

# Community Enhancement and Code Compliance

1601 NW 136 Ave, Bldg. A, Sunrise FL, 33323  
Phone: (954) 572-2344



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## SPECIAL MAGISTRATE HEARING AGENDA

March 20, 2023

2:00 PM

### CALL TO ORDER

### IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. Case 18-0749**      **ROC N ZAIN LLC – 8300 West Oakland Park Boulevard**  
**Section 16-167 – City initiated tree removal on private property**  
**Code Officer Terrell McCombs**  
The commercial property “Oakland Village Square” has one dead tree existing along the west perimeter next to the service drive area.  
**Continued from 1-23-23**
- 2. Case 18-0752**      **ROC N ZAIN LLC – 8302-8338 West Oakland Park Boulevard**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Terrell McCombs**  
The commercial property “Oakland Village Square” has garbage, cans, bottles, bags, containers, snipe signs, shopping carts, and debris.  
**Continued from 1-23-23**
- 3. Case 18-0753**      **ROC N ZAIN LLC – 8340-8354 West Oakland Park Boulevard**  
**Section 16-167 – City initiated tree removal on private property**  
**Code Officer Terrell McCombs**  
The commercial property “Oakland Village Square” has two mature ficus trees which had fallen on the neighboring residential property in 2017. Both tree tops were cut back to the property line in which the overturned stumps and sprinkler pipes were later removed without first obtaining City permits.  
**Continued from 1-23-23**
- 4. Case 18-0755**      **ROC N ZAIN LLC – 8340 West Oakland Park Boulevard**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property “Oakland Village Square” has several broken sprinkler pipes inside overturned tree stumps in 2017. This indicated deficiencies in the overall automatic irrigation system not providing 100% coverage with 50% overlap.  
**Continued from 1-23-23**
- 5. Case 2023-2020**      **CAMPANIELLO, THOMAS – 10251 West Oakland Park Boulevard**  
**Section 16-173(b) – Tree abuse – Code Officer Terrell McCombs**  
The commercial property “Nation Lawyers” has trees which were improperly cut within the last several weeks, resulting in a tree abuse situation. Past inspection on July 9, 2020 found unlicensed tree trimming in which a courtesy notice with education material, and City permit applications were given to Nation Lawyers on the City requirements for tree trimming. The recent improper pruning cuts by un-trained workers has resulted in this tree abuse situation.  
**Continued from 1-23-23**

6. **Case 0083-2022**     **CAMPANIELLO, THOMAS – 10251 West Oakland Park Boulevard**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property “Nation Lawyers” has a number of general landscape maintenance items which have not been resolved over a one-year period of time. Standing dead trees, tree stumps, missing and/or dead hedge plants, and low hanging tree branches.  
Continued from 1-23-23
7. **Case 0084-2022**     **CAMPANIELLO, THOMAS – 10251 West Oakland Park Boulevard**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property “Nation Lawyers” has the overall vehicular striping within the parking area which is worn and faded.  
Continued from 1-23-23
8. **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.
9. **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.
10. **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.
11. **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.
12. **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.
13. **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.
14. **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.
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.  
Continued from 2-20-23

- 16. 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).  
 Continued from 2-20-23
- 17. 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.  
 Continued from 2-20-23
- 18. 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.  
 Continued from 2-20-23
- 19. 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.  
 Continued from 2-20-23
- 20. 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.  
 Continued from 2-20-23
- 21. 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.
- 22. 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.
- 23. 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.

- 24. 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.
- 25. 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.
- 26. 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.
- 27. 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.

