light though out The Family Center campus.
- 25. Case 1054-2022 BROCKINGTON, JOLANDA & TRUE NORTH PROPERTY OWNER A LLC**
8681 NW 25 Street
Section 4-30 – Vicious dogs – Code Officer Carole Himmel
On August 28, 2022, the Respondents who own and/or reside at the residential property allowed a pit bull dog to run at large without being properly muzzled. In accordance with Sunrise Police Report #42-2208-037530, the pit bull dog bit Shaquanda Hampton without provocation and caused a laceration to her knee.
Imposition of Fine already issued
- 26. Case 1055-2022 BROCKINGTON, JOLANDA & TRUE NORTH PROPERTY OWNER A LLC**
8681 NW 25 Street
Section 4-49(a)(b) – Confinement – Code Officer Carole Himmel
On August 28, 2022, the Respondents who own and/or reside at the residential property allowed a pit bull dog to run at large without being properly muzzled. In accordance with Sunrise Police Report #42-2208-037530, the pit bull dog bit Shaquanda Hampton without provocation and caused a laceration to her knee.
- 27. Case 1056-2022 BROCKINGTON, JOLANDA & TRUE NORTH PROPERTY OWNER A LLC**
8681 NW 25 Street
Section 4-50 – Registration – Code Officer Carole Himmel
The Respondents who own and/or reside at the residential property has a pit bull dog that is not registered with the City of Sunrise.
- 28. Case 1089-2022 TRI-STATE REALTY INVESTMENT CO., INC. – 8502 NW 44 Street**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Maira Tarrau
The commercial property “*Dollar General*” has the adjacent public sidewalk which is not being maintained in a good state of repair. The sidewalk has several areas of broken concrete, along with uplifted slabs.

29. Case 1090-2022 **TRI-STATE REALTY INVESTMENT CO., INC. – 8502 NW 44 Street**
Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau
The commercial property “*Dollar General*” has worn asphalt pavement, damaged catch basins along with oil stains and blemishes in the vehicular areas. The overall vehicular striping within the parking areas is worn and faded.

FORMAL HEARINGS – CODE COMPLIANCE DIVISION

30. Case 1471-2021 **DAWODU, CINDY & DAWODU, JIDE – 8300 NW 21 Court**
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Carole Himmel
The residential property has a fence in disrepair as well as a portion of the permitted fence that has been removed and replaced with a gate.
31. Case 1472-2021 **DAWODU, CINDY & DAWODU, JIDE – 8300 NW 21 Court**
Section 16-111 – Swimming pool regulations – Code Officer Carole Himmel
The residential property has a swimming pool without a safety barrier.
32. Case 0701-2022 **GLOBAL SUNRISE WEST LLC – 9300 West Commercial Boulevard**
Section 14-16 a-f – Illegal parking – Code Officer Maira Tarrau
The commercial property “*Publix Supermarket, Inc.*” has several commercial trucks illegally parked in the interior road, located in the front and the rear of the building.
Continued from 11-21-22
33. Case 0888-2022 **SOLOMON, EDWARD – 5850 NW 14 Place**
Section 9-51 – Junked or inoperative vehicles – Code Officer Nosbel Pacio
The residential property has multiple vehicles without a license plate and/or tag.
34. Case 0913-2022 **GOWIE, ERROL – 8510 NW 24 Street**
Section 9-31 – Proper maintenance required – Code Officer Carole Himmel
The residential property has overgrown grass and weeds on the property.
35. Case 0914-2022 **GOWIE, ERROL – 8510 NW 24 Street**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has missing sod in the front yard and swale area.
36. Case 0915-2022 **GOWIE, ERROL – 8510 NW 24 Street**
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel
The residential property has vehicles parking on the front lawn next to the driveway.
37. Case 0916-2022 **GOWIE, ERROL – 8510 NW 24 Street**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
The residential property has garbage and debris on the property.
38. Case 0220-2023 **GOWIE, ERROL – 8510 NW 24 Street**
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Carole Himmel
The residential property has a fence that is in disrepair.
39. Case 0334-2023 **GOWIE, ERROL – 8510 NW 24 Street**
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel
The residential property has a wrecked vehicle without a current license tag.

