

Community Enhancement and Code Compliance

10770 W Oakland Park Blvd, Sunrise, FL 33351

Phone: (954) 572-2344



SPECIAL MAGISTRATE HEARING AGENDA

December 18, 2023

1:00 PM

CALL TO ORDER

IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. Case 17-4892 DEDE, EDDY – 9190 NW 26 Street**
Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
The residential property has no trees or shrubs on the property. After the fact tree removal permit was obtained, however expired prior to finalizing. In 2020 the home was sold and a new permit was issued ENG-002439-2021, which has now also expired without it being finalized.
- 2. Case 0531-2021 GOMEZ, MARIELINE – 9211 NW 31 Place**
Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
The residential property had two trees removed and allowed tree removal permit ENG-003820-2021 to expire without first being finalized.
- 3. Case 0475-2022 CAVALIER FLORIDA LP – 13651 NW 2 Street**
Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
The commercial property “La Quinta Inn & Suites” had four mature Washingtonia palm trees which were cut to stumps on December 16, 2021 without first obtaining the property tree removal permits.
- 4. Case 0476-2022 CAVALIER FLORIDA LP – 13651 NW 2 Street**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property “La Quinta Inn & Suites” has a number of general landscape maintenance deficiencies on this site, which include standing dead trees, trees and plants that are in decline and may die from lack of proper fertilization and trees need to be correctively trimmed. Additionally, the automatic irrigation system needs to provide 100% coverage with 50% overlap, for the declining or missing Saint Augustine sod which needs to be re-sodded from the poor landscape maintenance.
- 5. Case 0450-2023 NUSSENBLATT, BRYAN B & DAVINA L – 1284 NW 134 Avenue**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Maira Tarrau
The residential property has the adjacent sidewalk in a state of disrepair with multiple trip hazards.
Continued from 10-16-23
- 6. Case 0703-2023 PHOENIX 3737 SUNRISE LLC – 3737 Pine Island Road**
Section 17-12 (9) – Exterior standards – Code Officer Maira Tarrau
The commercial property has the overall vehicular striping within the parking area and internal road along with the vehicular pavement which is worn and faded.
Continued from 11-13-23

7. **Case 0894-2023** **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Complete Thrive LLC”, is operating a business inside of **Spectrum West Condominium Association, Inc.**, without first obtaining a local business tax receipt.
8. **Case 0895-2023** **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Maga Sellers, LLC” is operating a business, without first obtaining a local business tax receipt.
9. **Case 0897-2023** **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Complete Copack, LLC” is operating a business, without first obtaining a local business tax receipt.
10. **Case 0898-2023** **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Teavity LLC” is operating a business, without first obtaining a local business tax receipt.
11. **Case 0899-2023** **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Topahead Technology Solutions, Inc.” is operating a business, without first obtaining a local business tax receipt.
12. **Case 0900-2023** **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Amasis Holdings, LLC” is operating a business, without first obtaining a local business tax receipt.
13. **Case 0901-2023** **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Affinity Sellers, Inc.” is operating a business, without first obtaining a local business tax receipt.
14. **Case 1072-2023** **GONZALEZ, DARIN L – 7780 NW 20 Court**
Section 14-31 – Trucks in residential zones – Code Officer Carole Himmel
The residential property has a box truck parked on the property.
15. **Case 1114-2023** **ALI, ENEISHA, ALI, MYA & WARFEL, CHAD – 6661 NW 29 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.
Continued from 10-16-23