**FORMAL HEARINGS – CODE COMPLIANCE DIVISION**

- 28. Case 18-3740**     **VILLAS DE VENEZIA CONDOMINIUM ASSOCIATION, INC. – 0 Nob Hill Place**  
**Section 16-164 – Maintenance – Code Officer Terrell McCombs**  
The multi-family residential property, buildings #1-29 have deficiencies from the City Approved Landscape Site Plans dated September 4, 1987. There is a total of 160 canopy trees, 46 palm trees that are missing, dead, or not Florida #1 grade on this site.
- 29. Case 18-3741**     **VILLAS DE VENEZIA CONDOMINIUM ASSOCIATION, INC. – 0 Nob Hill Place**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The multi-family residential property, buildings #1-29 have a number of landscape general maintenance issues.
- 30. Case 1445-2020**     **FRENCH OVERSEAS COMPANY LLC – 1401 NW 136 Avenue**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property has a number of landscape maintenance items that include tree trimming work completed without first obtaining a City tree trimming permit which resulted in stub tree branches. Additionally, there are dead and missing trees.
- 31. Case 1453-2020**     **IBB REALTY LLC – 14051 NW 14 Street**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property has the overall vehicular striping within the parking area worn and faded, and with broken/missing concrete curbing, and damaged, faded, missing traffic control signs with damaged asphalt.
- 32. Case 1454-2020**     **IBB REALTY LLC – 14051 NW 14 Street**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property has a number of landscape maintenance items that include tree work completed without first obtaining a City tree trimming permits which resulted in stub tree branches.

- 33. Case 1138-2021**     **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**  
**Section 16-167 – City initiated tree removal on private property**  
**Code Officer Terrell McCombs**  
The commercial property “CVS Plaza” has one standing dead Coconut palm tree which collapsed onto the public sidewalk on June 18, 2021. There are also an additional six standing dead trees on this site.
- 34. Case 1139-2021**     **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**  
**Section 16-164 – Maintenance – Code Officer Terrell McCombs**  
The commercial property “CVS Plaza” has considerable deficiencies from the approved site plan. There is a total of 30 trees that are either dead or missing. Additionally, there are dead and missing hedge plants, ground-cover plants and sod.
- 35. Case 1140-2021**     **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**  
**Section 16-164 – Maintenance – Code Officer Terrell McCombs**  
The commercial property “CVS Plaza” has deficiencies in the area determined to be part of the City’s landscape feature.
- 36. Case 1141-2021**     **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property “CVS Plaza” has a number of general landscape maintenance items that include deficiencies in the automatic irrigation system, trees, plants and Saint Augustine sod which has died over a period of time from poor landscape maintenance.
- 37. Case 1143-2021**     **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**  
**Section 16-248 – Prohibited signs – Code Officer Terrell McCombs**  
The commercial property “CVS Plaza” had several prohibited signs installed inside the common ground area that include banners attached to palm trees at the front corner feature area. Additionally, any snipe signs, flags, A-frame signs along the front or rear drive through are non-permitted and must be removed.
- 38. Case 1144-2021**     **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**
- Count I**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Terrell McCombs**  
The commercial property “CVS Plaza” has garbage, cans, wood, bottles, bags, boxes, pipes, chairs, tires, containers, and other debris included rusted gutters.
- Count II**  
**Section 17-12(6) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property “CVS Plaza” has mold, mildew, stains, grease, discoloration from faded worn paint on the exterior surface of building, monument sign, feature corner planter wall, walks, dumpster enclosures, and roof fascia.
- 39. Case 1145-2021**     **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**  
**Section 17-15(14) – Minimum standards for basic equipment and facilities**  
**Code Officer Terrell McCombs**  
The commercial property “CVS Plaza” has one pole light which was severely damaged on August 23, 2021 by a semi-truck and trailer along the SE corner of the property.
- 40. Case 0129-2022**     **GF SUNRISE PARTNERS LLC – 8445-8481 Springtree Drive**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property “Golfview Flats” has the overall vehicular striping within the parking area worn and faded. Additionally, the overall asphalt paving is worn and damaged with pot holes existing in the parking area.