- 40. Case 0958-2022** **GGH 42 LLC – 5959 NW 25 Place #227**
Section 17-12(3) – Exterior standards – Code Officer Nosbel Pacio
The residential property has window(s) not in a good state of repair.
- 41. Case 0981-2022** **NORTH BROWARD HOSPITAL DISTRICT – 0 North Pine Island Road**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Maira Tarrau
The undeveloped property has the adjacent public sidewalk which is not being maintained in a good state of repair. The concrete is broken and chipped off in several areas, along with uplifted slabs which represents a hazard. In addition, there is weed and mildew growing along the public sidewalk which constitutes an eyesore.
Continued from 1-23-23
- 42. Case 1051-2022** **NORTH BROWARD HOSPITAL DISTRICT – 9001 West Oakland Park Boulevard**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Maira Tarrau
The vacant property has the adjacent public sidewalk which is not being maintained in a good state of repair. The sidewalk is covered in mildew in some sections and one section of the sidewalk located on NW 90 Terrace by the south side of the property is uplifted. In addition, in interior sidewalk or walkway is covered by mildew and needs to be pressure washed.
Continued from 1-23-23
- 43. Case 1115-2022** **NORTH BROWARD HOSPITAL DISTRICT BROWARD HEALTH**
4099 North Pine Island Road
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Maira Tarrau
The undeveloped lot has the adjacent public sidewalk is a state of disrepair.
Continued from 1-23-23
- 44. Case 0990-2022** **MCLYMONT, CORNELIUS B & GENE V – 8180 NW 21 Street**
Section 9-51 – Junked or inoperative vehicles – Code Officer Nosbel Pacio
The residential property has wrecked vehicles stored in the driveway
- 45. Case 1036-2022** **HIGGINGS, DEBRA & HIGGINS, DENNIS ESTATE OF – 9352 NW 24 Place**
Section 4-6 – Feeding wild ducks prohibited – Code Officer Carole Himmel
The residential property has food and water dishes in the driveway and/or front yard to feed ducks.
- 46. Case 1037-2022** **HIGGINGS, DEBRA & HIGGINS, DENNIS ESTATE OF – 9352 NW 24 Place**
Section 9-31(a)(4) – Proper maintenance required – Code Officer Carole Himmel
The residential property has a driveway in disrepair.
- 47. Case 1038-2022** **HIGGINGS, DEBRA & HIGGINS, DENNIS ESTATE OF – 9352 NW 24 Place**
Section 9-1 – Prohibited generally – Code Officer Carole Himmel
In accordance with Sunrise Police Report #42-2204-017300 on April 26, 2022 and Sunrise Police Report #42-2207-030468 on July 17, 2022, the Respondent, Debra Higgins, at the residential property located at 9352 NW 24 Place is playing loud music and banging on unknown objects on the side of her residence for hours at a time creating a public nuisance.
- 48. Case 1045-2022** **JOSEPH, GARY – 5963 NW 25 Place #228**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Arshaad Mohamed
The residential property has garbage and debris accumulating at the front door.

