

# Community Enhancement and Code Compliance

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## SPECIAL MAGISTRATE HEARING AGENDA

September 16, 2019

2:00 PM

### CALL TO ORDER

### IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. Case 18-0666 STUART PETRO HOLDINGS LLC – 2595 North University Drive (Cont. from 6-17-19)**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property “*Shell Gas Station*” had the A.D.A handicapped parking area re-striped last year without first obtaining City Planning and City Engineering approvals.
- 2. Case 18-3793 STUART PETRO HOLDINGS LLC – 2595 North University Drive (Cont. from 6-17-19)**  
**Section 16-191(d)(7)(9) – Fences and hedges in residential districts**  
**Code Officer Terrell McCombs**  
The commercial property “*Shell Gas Station*” has the concrete louver fence of which sections have fallen into a state of disrepair along the south and west perimeter of the property.
- 3. Case 18-0667 ANSARA PROPERTIES LLC – 2585 North University Drive (Cont. from 6-17-19)**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property “*Animal Hospital of University Drive*” has the vehicular parking area which was recently seal coated and re-striped without first obtaining City Planning and City Engineering approvals and permits.
- 4. Case 18-1528 GATOR UNIVERSITY SUNRISE, LLC – 2320-2430 North University Drive (Cont. from 6-17-19)**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property “University Plaza” had portions of the parking area which were re-striped around January 24, 2018 without first obtaining City Engineering approvals.
- 5. Case 19-0690 BANYAN ESTATES HOMEOWNERS’ ASSOCIATION, INC. – NW 52 Court (Cont. from 6-17-19)**  
**Section 16-164 – Maintenance – Code Officer Tyler Jones**  
The front common area at “Banyan Estates” folio 49.41.17.25.1320 has had the hedges removed behind 5280 NW 94 Terrace.
- 6. Case 19-1725 ROBINSON, PETE – 1870 NW 58 Terrace**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial multi-family property had the vehicular parking area recently seal coated and re-striped without first obtaining City Engineering permits.

## FORMAL HEARINGS – CODE COMPLIANCE DIVISION

- 7. Case 16-5314 NEW PROVIDENCE MAINTENANCE ASSOCIATION, INC. & 84 SOUTH PROPERTY OWNERS ASSOCIATION, INC. – SW 150 Avenue (Cont. from 6-17-19)**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The residential common ground property that is inside “New Providence” has a number of general landscape maintenance deficiencies.
- 8. Case 18-2529 PARKER, DARYN B & SLOAN, MELANIE D – 8571 NW 26 Street**  
**Section 7-50 – Penalty – Code Officer Carole Himmel**  
The local Business Tax Receipt for “Daryn’s Glass Inc.”, business tax number 17-22975, has not been renewed.
- 9. Case 18-3428 KLEINOW, MICHAEL & GAIL D – 9790 NW 21 Manor (Cont. from 6-17-19)**  
**Section 18-1 (b) – Compulsory sidewalk construction and repair – Code Officer Carole Himmel**  
The residential property has the adjacent City sidewalk in a state of disrepair.
- 10. Case 19-2163 HERNANDEZ, RAINEL – 9750 NW 20 Place**  
**Section 16-165(h) – Plant material – Code Officer Carole Himmel**  
The residential property has patches of missing sod in the front yard, side yard and swale area.
- 11. Case 105-2019 HERNANDEZ, RAINEL – 9750 NW 20 Place**  
**Section 9-31 – Proper maintenance required – Code Officer Carole Himmel**  
The residential property has overgrown grass and weeds.
- 12. Case 106-2019 HERNANDEZ, RAINEL – 9750 NW 20 Place**  
**Section 14-47 – Parking restricted – Code Officer Carole Himmel**  
The residential property has an RV parked next to the sidewalk and plugged in electric.
- 13. Case 19-2265 L/M #3 – 4301 North Reflections Boulevard #101**  
**Section 7-50 – Penalty – Code Officer Carole Himmel**  
The local Business Tax Receipt for “Classic Senior Care”, business tax number 17-23931, has not been renewed.
- 14. Case 116-2019 DENG, LILY TRUSTEE & DENG, LONG 2018 IRREVOCABLE TRUST**  
**9180 NW 24 Court**  
**Section 16-111 – Swimming pool regulations – Code Officer Carole Himmel**  
The residential property has a swimming pool without a safety barrier.

## REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION

No Cases Scheduled

## IMPOSITIONS OF FINE – BUILDING DIVISION

15. **Case 18-04154 CLINTON, BARBARA – 6761 NW 30 Street**  
**Section 105.1 – Permit Required – Electrical Inspector Eusebio Luft**  
The single family property replaced the meter can without first obtaining the necessary permits from the Building Official.
16. **Case 18-4216 ORTERO, ALEXANDER, & PEREZ VANESSA – 3521 NW 115 Terrace**  
**Section 105.1 – Permit Required – Mechanical Inspector Mike Fechter**  
The single family property installed ductwork without first obtaining the necessary permits from the Building Official.
17. **Case 19-1010 3363 PINE ISLAND LLC – 3363 North Pine Island Road**  
**Section 110.15 – 40 -year Inspection – Structural Inspector Jose Sadin**  
The 40-year safety inspection requirements outlined in the BORA written policy must be provided to Community Development- Building Division.
18. **Case 19-2053 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7601 NW 42 Place**  
**Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.
19. **Case 19-2054 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7605 NW 42 Place**  
**Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.
20. **Case 19-2056 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7613 NW 42 Place**  
**Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.
21. **Case 19-2057 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7617 NW 42 Place**  
**Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.
22. **Case 19-2058 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7621 NW 42 Place**  
**Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.
23. **Case 19-2066 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7625 NW 42 Place**  
**Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.