- 16. Case 1130-2023** **MG SUNRISE, LLC – 9990 West Oakland Park Boulevard**
Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau
The commercial property has the overall vehicular parking area which is not being maintained in a good state of repair. Parts of the vehicular areas are covered with oil spots and blemishes along with worn and damaged pavement. The vehicular stripping and signage within the parking area is worn and faded.
- 17. Case 1131-2023** **MG SUNRISE, LLC – 9990 West Oakland Park Boulevard**
Section 9-2 – Conditions declared public nuisances – Code Officer Maira Tarrau
The commercial property has several general maintenance issues including:
- The interior sidewalk and adjacent public sidewalk are covered by rust and mildew.
 - The roof is covered by mildew and needs to be pressure washed.
 - The green electrical box on the east side of the property next to the garbage enclosure has graffiti and need to be painted.
- 18. Case 1132-2023** **MG SUNRISE, LLC – 9990 West Oakland Park Boulevard**
Section 17-12(6) – Exterior standards – Code Officer Maira Tarrau
The commercial property has the exterior of the building which is not being kept in a good state of maintenance including:
- The exterior wall in the back is painted with two different colors.
 - The garbage enclosure is covered with mildew and the gate is painted with a different color than the rest of the structure.
- 19. Case 1238-2023** **GOMEZ, MARIE – 6440 NW 24 Street**
Section 16-165(h) – Plant material – Code Officer Amanda Allen
The residential property has missing sod in sections of the swale.
Continued from 11-13-23
- 20. Case 1253-2023** **PUHALRAJAN, SHANTHANA DANISUS & SUPPIAH – 815 NW 130 Terrace**
Section 16-163(b) – Sidewalk Abatement – Code Officer Maira Tarrau
The residential property located at 815 NW 130 Terrace has an adjacent public sidewalk that is in state of disrepair in violation of the Code of the City of Sunrise. The damaged sections of the sidewalk, 22 linear feet have been marked with orange paint to be removed and replaced, one misaligned area, five unsealed joints and two spalled areas under the minimum repair program standards of the City of Sunrise.
- 21. Case 1308-2023** **BIEN-AIME, SHIRLEY – 3423 NW 104 Avenue**
Section 16-172(0) (1) (2) – Lands/Tree Removal – Code Officer Terrell McCombs
A review of the residential property (inside Welleby) revealed to have two tree removal permits, (in which have expired and need to be finalized). The time lines have been continued for the homeowner, to help resolve the open permit issues. Both expired permits are not permitted under the City of Sunrise code.
- 22. Case 1438-2023** **GUILLERMO, OLGA & WILLIAM – 7000 NW 61 Street**
Section 14-47 - Parking Recreational Vehicle – Code Officer Amanda Allen
The residential property revealed to have multiple recreational vehicles stored on the lot (a recreational vehicle over thirty (30) feet in length, and a recreational vehicle not properly parked; which is in violation of the Code of the City of Sunrise.

- 23. Case 1551-2023** **SUNRISE NURSING HOME PROPERTYS COMPANY LLC – 4800 N Nob Hill Road**
Section 16-173(b) – Tree Abuse – Code Officer Terrell McCombs
The commercial property revealed that all the canopy trees were over lifted and or lion tailed which will cause the canopy trees to be top heavy and increase the chances of tree branch breakage which has disfigures the natural form of the trees. Additionally, all palm trees were over pruned to a level that more than constitutes tree abuse under the ANSI A-300 American National Standard, Broward County, and the City of Sunrise Codes.
- 24. Case 1552-2023** **SUNRISE NURSING HOME PROPERTYS COMPANY LLC – 4800 N Nob Hill Road**
Section 16-164 – Maintenance – Code Officer Terrell McCombs
The commercial property has deficiencies from the City Approved Landscape Site Plans dated October 10, 2011. There is a total of 31 canopy trees, 2 palm trees and hedges that are either missing, dead or not Florida #1 on this site which is not permitted under the Codes of the City of Sunrise and needs to be restored with City Landscape permits.

FORMAL HEARINGS – CODE COMPLIANCE DIVISION

- 25. Case 1278-2023** **BAF ASSETS 2, LLC – 2360 NW 60 Avenue**
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel
The residential property has vehicles parking on the front, side and/or back yard.
- 26. Case 1279-2023** **BAF ASSETS 2, LLC – 2360 NW 60 Avenue**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has sod missing in the front yard and swale area.
- 27. Case 1280-2023** **BAF ASSETS 2, LLC – 2360 NW 60 Avenue**
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel
The residential property has vehicles with a missing and/or expired license plate.
- 28. Case 1408-2023** **CSMA FT, LLC – 2410 NW 63 Avenue**
Section 9-31 – Proper maintenance required – Code Officer Carole Himmel
The residential property has overgrown grass and weeds.
- 29. Case 1842-2023** **CSMA FT, LLC – 2410 NW 63 Avenue**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
The residential property has garbage and debris on the front lawn and swale area.
- 30. Case 1577-2023** **MARSON, ANA I & MARSON PRESLEY &**
PRESLEY F & ANA I MARSON REVOCABLE LIVING TRUST – 6591 NW 29 Court
Section 7-27 – Persons required to obtain local business tax receipt
Code Office Amanda Allen
“*Necai System & Services A Inc,*” is operating a business without first obtaining a local business tax receipt.
- 31. Case 1589-2023** **ENOISE, ABELSON – 1461 NW 63 Avenue**
Section 16-125 – Open storage – Code Officer Amanda Allen
The residential property has multiple items and equipment being stored in plain view.
- 32. Case 1603-2023** **JOSEPH, DANIELLE MARTIN & JOSEPH, WILMAR – 2361 NW 60 Avenue**
Section 14-31 – Trucks in residential zones – Code Officer Carole Himmel
The residential property has a large transport trailer parked on the swale.