49. Case 1046-2022 **JOSEPH, GARY – 5963 NW 25 Place #228**
Section 17-12(3) – Exterior standards – Code Officer Arshaad Mohamed
The residential property has window(s) not in a good state of repair.
50. Case 1065-2022 **JEAN, LOUIVENCA – 6501 NW 29 Court**
Section 14-16(d) – Illegal parking – Code Officer Arshaad Mohamed
The residential property has vehicles parked in non-designated parking locations.
51. Case 1067-2022 **JEAN, LOUIVENCA – 6501 NW 29 Court**
Section 9-51 – Junked or inoperative vehicles – Code Officer Arshaad Mohamed
The residential property has inoperable vehicles stored in plain view.
52. Case 1068-2022 **JEAN, LOUIVENCA – 6501 NW 29 Court**
Section 9-31(a)(4) – Proper maintenance required – Code Officer Arshaad Mohamed
The residential property has a driveway that is in need of major repair.
53. Case 1094-2022 **JPMORGAN CHASE BANK, N.A. – 12590 West Sunrise Boulevard**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property has many general landscape maintenance deficiencies on this site.
54. Case 1097-2022 **JEAN, SMITH – 8520 NW 28 Street**
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel
The residential property has a wrecked vehicle with flat tires parked in the driveway.
55. Case 1108-2022 **TRUE NORTH PROPERTY OWNER A LLC – 11100 NW 26 Street**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The residential property has a number of general landscape maintenance items which include trees that need to be trimmed as they are encroaching on the public sidewalk.
56. Case 0227-2023 **GARCIA, FRANCISCO R & GARCIA, TAMARA – 9340 NW 21 Manor**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has sod missing in the swale area.
57. Case 0255-2023 **CSMA FT LLC – 8570 NW 28 Street**
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel
The residential property has a vehicle parked on the front lawn.
58. Case 0256-2023 **CSMA FT LLC – 8570 NW 28 Street**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has sod missing on the front yard and swale area.

REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION

59. Case 0921-2022 **LOWES HOME CENTERS INC – 8050 West Oakland Park Boulevard – Common Area**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property has many general landscape maintenance deficiencies which need immediate correction. *This is a repeat case of the Final Order 2018-0968 and 2018-0970 both signed by the Special Magistrate on November 19, 2018.*
Continued from 11-21-22

- 60. Case 0930-2022** **LOWES HOME CENTERS INC – 8050 West Oakland Park Boulevard – Common Area Section 16-164 – Maintenance – Code Officer Terrell McCombs**
 The commercial property has deficiencies from the City Approved Landscape Site Plans. There are standing dead palm tree, Canopy and palm trees were cut down to stumps and thousands of missing or dead hedge / foliage plants which are also missing, dead or not Florida grade #1. *This is a repeat case of the Final Order 2018-0969 signed by the Special Magistrate on November 19, 2018.*
 Continued from 11-21-22
- 61. Case 0257-2023** **ALCORN, THOMAS JR – 8651 NW 28 Street Section 14-16(d) – Illegal parking – Code Officer Carole Himmel**
 The residential property has a vehicle and/or trailer parked in the front and/or side yard. *This is a repeat violation of Final Order 19-1178 signed by the Special Magistrate on May 29, 2019.*
- 62. Case 0261-2023** **ALCORN, THOMAS JR – 8651 NW 28 Street Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel**
 The residential property has outdoor storage on the property. *This is a repeat violation of Final Order 19-1176 signed by the Special Magistrate on May 29, 2019.*

IMPOSITIONS OF FINE – BUILDING DIVISION

- 63. Case 0157-2019** **EGLISE BAPTISTE MEMORIAL CALVAIRE INC 6120 – 6124 NW 11 Street, Unit #10 Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin**
 The commercial property changed the occupancy of the space, from a window and screen store to a church; creating an unsafe condition, without first obtaining the necessary permits required from the Building Official.
 Continued from 01-23-23
- 64. Case 1343-2021** **GATOR UNIVERSITY SUNRISE, LLC – 8237 Sunset Strip Section 116.1 – Unsafe Structures - Structural Inspector Jose Sadin**
 The commercial property was found to have damage to the storefront and knee wall, creating an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
 Request to extend Imposition of Fine Start Date
- 65. Case 0301-2022** **HERA WESTON LLC – 55 Weston Road Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez**
 The commercial property was found to have electrical work done on the exterior water fountain and interior bathrooms, without first obtaining the necessary permits from the Building Official.
 Continued from 01-23-23
- 66. Case 0543-2022** **LAKESIDE MANOR NORTH ASSOCIATION, INC. – 5900 NW 17 Place Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**
 The multi-family residential property, has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated April 13, 2022. Required repairs should have been completed by October 13, 2022.
 Continued from 01-23-23