41. Case 0942-2022 GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #110  
Section 7-27 – Persons required to obtain local business tax receipt  
Code Officer Carole Himmel  
*B.O.P Nutrition LLC* is operating a business without first obtaining a local business tax receipt.
42. Case 0943-2022 GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #110  
Section 7-27 – Persons required to obtain local business tax receipt  
Code Officer Carole Himmel  
*Businessntech LLC* is operating a business without first obtaining a local business tax receipt.
43. Case 0944-2022 GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #140  
Section 7-27 – Persons required to obtain local business tax receipt  
Code Officer Carole Himmel  
*Cigna Dental Health of Florida, Inc.* is operating a business without first obtaining a local business tax receipt.
44. Case 0945-2022 GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #300  
Section 7-27 – Persons required to obtain local business tax receipt  
Code Officer Carole Himmel  
*Cigna International Health Services, LLC* is operating a business without first obtaining a local business tax receipt.
45. Case 0946-2022 GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #110  
Section 7-27 – Persons required to obtain local business tax receipt  
Code Officer Carole Himmel  
*EM Inversiones LLC* is operating a business without first obtaining a local business tax receipt.
46. Case 0947-2022 GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #110  
Section 7-27 – Persons required to obtain local business tax receipt  
Code Officer Carole Himmel  
*E-Touchstone LLC* is operating a business without first obtaining a local business tax receipt.
47. Case 0948-2022 GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #110  
Section 7-27 – Persons required to obtain local business tax receipt  
Code Officer Carole Himmel  
*Global BRG LLC* is operating a business without first obtaining a local business tax receipt.
48. Case 0949-2022 GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #110  
Section 7-27 – Persons required to obtain local business tax receipt  
Code Officer Carole Himmel  
*Hello Turismo Inc* is operating a business without first obtaining a local business tax receipt.
49. Case 0950-2022 GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #110  
Section 7-27 – Persons required to obtain local business tax receipt – Code Officer Carole Himmel  
*ILS Technik Corp* is operating a business without first obtaining a local business tax receipt.
50. Case 0951-2022 GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #110  
Section 7-27 – Persons required to obtain local business tax receipt  
Code Officer Carole Himmel  
*Inter-Assistance LLC* is operating a business without first obtaining a local business tax receipt.

51. Case 0952-2022 **GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #110**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
*Skytalks, Inc.* is operating a business without first obtaining a local business tax receipt.
52. Case 0954-2022 **GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #110**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
*Thalo Assist LLC* is operating a business without first obtaining a local business tax receipt.
53. Case 0955-2022 **GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #110**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
*World Travel Assist LLC* is operating a business without first obtaining a local business tax receipt.
54. Case 0956-2022 **GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #110**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
*W.T.A. Travel Services, Inc.* is operating a business without first obtaining a local business tax receipt.
55. 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.  
Continued from 2-20-23
56. Case 1036-2022 **HIGGINS, 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.  
Continued from 2-20-23
57. Case 1037-2022 **HIGGINS, 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.  
Continued from 2-20-23
58. Case 1038-2022 **HIGGINS, 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.  
Continued from 2-20-23
59. Case 1046-2022 **JOSEPH, GARY & SUNRISE TOWNE PREFERRED CONDOMINIUM, INC.**  
**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.  
Continued from 2-20-23

60. Case 0263-2023 **COSTELLO, ANTHONY S & COSTELLO, SONIA A – 10601 NW 20 Court**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Arshaad Mohamed**  
*All U Need Party Rentals LLC* is operating a business without first obtaining a local business tax receipt.
61. Case 0311-2023 **PLSAB TRUST & GRUPO L CORPORATION TRUSTEE – 9148 NW 35 Place**  
**Section 14-16(d) – Illegal parking – Code Officer Maira Tarrau**  
The residential property has vehicles parked over the grass in a non-designated parking space.
62. Case 0312-2023 **PLSAB TRUST & GRUPO L CORPORATION TRUSTEE – 9148 NW 35 Place**  
**Section 16-125 – Open storage, garbage and refuse – Code Officer Maira Tarrau**  
The residential property has illegal outdoor storage of construction supplies, materials, and equipment in the backyard.
63. Case 0313-2023 **PLSAB TRUST & GRUPO L CORPORATION TRUSTEE – 9148 NW 35 Place**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Maira Tarrau**  
*Avisorno Services, Inc* is operating out of the residential property without first obtaining a local business tax receipt.
64. Case 0314-2023 **PLSAB TRUST & GRUPO L CORPORATION TRUSTEE – 9148 NW 35 Place**  
**Section 7-53 – Home occupations – Code Officer Maira Tarrau**  
The residential property has residents conducting a non-permitted business from the premise, which is evident by the commercial trailer illegally parked in the backyard and construction supplies stored inside a tent in the backyard.
65. Case 0356-2023 **DAYENU LLC – 8590 NW 25 Court**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel**  
The residential property has vehicles that are wrecked and/or have flat tires.
66. Case 0358-2023 **DAYENU LLC – 8590 NW 25 Court**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel**  
The residential property has garbage and debris on the property.
67. Case 0359-2023 **DAYENU LLC – 8590 NW 25 Court**  
**Section 16-166(b)(1) – Street trees – Code Officer Carole Himmel**  
The residential property has a dead and/or dying palm tree in the front yard.
68. Case 0388-2023 **LAMY, ROSE HALEINE & SIMBREUX, MARTIN – 8381 NW 27 Place**  
**Section 4-50(a)(b) – Registration – Code Officer Carole Himmel**  
The residential property has a pit bull and/or a pit bull mix that has not been registered with the City.