33. Case 1604-2023 **JOSEPH, DANIELLE MARTIN & JOSEPH, WILMAR – 2361 NW 60 Avenue**
Section 9-31 – Proper maintenance required – Code Officer Carole Himmel
The residential property has overgrown grass and weeds.
34. Case 1659-2023 **JOSEPH, DANIELLE MARTIN & JOSEPH, WILMAR – 2361 NW 60 Avenue**
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel
The residential property has a vehicle with an expired and/or missing tag.
35. Case 1753-2023 **PINE ISLAND SHOPPES LLC – 8905 West Oakland Park Boulevard**
Section 16-125(b) – Open storage and refuse – Code Officer Lydia Walker
The commercial property has all the dumpster enclosures with open gates.
36. Case 1911-2023 **COCKREHAM, MATHON; TOUSSAINT, MILO; TOUSSAINT, SERGE &**
TOUSSAINT, WEBER – 7100 NW 22 Street
Section 16-111 – Swimming pool regulations – Code Officer Amanda Allen
The residential property has a swimming pool with a safety barrier that does not completely surround the pool or property perimeter.
37. Case 0024-2024 **CUTRI, MICHELE; DREICHLER, SAMANTHA; SOLOVAN, LOREDANA –**
3290 NW 126 Avenue – Building 76
Section 4-30 – Vicious dogs – Code Officer Stephen Batista
On September 24, 2023, in accordance with the Sunrise Police Report #42-2309-045957, the Respondents, allowed a Doberman dog “Nova” to run at large and bit Lillian Hayes, without provocation.
38. Case 0072-2024 **DEJESUS, ANDREA; MUNOZ, ALEXANDER A & MUNOZ, SEBASTIAN –**
9511 NW 52 Street
Section 4-30 – Vicious dogs – Code Officer Stephen Batista
On September 1, 2023, in accordance with the Sunrise Police Report #42-2309-042454, the Respondents, allowed a dog to run at large, the dog bit Yvonne Livingstone, without provocation.

REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION

No Cases Scheduled

IMPOSITIONS OF FINE – BUILDING DIVISION

39. Case 0872-2022 **GITTENS-ROSS, HAZEL D – 2415 NW 137 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.
40. Case 0878-2022 **ROWE, JACQUELINE A & ORAL M – 2425 NW 137 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.

- 41. Case 0475-2023 HERA WESTON, LLC – 55 Weston Road**
Section 105.1 – Permits Required – Mechanical Plans Examiner Paul Anderson
 The commercial property was found to have a a/c unit installed; without first obtaining the necessary permits.
- 42. Case 0963-2023 ROVIRA, CATHERINE – 8881 Sunrise Lakes Boulevard, Unit #110**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The residential multi-family property was found to have an enclosed balcony; without first obtaining the necessary permits.
- 43. Case 1128-2023 SERRANO, WANDA – 8272 NW 36 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The residential property was found to have an interior alteration work done (gutting the interior of the property) without first obtaining the necessary permits.
- 44. Case 1168-2023 BARTELLO, PAULA & LAWSON, CARL – 8667 NW 21 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The residential property was found to have the screen room enclosed, (to create a bedroom); without first obtaining the necessary permits.
[Continued from 11-13-23](#)
- 45. Case 1179-2023 MORALES, ALEX G – 7281 Sunset Strip**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The residential property was found to have a roof installed; without first obtaining the necessary permits.
- 46. Case 1194-2023 BIERSBACH, MARILYN – 2455 N Nob Hill Road, Unit #102**
Section 116 – Unsafe Structures – Electrical Inspector Eusebio Luft
 The residential multi-family property was found to have an electrical panel and devices, in which were damaged from water intrusion, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained.

FORMAL HEARING – BUILDING DIVISION

- 47. Case 2018-2366 SUNRISE NURSING HOME PROPERTY COMPANY, LLC – 4800 N Nob Hill Road**
Section 6-100 – Emergency Power Systems – Fire Captain Susie Malken & Chief Electrical Inspector Angel Perez
 The Nursing Home Facility known as “Sunrise Nursing Home Property Company, LLC” has not installed and obtained the required permanent and fully operational emergency power source and an on-site supply of fuel needed to maintain the emergency power source for a minimum of five (5) days, during a power outage.
[Continued from 11-13-23](#)
- 48. 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.
[Continued from 11-13-23](#)