- 67. Case 0688-2022 YMP SUNRISE ALF PROPCO, LLC – 3003 North University Drive**
Section 105.1 – Permits Required – Mechanical Plans Examiner Paul Anderson
The commercial property was found to have an A/C unit was installed, without first obtaining the necessary permits from the Building Official.
- 68. Case 0727-2022 WADE, KIMBERLY – 7010 NW 25 Street**
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The residential property was found to have plumbing sanitary drain lines installed on the property, without first obtaining the necessary permits from the Building Official.
- 69. Case 0734-2022 NORTH BROWARD HOSPITAL DISTRICT – 9001 West Oakland Park Boulevard**
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The commercial property located at 9001 W Oakland Park Boulevard, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on June 28, 2022, and compliance was required by September 27, 2022.
- 70. Case 0832-2022 INVERRAMA SHOPPING PLAZA, LLC – 6010 West Oakland Park Boulevard**
Section 110.15 – 50yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The commercial property, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on June 27, 2022, and compliance was required by September 26, 2022.
- 71. Case 0838-2022 INVERRAMA SHOPPING PLAZA, LLC – 6032 West Oakland Park Boulevard**
Section 110.15 – 50yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The commercial property, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on June 27, 2022, and compliance was required by September 26, 2022.
- 72. Case 0844-2022 6301 SUNRISE LLC – 6301 West Sunrise Boulevard**
Section 110.15 – 50yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The commercial property, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on June 27, 2022, and compliance was required by September 26, 2022.
- 73. Case 0853-2022 GATOR UNIVERSITY SUNRISE, LLC – 2320 North University Drive**
Section 110.15 – 50yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The commercial property, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on June 27, 2022, and compliance was required by September 26, 2022.
- 74. Case 0854-2022 GATOR UNIVERSITY SUNRISE, LLC – 8225 Sunset Strip**
Section 110.15 – 50yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The commercial property, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on June 27, 2022, and compliance was required by September 26, 2022.

- 75. Case 0875-2022 PEREZ, JORGE L & EVELYN – 312 South Ketch Drive**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic installed, without first obtaining the necessary permits from the Building Official.
- 76. Case 0917-2022 ARAGON CONDOMINIUM ASSOCIATION, INC**
2571 Aragon Boulevard, Building 19
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The multi-family residential property was found to have spalling concrete on the balcony of unit #220, creating an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 77. Case 0935-2022 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**
2764 NW 104 Avenue, Building 180
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The multi-family residential property was found to have spalling concrete on the 2nd floor slab near (unit #204), creating an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 78. Case 1005-2022 SUNRISE LAKES CONDOMINIUM APTS., INC. 5**
8225 Sunrise Lakes Boulevard, Building 38
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
The multi-family residential property was found to have a mini split a/c unit installed, (*outside of the elevator machine room*), without first obtaining the necessary permits from the Building Official.
- 79. Case 1006-2022 SUNRISE LAKES CONDOMINIUM APTS., INC. 5**
8285 Sunrise Lakes Boulevard, Building 40
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
The multi-family residential property was found to have a mini split a/c unit installed, (*outside of the elevator machine room*), without first obtaining the necessary permits from the Building Official.
- 80. Case 1008-2022 SUNRISE LAKES CONDOMINIUM APTS., INC. 5**
8515 Sunrise Lakes Boulevard, Building 45
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
The multi-family residential property was found to have a mini split a/c unit installed, (*outside of the elevator machine room*), without first obtaining the necessary permits from the Building Official.
- 81. Case 1009-2022 SUNRISE LAKES CONDOMINIUM APTS., INC. 5**
8600 Sunrise Lakes Boulevard, Building 47
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
The multi-family residential was found to have a mini split a/c unit installed, (*outside of the elevator machine room*), without first obtaining the necessary permits from the Building Official.
- 82. Case 1013-2022 SUNRISE LAKES CONDOMINIUM APTS., INC. 5**
8350 Sunrise Lakes Boulevard, Building 54
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
The multi-family residential property was found to have a mini split a/c unit installed, (*outside of the elevator machine room*), without first obtaining the necessary permits from the Building Official.