#### **REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION**

69. Case 0505-2023 **BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**  
**Section 9-31 – Proper maintenance required – Code Officer Maira Tarrau**  
The commercial property “Lincoln Park Plaza” has garbage and refuse all over the canal bank and around the garbage container located in the rear of the building. *This is a repeat violation of Final Order CNOV-001119-2021 signed by the Special Magistrate on August 20, 2021.*



## IMPOSITIONS OF FINE – BUILDING DIVISION

- 70. 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.
- 71. Case 1569-2021 SPRINGCREST CONDOMINIUM ASSOCIATION, INC.**  
**4205 North University Drive – Building 1**  
**Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin**  
The multi-family residential property was found to have multiple cracks throughout the building, exposed rebars and spalling concrete, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 72. Case 0313-2022 SPRINGCREST CONDOMINIUM ASSOCIATION, INC**  
**4215 North University Drive – Building 2**  
**Section 116.1 – Unsafe Structures - Structural Inspector Jose Sadin**  
The multi-family residential property was found to have spalling concrete and cracks throughout the building creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 73. Case 0626-2022 DANIEL LLEWELLYN O D P A – 8451 West 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.
- 74. Case 0632-2022 CANK INC – 6877 NW 30 Street, Unit #5**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The multi-family residential property was found to have a wood fence installed, without first obtaining the necessary permits from the Building Official.  
**Continued from 01-23-23**
- 75. 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.
- 76. Case 1102-2022 PEREIRA, PUBLIANA – 10155 NW 24 Place, Unit #408**  
**Section 105.1 – Permits Required – Electrical Inspector George Paraskis**  
The multi-family residential property was found to have an a/c unit installed on the property, without first obtaining the necessary permits from the Building Official.

77. Case 1111-2022 **SUNRISE MILLS (MLP) LTD PARTNERSHIP d/b/a SIMON PROPERTY GROUP**  
**12801 West 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.
78. Case 1154-2022 **BELLEVUE, MARGARETH – 10208 NW 24 Place, Unit #404**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The multi-family 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.
79. 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.
80. 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.
81. 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.
82. 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.
83. 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.
84. 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.

- 85. 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.
- 86. 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.
- 87. Case 0292-2023**     **AMERICANA OAK, LLC – 3836 North 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.
- 88. Case 0296-2023**     **AMERICANA OAK, LLC – 3832 – 3834 North 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 to: (*the replacement of mechanical equipment in the walk-in coolers*); without first obtaining the necessary permits from the Building Official.
- 89. Case 0297-2023**     **AMERICANA OAK, LLC – 3836 North 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 to: (*the demolition of air conditioning ducts*); without first obtaining the necessary permits from the Building Official.