- 24. Case 19-2072 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7629 NW 42 Place Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 25. Case 19-2087 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7633 NW 42 Place Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 26. Case 19-2088 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7637 NW 42 Place Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 27. Case 19-2089 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7641 NW 42 Place Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 28. Case 19-2090 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7645 NW 42 Place Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 29. Case 19-2091 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7649 NW 42 Place Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 30. Case 19-2092 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7655 NW 42 Place Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 31. Case 19-2093 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7657 NW 42 Place Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 32. Case 19-2094 SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION INC – 7661 NW 42 Place Section 116 – Permit Required – Structural Inspector Jose Sadin (Cont. from 7-15-19)**  
The condominium property was found to have corroding/damage metal stairs and balconies guardrails creating an unsafe condition. Damage must be repaired and all of the necessary permits must be obtained from the Building Official.

## FORMAL HEARING – BUILDING DIVISION

33. **Case 18-3904 DIAS, TATYANNA CASSIANO & ARAUJO FAUSTO – 1432 NW 129 Terrace**  
**Section 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The single family property installed a wood fence without first obtaining the necessary permits from the Building Official.
34. **Case 18-3920 WADDLE HELEN – 8230 NW 23 Street**  
**Section 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The single family property installed a wood fence without first obtaining the necessary permits from the Building Official.
35. **Case 18-4105 ERATOSTENE, GEORGE STEPHEN– 2941 NW 68 Terrace**  
**Section 105.1 – Permit Required – Plumbing Inspector John Giunta**  
The condominium property installed a water heater without first obtaining the necessary permits from the Building Official.
36. **Case 18-4125 CAGAS PROPERTY SERVICESW LLC – 2953 NW 68 Terrace Unit 8**  
**Section 105.1 – Permit Required – Plumbing Inspector John Giunta**  
The condominium property installed a water heater without first obtaining the necessary permits from the Building Official.
37. **Case 18-4164 DIEURESTIL, ANIEL – 6241 NW 16 Court**  
**Section 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The single family property installed drywall throughout without first obtaining the necessary permits from the Building Official.
38. **Case 18-4277 BAF 2 TRS LLC – 8620 NW 28 Place**  
**Section 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The single family property enclosed the covered porch in the rear without first obtaining the necessary permits from the Building Official.
39. **Case 19-0209 LEON, IRAIDA – 8310 NW 24 Place**  
**Section 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The single family property installed windows without first obtaining the necessary permits from the Building Official.
40. **Case 19-0640 ON Q INTERIOR DESIGN INC – 6661 NW 25 Street**  
**Section 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The single family property was found to have cut through the footer and slab of the structure without first obtaining the necessary permits from the Building Official.
41. **Case 19-1728 MACHADO, SABRINA – 4685 NW 115 WAY**  
**Section 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The single family property installed piles in the rear to support structure, without first obtaining the necessary permits from the Building Official.
42. **Case 336-2019 ARBY'S PROPERTIES LLC – 12901 West Sunrise Boulevard**  
**Section 116 – Permit Required – Structural Inspector Jose Sadin**  
The commercial property was found to have the base plate of a light pole corroding creating an unsafe condition. The damage must be repaired and all of the necessary permits from the Building Official.

## REDUCTIONS OF FINE – BUILDING DIVISION

43. Case 18-0028 **LA SALLE PARK CONDOMINIUM ASSOCIATION, INC. – 1700 NW 58 Terrace – Common Section 105.1 – Required – Structural Inspector Jose Sadin**  
The property had repairs to the spalling concrete without first obtaining the required building permits. (Request for reconsideration of Order of Fine Reduction – granted August 19, 2019)

## REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION

44. Case 13-1276 **SAVANNAH SQUARE ASSOCIATION LTD – 12472-12590 West Sunrise Boulevard Section 16-31(g) – Site plan – Code Officer Terrell McCombs**  
The commercial property, Shops at Savannah, has traffic pattern changes on the site that are not included on the approved site plans.
45. Case 13-1277 **SAVANNAH SQUARE ASSOCIATION LTD – 12472-12590 West Sunrise Boulevard Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property, Shops at Savannah, has an overall parking area that was re-stripped with changes that are not included on the approved site plan.
46. Case 13-1279 **SAVANNAH SQUARE ASSOCIATES LTD – 12610 West Sunrise Boulevard Section 16-125(b) – Open storage, garbage and refuse – Code Officer Terrell McCombs**  
The commercial property, Shops at Savannah, has a dumpster enclosure containing a dumpster, located next to the east building elevation at 12610 W. Sunrise Blvd., which does not have screening gates.
47. Case 16-4890 **SAVANNAH SQUARE ASSOCIATES LTD – 12472-12594 West Sunrise Boulevard Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property, Shops at Savannah, restriped the parking area without first obtaining city restriping permits. *This is a repeat violation of Final Order 13-1277, signed and ordered by the Special Magistrate on January 27, 2014.*
48. Case 17-1818 **SAVANNAH SQUARE ASSOCIATES LTD – 12584 West Sunrise Boulevard Section 7-27 – Persons required to obtain local business tax receipt Code Officer Chris Sammartino**  
Beauty Café Salon is operating a business without first obtaining a local business tax receipt.

## STATUS HEARINGS – CODE COMPLIANCE DIVISION

49. Case 18-0107 **HENRY, WAYNE O & VIANA, OLGA M – 10231 NW 24 Street (Cont. from 7-15-19) Section 17-12(3) – Exterior standards – Code Officer Carole Himmel**  
The residential property had damage to the soffit, fascia and roof so that the structure is not weather tight and rodent proof.

## **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.

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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.