83. Case 1014-2022 **SUNRISE LAKES CONDOMINIUM APTS., INC. 5**
8220 Sunrise Lakes Boulevard, Building 57
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
The multi-family residential property was found to have a mini split a/c unit installed, (*outside of the elevator machine room*), without first obtaining the necessary permits from the Building Official.
84. Case 1015-2022 **SUNRISE LAKES CONDOMINIUM APTS., INC. 5**
8130 Sunrise Lakes Boulevard, Building 59
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
The multi-family residential property was found to have a mini split a/c unit installed, (*outside of the elevator machine room*), without first obtaining the necessary permits from the Building Official.
85. Case 1039-2022 **MARIN, ALICIA – 2911 North Pine Island Road, Unit #305**
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The residential property was found to have a water heater installed, without first obtaining the necessary permits from the Building Official.
86. Case 1075-2022 **INVERRAMA SHOPPING PLAZA, LLC – 6032 West Oakland Park Boulevard**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The commercial property was found to have interior walls built, without first obtaining the necessary permits from the Building Official.

FORMAL HEARING – BUILDING DIVISION

87. Case 0367-2021 **WINT, FRITZ G – 9321 NW 33 Manor**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a slab-on-grade, in which was poured on the property, without first obtaining the necessary permits from the Building Official.
Continued from 01-23-23
88. Case 0116-2022 **BROWNE, JOSEPH & BETTY ANN – 6100 NW 18 Court**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The residential property was found to have structural damage to an exterior wall, creating an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
Continued from 12-19-22
89. Case 0294-2022 **SUNRISE MILLS (MLP) LTD PARTNERSHIP d/b/a SIMON PROPERTY GROUP**
12801 W Sunrise Boulevard
Section 105.1 – Permits Required - Structural Inspector Jose Sadin
Permit #2017-5001 has expired on the commercial property, (*Unit # Anchor C*), without having all mandatory inspections approved.
90. Case 0586-2022 **WALLACE, JOSSETTE B JOHNSON – 2901 N Nob Hill Road**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have windows installed, without first obtaining the necessary permits from the Building Official.

- 91. Case 0626-2022 DANIEL LLEWELLYN O D P A – 8451 W Oakland Park Boulevard**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
 The commercial property located has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated May 18, 2022. Required repairs should have been completed by November 14, 2022.
- 92. Case 0723-2022 SUNRISE SPRINGS CONDOMINIUM ASSOCIATION**
3730 North Pine Island Road, Building 4
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
 The multi-family residential property, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on June 17, 2022, and compliance was required by September 16, 2022.
 Continued from 01-23-23
- 93. Case 0864-2022 LAHENS, VANESSA – 11301 NW 29 Street**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
 The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
- 94. Case 0865-2022 MOOLCHAN, AMARNATH SEWDATH & JAGRANI D – 12643 NW 13 Street**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
 The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
- 95. Case 0866-2022 CUEVAS, LUIS & NELIDA – 4051 NW 93 Way**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
 The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
- 96. Case 0870-2022 QUINTYNE, ANTHONY C – 2080 NW 108 Terrace**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
 The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
- 97. Case 0871-2022 FLORES, ARMANDO RAFAEL & CARMEN E – 8393 NW 26 Place**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
 The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
- 98. Case 0874-2022 CESPEDES RODRIGUEZ, HILDA & LOPEZ, ANTHONY K – 11641 NW 30 Place**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
 The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
- 99. Case 0876-2022 TIECHE, DAVID – 4551 NW 95 Avenue**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
 The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.