## FORMAL HEARING – BUILDING DIVISION

90. Case 0418-2019     **SEMINARIO, JAVIER H & MARIETTA C – 534 Woodgate Circle, Unit C**  
**Section 105.1 – Permits Required - Structural Inspector Jose Sadin**  
The residential property was found to have a wood fence installed, without first obtaining the necessary permits from the Building Official.
91. Case 1706-2020     **JEAN-MARIE, JONATHAN & LALANNE, MURIELLE – 9310 NW 26 Place**  
**Section 105.1 – Permits Required - Structural Inspector Jose Sadin**  
The residential property was found to have an opening created on the side of the garage, and a door installed, without first obtaining the necessary permits from the Building Official.
92. Case 1921-2020     **HERNANDEZ, ESTHEFANY C M & ACOSTA, WALTHER ARIEL PINEDA**  
**1521 NW 63 Avenue**  
**Section 105.1 – Permits Required - Structural Inspector Jose Sadin**  
The residential property was found to have a shingle roof installed, without first obtaining the necessary permits from the Building Official.
93. Case 2216-2020     **ARIZABAleta DE QUESADA, ALEYDA & QUESADA MENDEZ, DIEGO**  
**10155 NW 24 Place, Unit #304**  
**Section 105.1 – Permits Required - Structural Inspector Jose Sadin**  
The residential property was found to have interior demolition work done (*in the bathroom*), without first obtaining the necessary permits from the Building Official.
94. Case 0246-2021     **CADENA, LUIS; PATINO, LUCERO; ANGEL, JUAN & CADENA, MARIA**  
**13232 NW 12 Court**  
**Section 105.1 – Permits Required - Structural Inspector Jose Sadin**  
The residential property was found to have a structure built on the side of the property, without first obtaining the necessary permits from the Building Official.
95. Case 0155-2022     **GUZMAN, CARLOS A & DONCEL ESTRELLA, LUZ A – 2441 NW 68 Avenue**  
**Section 105.1 – Permits Required - Structural Inspector Jose Sadin**  
The residential property was found to have a new front door and a window installed; (*in addition to a structure that was built in the backyard*), without first obtaining the necessary permits from the Building Official.
96. Case 0200-2022     **MARTINEZ, SAILY & PORRAS, YUDER – 11401 NW 32 Place**  
**Section 105.1 – Permits Required - Structural Inspector Jose Sadin**  
The residential property was found to have a metal structure, (*built in the backyard*), without first obtaining the necessary permits from the Building Official.
97. Case 0294-2022     **SUNRISE MILLS (MLP) LTD PARTNERSHIP d/b/a SIMON PROPERTY GROUP**  
**12801 West 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.  
**Continued from 2-20-23**
98. Case 0585-2022     **LABABERA, CAROL ANN – 2901 North Nob Hill Road, Unit #402**  
**Section 105.1 – Permits Required - Structural Inspector Jose Sadin**  
The multi-family residential property was found to have shutters installed, without first obtaining the necessary permits from the Building Official.

- 99. Case 0643-2022 NOEL, NOLDY C – 6800 NW 25 Street**  
**Section 105.1 – Permits Required - Structural Inspector Jose Sadin**  
The residential property was found to have a wood fence installed, without first obtaining the necessary permits from the Building Official.
- 100. 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.  
**Continued from 2-20-23**
- 101. 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.  
**Continued from 2-20-23**
- 102. 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.  
**Continued from 2-20-23**
- 103. 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.  
**Continued from 2-20-23**
- 104. 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.  
**Continued from 2-20-23**
- 105. Case 0875-2022 PEREZ, JORGE L & EVELYN – 312 South Ketch Drive**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.  
**Continued from 2-20-23**
- 106. 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.  
**Continued from 2-20-23**
- 107. 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.  
**Continued from 2-20-23**

- 108. 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.  
**Continued from 2-20-23**
- 109. 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.  
**Continued from 2-20-23**
- 110. Case 0884-2022 EPOC 708 LLC – 1880 NW 60 Avenue**  
**Section 105.1 – Permits Required - Structural Inspector Jose Sadin**  
The residential property was found to have a wood fence installed, without first obtaining the necessary permits from the Building Official.
- 111. Case 0885-2022 FARRELL, GILLIAN P – 3601 NW 91 Avenue**  
**Section 105.1 – Permits Required - Structural Inspector Jose Sadin**  
The residential property was found to have a wood fence installed, without first obtaining the necessary permits from the Building Official.
- 112. Case 0925-2022 TRAMMELL, MATILDE & JEFFREY M – 9801 Sunrise Lakes Boulevard, Unit #106**  
**Section 105.1 – Permits Required - Mechanical Inspector George Paraskis**  
The residential multi-family property, was found to have an A/C unit installed, without first obtaining the necessary permits from the Building Official.
- 113. Case 0984-2022 SUNRISE VILLAS CONDOMINIUM 12 ASSOCIATION, INC.**  
**1815 NW 60 Avenue**  
**Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin**  
The residential multi-family 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 July 18, 2022. Required repairs should have been completed by January 13, 2023.
- 114. Case 0993-2022 B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard, Building A**  
**Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin**  
The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.

