



**SPECIAL MAGISTRATE HEARING AGENDA  
MAY 22, 2017  
2:00 P.M.**

**A. CALL TO ORDER**

**B. IMPOSITION OF FINES – COMMUNITY DEVELOPMENT – CODE ENFORCEMENT DIVISION**

1. **Case 14-1539 BURGER KING CORPORATION #69 – 3200 North University Drive (Cont. from 12/19/16)**  
**Sec. 16-164 – Maintenance – Code Officer Terrell McCombs**  
The commercial property, *Burger King #69*, has missing trees per the landscape standard of this property that is in a B-2 zoning district.
2. **Case 15-2159 COCCO, KENIA & MOREL, ALRARDO – 242 East Riverbend Drive (Cont. from 1-23-17)**  
**Sec. 16-164 – Maintenance – Code Officer Terrell McCombs**  
The residential property has considerable deficiencies from the approved landscape site plan.
3. **Case 15-2951 WATERSTONE CAPITAL SPRINGTREE LLC – 8027-8071 West Oakland Park Boulevard**  
**Sec. 16-164 – Maintenance – Code Officer Terrell McCombs (Cont. from 3-20-17)**  
The commercial property called (*Springtree Center*) has deficiencies from the approved landscape site plans. There are a total of thirty-two (32) Canopy trees, nineteen (19) slow growing trees, six (6) palm trees, sixteen (16) accent palm trees, five hundred and two (502) hedge/foliage plants, nine hundred twenty-three (923) groundcover plants, and twelve (12) vines that are missing, dead or not Florida #1 on this site.
4. **Case 15-2952 WATERSTONE CAPITAL SPRINGTREE LLC – 8027-8071 West Oakland Park Boulevard**  
**Sec. 16-164(a) – Maintenance – Code Officer Terrell McCombs (Cont. from 3-20-17)**  
The commercial property called (*Springtree Center*) has general landscape maintenance deficiencies on site.
5. **Case 15-2953 WATERSTONE CAPITAL SPRINGTREE LLC – 8027-8071 West Oakland Park Boulevard**  
**Sec. 16-164(a) – Maintenance – Code Officer Terrell McCombs (Cont. from 3-20-17)**  
The commercial property called (*Springtree Center*) has deficiencies in the landscape and the automatic irrigation system.
6. **Case 15-2954 WATERSTONE CAPITAL SPRINGTREE LLC- 8027-8071 West Oakland Park Boulevard**  
**Sec. 17-12(9) – Exterior standards – Code Officer Terrell McCombs (Cont. from 3-20-17)**  
The commercial property called (*Springtree Center*) has pot holes, broken concrete curbing, missing and or faded traffic control signs, broken or missing concrete wheel stops and the overall stripping within the vehicular area is worn and faded.

7. **Case 15-2955** **WATERSTONE CAPITAL SPRINGTREE LLC- 8027-8071 West Oakland Park Boulevard**  
**Sec. 16-125(b) – Open storage, garbage and refuse – Code Officer Terrell McCombs**  
*(Cont. from 3-20-17)*  
 The commercial property called (*Springtree Center*) has seven (7) dumpsters visible from either North University Drive or West Oakland Park Boulevard, they must be removed or enclosed according to the approved revised final plans July 02, 2013.
8. **Case 15-2956** **WATERSTONE CAPITAL SPRINGTREE LLC – 8027-8071 West Oakland Park Boulevard**  
**Sec. 17-12(6) – Exterior standards – Code Officer Terrell McCombs** *(Cont. from 3-20-17)*  
 The commercial property called (*Springtree Center*) has rotten wood along the building elevation roof line. Additionally, mold and mildew, discoloration from rust, or faded paint on the exterior surface of building, walls and walks.
9. **Case 15-3368** **PINE ISLAND ASSOCIATES LLC – 3540 North Pine Island Road** *(Cont. from 12/19/16)*  
**Sec. 16-167 – City initiated tree removal on private property – Code Officer Terrell McCombs**  
 The commercial property, *Sunrise Medical Group*, has three (3) standing dead trees and others that are in decline on this site.
10. **Case 15-3369** **PINE ISLAND ASSOCIATES LLC – 3540 North Pine Island Road** *(Cont. from 12/19/16)*  
**Sec. 16-164 – Maintenance – Code Officer Terrell McCombs**  
 The commercial property, *Sunrise Medical Group*, has deficiencies from the approved landscape site plans.
11. **Case 15-3370** **PINE ISLAND ASSOCIATES LLC – 3540 North Pine Island Road** *(Cont. from 12/19/16)*  
**Sec. 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
 The commercial property, *Sunrise Medical Group*, has general landscape maintenance deficiencies on site.
12. **Case 15-3371** **PINE ISLAND ASSOCIATES LLC – 3540 North Pine Island Road** *(Cont. from 12/21/15)*  
**Sec. 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
 The commercial property, *Sunrise Medical Group*, has deficiencies in the landscape and the automatic irrigation system.
13. **Case 16-4375** **ROSE, CONELIA NICOLE – 7451 NW 20 Court**  
**Sec. 9-51 – Junked or inoperative vehicle – Code Officer Edward Dearth**  
 The residential property has a vehicle without a current license tag.
14. **Case 17-1246** **SIMPSON, LERONE V & BOUROUHEN, SAOUSANE – 4220 NW 114 Avenue**  
**Sec. 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
 The residential property has two (2) black olive trees and tree branches which are either hindering or obstructing the travel lane & pedestrian sidewalk area along NW 42<sup>nd</sup> Street.
15. **Case 17-1277** **BORCYK, BRENDAN – 15991 West Wind Circle**  
**Sec. 7-50 – Penalty – Code Officer Carole Himmel**  
 The Local Business Tax Receipt for *BMR Services, Inc.*, BTR#16-20394 has not been renewed.