- 100. Case 0879-2022 DEMPSTER, JAMES & JUDITH A – 8431 NW 20 Court**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
- 101. Case 0880-2022 JACKSON, BETTY J & JAMES R – 2400 NW 94 Way**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
- 102. Case 0881-2022 JOHNSON SR., TREVOR ANTHONY – 7599 Sunset Strip**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
- 103. Case 1102-2022 PEREIRA, PUBLIANA – 10155 NW 24 Place**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have an a/c unit installed on the property, without first obtaining the necessary permits from the Building Official.
- 104. Case 1111-2022 SUNRISE MILLS (MLP) LTD PARTNERSHIP d/b/a SIMON PROPERTY GROUP**
12801 W Sunrise Boulevard, Space #291
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The commercial property was found to have CCTV cameras installed, without first obtaining the necessary permits from the Building Official.
- 105. Case 1154-2022 BELLEVUE, MARGARETH – 10208 NW 24 Place, Unit #404**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have interior alteration work done, which includes, but not limited to: (*demolition in the kitchen and bathroom*), without first obtaining the necessary permits from the Building Official.
- 106. Case 0280-2023 AMERICANA OAK, LLC – 3836 North University Drive**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The commercial property was found to have interior alteration work done, which includes, but not limited to: (*demolition of interior walls, ceiling grid, replacement of the rear exterior door and the creation of holes in the fire rated tenant separation wall; resulting in demolition*); without first obtaining the necessary permits from the Building Official.
- 107. Case 0281-2023 AMERICANA OAK, LLC – 3832 – 3834 North University Drive**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The commercial property was found to have interior alteration work done, which includes: (*the replacement of the rear egress door in space #3834, the removal of required door hardware on the 2-hour fire rated door between units #3832 and #3834; and the illegal addition of 3” surface mounted sliding bolts and 1 flush mounted deadbolt lock to the egress door in space #3832; which must remain with panic hardware only (per Florida Building Code: FBC 1010.1.9.5)*); without first obtaining the necessary permits from the Building Official.
- 108. Case 0282-2023 AMERICANA OAK, LLC – 3836 North University Drive**
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
The commercial property was found to have electrical work done, which includes, but not limited to: (*the removal of light fixtures*); without first obtaining the necessary permits from the Building Official.

- 109. Case 0284-2023 AMERICANA OAK, LLC – 3832 – 3834 North University Drive**
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
The commercial property was found to have electrical work done, which includes, but not limited to: (*the replacement of cooler mechanical equipment*); without first obtaining the necessary permits from the Building Official.
- 110. Case 0288-2023 AMERICANA OAK, LLC – 3836 North University Drive**
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The commercial property was found to have interior alteration work done, which includes, but not limited to: (*open sanitary sewer and vent piping, open water piping, open medical gas piping, open firewalls and fixtures that were removed*); without first obtaining the necessary permits from the Building Official.
- 111. Case 0289-2023 AMERICANA OAK, LLC – 3832 – 3834 North University Drive**
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The commercial property was found to have interior alteration work done, which includes, but not limited to: (*installation of the hand sink and tankless heater*); without first obtaining the necessary permits from the Building Official.
- 112. Case 0290-2023 AMERICANA OAK, LLC – 3832 – 3834 North University Drive**
Section 104.14.2.5 – Plumbing Nuisance – Plumbing Inspector John Giunta
The commercial property was found to have interior alteration work done, which includes, but not limited to: (*an open sanitary sewer piping cleanout*); without first obtaining the necessary permits from the Building Official.
- 113. Case 0291-2023 AMERICANA OAK, LLC – 3832 – 3834 North University Drive**
Section 116 – Unsafe Structures
Section 116.2.1.2.5 – Electrical and/or Mechanical Installations or Systems
Section 116.2.1.3.1 – Construction and/or Installation of Electrical Plumbing
Chief Electrical Inspector Angel Perez
The commercial property was found to have multiple electrical hazards, creating an unsafe condition, which includes, but not limited to:
1. Receptacles shall be properly installed in the wall. [National Electric Code (NEC 300.11)]
 2. Electrical panels shall not be obstructed. A 3-foot clearance shall be maintained in front of panels. [National Electric Code (NEC 110.26)]
 3. Panels shall be properly labeled. [National Electric Code (NEC 408.4)]
 4. All missing exit/emergency lights shall be installed. [Florida Building Code (FBC 1008)]
 5. All exposed wiring shall be covered. [National Electric Code (NEC 314.25)]
 6. For the occupancy type, all receptacles in the food prep areas, shall be GFCI (Ground Fault Circuit Interrupter), protected. [National Electric Code (NEC 210.8)]
 7. Receptacles under the hood are missing covers. [National Electric Code (NEC 406.6)]
- Apply for and obtain the necessary permits from the Building Official.