- 115. Case 0994-2022 B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard, Building B**  
**Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin**  
The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.
- 116. Case 0995-2022 B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard, Building C**  
**Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin**  
The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.
- 117. Case 0996-2022 B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard, Building D**  
**Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin**  
The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.
- 118. Case 0998-2022 B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard, Building E**  
**Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin**  
The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.
- 119. Case 0999-2022 B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard, Building F**  
**Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin**  
The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.

- 120. Case 1000-2022 B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard, Building G**  
**Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin**  
 The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.
- 121. Case 1101-2022 BRICE, KHAULAH & ATKINSON, ART – 9321 NW 33 Place**  
**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.
- 122. Case 1104-2022 MARSHALL, CANDICE A & LINUS L – 7502 NW 30 Place**  
**Section 105.1 – Permits Required - Mechanical Inspector George Paraskis**  
 The residential property was found to have an A/C unit installed, without first obtaining the necessary permits from the Building Official.
- 123. Case 0243-2023 JEREZ, JORGE & AMPARO – 8901 Sunrise Lakes Boulevard, Unit #101**  
**Section 105.1 – Permits Required - Structural Inspector Jose Sadin**  
 The residential multi-family property was found to have demolition work done, (in one of the bathrooms) without first obtaining the necessary permits from the Building Official.

#### **REDUCTIONS OF FINE – BUILDING DIVISION**

- 124. Case 1173-2021 EWALD, CHRISTOPHER & BRITNAY – 11300 NW 35 Street**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
 The residential property was found to have a fence installed, without first obtaining the necessary permits from the Building Official.
- 125. Case 0609-2022 JOHNSON, KAREEM – 3372 NW 101 Avenue**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
 The residential property was found to have the exterior siding replaced, without first obtaining the necessary permits from the Building Official.

#### **REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION**

- 126. Case 18-8047 BANK OF NORTH AMERICA – 3401 Pine Island Road**  
**New Owner: SELF-HELP CREDIT UNION**  
**Section 16-167 – City-initiated tree removal on private property**  
**Code Officer Terrell McCombs**  
 A mature Mahogany tree on the east perimeter of the commercial property along Pine Island Road is in a poor, weakened condition with deep pockets of trunk decay and needs to be removed and replaced with a City approved tree.



## STATUS HEARINGS – CODE BUILDING DIVISION / CODE COMPLIANCE

- 127. Case 0302-2022 SPRINGCREST CONDOMINIUM ASSOCIATION INC.**  
**4255 North University Drive – Building 8**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family 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 October 1, 2021. Required repairs should have been completed by March 30, 2022.  
**(Reset from 11-21-22)**
- 128. Case 0304-2022 SPRINGCREST CONDOMINIUM ASSOCIATION INC.**  
**4235 North University Drive – Building 9**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family 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 October 1, 2021. Required repairs should have been completed by March 30, 2022.  
**(Reset from 11-21-22)**
- 129. Case 0453-2022 SPRINGCREST CONDOMINIUM ASSOCIATION INC.**  
**4205 North University Drive – Building 1**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family 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 October 1, 2021. Required repairs should have been completed by March 30, 2022.  
**(Reset from 11-21-22)**
- 130. Case 0454-2022 SPRINGCREST CONDOMINIUM ASSOCIATION INC.**  
**4215 North University Drive – Building 2**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family 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 October 1, 2021. Required repairs should have been completed by March 30, 2022.  
**(Reset from 11-21-22)**
- 131. Case 0292-2022 AMERICANA OAK LLC & KIDS HAVEN ACADEMY SUNRISE INC.**  
**3816 North University Drive**  
**Section 16-79 – Master business list – Code Officer Maira Tarrau**  
“Kids Haven Academy Sunrise Inc.” located at Americana Oak Plaza, Unit #3816, is operating an elementary school which is a non-compliance use of the B-3 zoning district.  
**Continued from 12-19-22**

**PARTIAL RELEASE OF LIEN – CODE COMPLIANCE / BUILDING DIVISION**

**132. 0314-2022**

**SUNBLEST TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

Partial Release of Lien for property address: 8830 NW 48<sup>th</sup> Street, Unit #201

**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.