- 49. Case 0862-2023 BYRD, BARRY G - 3220 NW 106 Avenue**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The residential property was found to have two structures installed and a slab was poured in the backyard; without first obtaining the necessary permits.
- 50. Case 0864-2023 SUNRISE SPRINGS CONDOMINIUM ASSOCIATION, INC.**
3730 N Pine Island Road, Building 4
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The property located at 3730 N PINE ISLAND RD - BUILDING 4, 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 7, 2023. Required repairs should have been completed by October 6, 2023.
 Continued from 11-13-23
- 51. Case 1180-2023 MILLER, SARA – 9781 NW 24 Place**
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.
 Continued from 11-13-23
- 52. Case 1256-2023 MDC 1398 LLC – 1398 SW 160 Ave, Unit #501**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The property was found to have a wall built in unit #501, to create an additional unit (unit #503); without first obtaining the necessary permits.
- 53. Case 1305-2023 SUNRISE LAKES CONDOMINIUM APTS., INC. 5**
8225 Sunrise Lakes Boulevard – Building 38
Section 116 – Unsafe Structures – Structural Inspector Jose Sadin
 The residential multi-family property was found to have spalling concrete on the 3rd floor slab, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained.
- 54. Case 1449-2023 ANCHELIA, FRANCESCA MARIA & RHODE, DYLAN JOSEPH**
4530 NW 113 Avenue
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The residential property was found to have a shed installed, without first obtaining the necessary permits.
- 55. Case 1924-2023 DALLI, ELENA – 157 W Riverbend Drive**
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.

REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION

- 56. Case 0799-2019 GUNN, NICOLE CHRISTINA – 9163 NW 25 Court**
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel
 The residential property has a vehicle in the driveway with four (4) flat tires and an expired tag.

- 57. Case 0472-2023** **GUNN, NICOLE CHRISTINA – 9163 NW 25 Court**
Section 9-31 – Proper maintenance required – Code Officer Carole Himmel
The residential property has overgrown grass and weeds.
- 58. Case 0474-2023** **GUNN, NICOLE CHRISTINA – 9163 NW 25 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.
- 59. 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.
- 60. 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.
- 61. 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.
- 62. Case 0987-2023** **ROOPCHAND, HEMRAJ & SOOKRANIE & JACOB, MARVIN MIGUEL**
6030 NW 19 Street
Section 4-30 – Vicious dogs – Code Officer Carole Himmel
On April 14, 2023, the respondents, residing and/or owning the property located at 6030 NW 19 Street, Hemraj Roopchand, Sookranie Roopchand and Marvin Miguel Jacob, allowed a pit bull dog, to run at large without being properly muzzled. In accordance with Sunrise Police Report # 42-2304-017899, the pit bull dog bit Crystal Swingle on her hand without provocation in violation of Section 4-30 (a) and (b) of the Code of the City of Sunrise.

REDUCTIONS OF FINE – BUILDING DIVISION

- 63. Case 0176-2022** **PINES PLAZA SHOPS, LLC – 4541 – 4543 N Pine Island Road**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The commercial property was found to have interior alteration work done without first obtaining the necessary permits.
- 64. 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 that was built in the backyard; without first obtaining the necessary permits from the Building Official.

- 65. Case 0853-2022 GATOR UNIVERSITY SUNRISE, LLC – 2320 N University Drive**
Section 110.15 – Permits Required – Structural Inspector Jose Sadin
 The commercial property located at 2320 N University Drive, 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.
- 66. Case 0854-2022 GATOR UNIVERSITY SUNRISE, LLC – 8225-8271 N University Drive**
Section 110.15 – Permits Required – Structural Inspector Jose Sadin
 The commercial property located at 8225 Sunset Strip, 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.

STATUS HEARINGS – BUILDING DIVISION

- 67. Case 0161-2022 SUNRISE SPRINGS CONDOMINIUM ASSOCIATION, INC.**
3700 N Pine Island Road, Building 1
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
 The property located at 3700 N Pine Island Road - Building 1, 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 June 17, 2021. Required repairs should have been completed by December 14, 2021.
- 68. Case 0162-2022 SUNRISE SPRINGS CONDOMINIUM ASSOCIATION, INC.**
3710 N Pine Island Road, Building 2
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
 The property located at 3710 N Pine Island Road - Building 2, 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 June 17, 2021. Required repairs should have been completed by December 14, 2021
- 69. Case 0163-2022 SUNRISE SPRINGS CONDOMINIUM ASSOCIATION, INC.**
3720 N Pine Island Road, Building 3
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
 The property located at 3720 N Pine Island Road - Building 3, 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 June 17, 2021. Required repairs should have been completed by December 14, 2021.

OLD BUSINESS – BUILDING DIVISION

70. Case 0887-2023 AMERICANA OAK, LLC – 3800 N University Drive

Section 116 – Unsafe Structures – Structural Inspector Jose Sadin

The commercial property was found to have rotting roof sheathing and trusses, on the exterior walkway canopy, creating an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained.

Motion for extension of 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.