- 16. **Case 17-1392**     **SUNRISE MILLS LIMITED PARTNERSHIP – 12801 West Sunrise Boulevard - Kiosk**  
**Sec. 7-50 – Penalty – Code Officer Linda Brown**  
The Local Business Tax Receipt for *Nero Acero at Sawgrass, LLC.*, BTR#16-23685 has not been renewed.
  
- 17. **Case 17-1516**     **JENNINGS, RANDALL W & SCHWARTZ, DENISE L – 2081 NW 98 Avenue**  
**Sec. 16-111 – Swimming pool regulations – Code Officer Carole Himmel**  
The residential property has damaged to the swimming pool barrier and missing screens.
  
- 18. **Case 17-1686**     **MINIMAX INVESTOR LLC – 3816 NW 90 Avenue**  
**Sec. 17-15(14) – Minimum standards for basic equipment and facilities –**  
**Code Officer Maira Tarrau**  
The residential property has had the water service discontinued due to lack of payment.
  
- 19. **Case 17-1818**     **SAVANNAH SQUARE ASSOCIATES LTD – 12584 West Sunrise Boulevard**  
**Sec. 7-27 – Persons required to obtain local business tax receipt – Code Officer Linda Brown**  
*Beauty Café Salon* is operating a business without first obtaining a local business tax receipt.

**C. FORMAL HEARINGS – COMMUNITY DEVELOPMENT – CODE ENFORCEMENT DIVISION**

- 20. **Case 16-2446**     **ROKER, JOHN A T – 7130 NW 20 Court (Continued from 12/19/16)**  
**Sec. 16-173(b) – Tree abuse – Code Officer Richard Field**  
The residential property has a mango tree in the backyard that has been cut to a ten-foot trunk with no branches.
  
- 21. **Case 16-3045**     **CAUSWELL, TYCLIE – 1475 NW 60 Avenue**  
**Sec. 7-27 – Persons required to obtain local business tax receipt – Code Officer Edward Dearth**  
*Tycie Causwell* as lessor of rental apartments is operating a business without first obtaining a local business tax receipt.
  
- 22. **Case 16-4932**     **BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS - 1 Panther Parkway**  
**(Continued from 3-20-17)**  
**Sec. 16-164(a) – Maintenance – Code Officer Richard Field**  
The 50-foot-wide landscape buffer on the north side of Pat Salerno Drive, *folio# 49.40.23.01.0012*, has an irrigation system along that buffer in a state of disrepair and is not functioning.
  
- 23. **Case 17-0807**     **CABEZAS, NELLY YISETT – 11741 NW 35 Street**  
**Sec. 16-173(b) – Tree Abuse – Code Officer Richard Field**  
The residential property has a mature live oak tree in the front yard which has been cut in violation of the tree abuse standards.
  
- 24. **Case 17-1089**     **DOMINGUEZ, LAZARO O – 10141 NW 24 Court**  
**Sec. 16-111 – Swimming pool regulations – Code Officer Carole Himmel**  
The residential property has a swimming pool, without a swimming pool barrier.