- 114. Case 0292-2023 AMERICANA OAK, LLC – 3836 N University Drive**
Section 116 – Unsafe Structures
Section 116.2.1.2.5 – Electrical and/or Mechanical Installations or Systems
Chief Electrical Inspector Angel Perez
The commercial property was found to have multiple electrical hazards, creating an unsafe condition, which includes, but not limited to:
1. Receptacles shall be flushed to the wall. [National Electric Code (NEC 314.20)]
 2. Panels shall be properly labeled. [National Electric Code (NEC 408.4)]
 3. All missing exit/emergency lights shall be installed. [Florida Building Code (FBC 1008)]
 4. All exposed wiring shall be covered. [National Electric Code (NEC 314.25)]
- Apply for and obtain all required permits from the Building Official.
- 115. Case 0296-2023 AMERICANA OAK, LLC – 3832 – 3834 N University Drive**
Section 105.1 – Permits Required – Chief Mechanical Inspector Michael Fechter
The commercial property was found to have mechanical work done, which includes, but not limited: (*the replacement of mechanical equipment in the walk-in coolers*); without first obtaining the necessary permits from the Building Official.
- 116. Case 0297-2023 AMERICANA OAK, LLC – 3836 N University Drive**
Section 105.1 – Permits Required – Chief Mechanical Inspector Michael Fechter
The commercial property was found to have mechanical work done, which includes, but not limited: (*the demolition of air conditioning ducts*); without first obtaining the necessary permits from the Building Official.
- 117. Case 0295-2023 CATHYANN PROPERTIES, LLC – 2651 N University Drive**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The commercial property was found to have an exterior sign (Adding top box to monument sign), which was installed on the on the property, without first obtaining the necessary permits from the Building Official.

REDUCTIONS OF FINE – BUILDING DIVISION

- 118. Case 2010-3249 RUIZ, ODETTE – 10964 NW 29 Court**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a screen enclosure, with an expired permit (Permit #04-2561), without renewing the permit and passing all required inspections from the Building Official.
- 119. Case 0054-2020 SUNRISE ISLAND CONDOMINIUM ASSOCIATION**
3905 North Nob Hill Road
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The multi-family residential property was found to have new exterior doors installed (main building storage and laundry rooms) and two new windows were installed (pool cabana), without first obtaining the necessary permits from the Building Official.
- 120. Case 0763-2020 QUAIL RUN OF SUNRISE UNIT THREE ASSOCIATION, INC.**
2998 East Sunrise Lakes Drive, Building 3
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The multi-family residential property was found to repair work done, without first obtaining the necessary permits from the Building Official.

REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION

No Cases Scheduled

OLD BUSINESS – CODE COMPLIANCE DIVISION

121. Case 19-2172 4101 N HIATUS LLC – 4101 North Hiatus Road

Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs

The multi-residential property “**The Rise Luxury Lake Front Apartments**” has areas inside the vehicular & pedestrian areas with damaged asphalt paving and broken concrete curbing.

Additionally, the overall striping is older, worn and faded with old permits never being finalized.

Request for additional time

ADJOURNMENT

If a person decides to appeal any decision made by the above-board agency or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which the appeal is to be based. F.S.S. 286.01105.

Policy of non-discrimination with regard to race, color, religion, national origin, sex, age, or physical or mental disabilities; equal opportunity employer.

ANY PERSON WHO BELIEVES HE OR SHE HAS A DISABILITY REQUIRING THE USE OF AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE CLERK TO THE SPECIAL MAGISTRATE, MARISLADY LOPEZ, AT (954) 572-2347 AT LEAST 48 HOURS PRIOR TO THE MEETING TO ADVISE OF HIS/HER SPECIAL REQUIREMENTS.