25. **Case 17-1099 GERGER, GREGORY S – 11847 NW 39 Street**  
**Sec. 18-1(b) – Compulsory sidewalk construction and repair – Code Officer Richard Field**  
The residential property has the adjacent City sidewalk in a state of disrepair.
26. **Case 17-1240 SPRINGTREE GARDENS TOWNHOUSE HOMEOWNER’S ASSOCIATION INC.**  
**8415 NW 40 Court**  
**Sec. 18-1(b) – Compulsory sidewalk construction and repair – Code Officer Richard Field**  
The common ground of the townhouse community known as *Springtree Gardens Townhouse Homeowner’s Association Inc.* has the adjacent City sidewalk in a state of disrepair.
27. **Case 17-1268 SHON, MICHAEL J – 913 SW 149 Way**  
**Sec. 9-51 – Junked or inoperative vehicle – Code Officer Carole Himmel**  
The residential property has two (2) vehicles in the driveway, one has an expired license plate tag and the other is missing the license plate.
28. **Case 17-1301 FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue**  
**Sec. 18-1(b) – Compulsory sidewalk construction and repair – Code Officer Richard Field**  
The commercial property has the adjacent City sidewalk in a state of disrepair.
29. **Case 17-1485 MCFORD, ALVIN – 5981 NW 15 Street**  
**Sec. 18-1(b) – Compulsory sidewalk construction and repair – Code Officer Richard Field**  
The residential property has the adjacent City sidewalk in a state of disrepair.
30. **Case 17-1497 JOSEPH, EMIL RUFUS SR & JOSEPH, CYNTHIA LORRAINE – 6400 NW 27 Street**  
**Sec. 7-50 – Penalty – Code Officer Edward Dearth**  
The Local Business Tax Receipt for *Macnile Walsh Lawn Care Service LLC*, BTR#16-22354 has not been renewed.
31. **Case 17-1510 DUVDIVANI, LENNY – 12697 NW 11 Court**  
**Sec. 16-165(h) – Plant material – Code Officer Richard Field**  
The residential property has an area of missing sod in the front yard of the property.
32. **Case 17-1511 DUVDIVANI, LENNY – 12697 NW 11 Court**  
**Sec. 17-12 – Exterior standards – Code Officer Richard Field**  
The residential property has ten to eleven (10-11) feet of sidewalk which has lifted and has become separated from its foundation and is therefore structurally unstable.
33. **Case 17-1530 HILLSBORO INLET PLAZA LTD – 591 Sawgrass Corporate Parkway**  
**Sec. 7-27 – Persons required to obtain local business tax receipt – Code Officer Carole Himmel**  
*E-Liquids Investment Group, LLC* is operating a business without a local business tax.
34. **Case 17-1546 HILLSBORO INLET PLAZA LTD – 591 Sawgrass Corporate Parkway**  
**Sec. 7-50 – Penalty – Code Officer Carole Himmel**  
The Local Business Tax Receipt for *All in Stiches, Inc.*, BTR#16-17567 has not been renewed.

35. **Case 17-1536** **WS LIMITED INC – 1361 Sawgrass Corporate Parkway 6 300**  
**Sec. 7-27 – Persons required to obtain local business tax receipt – Code Officer Carole Himmel**  
*South Florida Title Associates, LLC*, is operating a business without a local business tax.
36. **Case 17-1539** **INVERRAMA SHOPPING PLAZA LLC – 6354 West Oakland Park Boulevard**  
**Sec. 7-50 – Penalty – Code Officer Edward Dearth**  
The Local Business Tax Receipt for *N and M Tax Services Inc.*, BTR#16-23030 has not been renewed.
37. **Case 17-1689** **INVERRAMA SHOPPING PLAZA LLC – 6354 West Oakland Park Boulevard**  
**Sec. 7-50 – Penalty – Code Officer Edward Dearth**  
The Local Business Tax Receipt for *Weight and Wellness Inc.*, BTR#16-21933 has not been renewed.
38. **Case 17-1624** **UNIVERSITY 3396 LLC – 3396 North University Drive**  
**Sec. 16-125 – Open storage, garbage and refuse – Code Officer Lydia Walker**  
The commercial property has the dumpster enclosure gates which are not being kept closed and one of the dumpsters is outside of the enclosure.
39. **Case 17-1638** **SUN PLACE VILLAS HOMEOWNERS ASSOCIATION, INC. – NW 38 Court**  
**Sec. 9-1 – Prohibited generally – Code Officer Lydia Walker**  
The residential property (*Sun Place Villas*) has construction debris stores next to the dumpster enclosure on the east side of the property.
40. **Case 17-1646** **MARTINEZ, LAZARO E – 7071 NW 25 Street**  
**Sec. 7-27 – Persons required to obtain local business tax receipt – Code Officer Edward Dearth**  
*Lickie Stickle BBQ LLC*, is operating a business without a local business tax.
41. **Case 17-1661** **SWAY 2014-1 BORROWER LLC – 7461 NW 23 Street**  
**Sec. 9-51 – Junked or inoperative vehicle – Code Officer Edward Dearth**  
The residential property has a vehicle without a current license tag.
42. **Case 17-1693** **5941 LUSH LLC – 5941 NW 16 Place**  
**Sec. 7-27 – Persons required to obtain local business tax receipt – Code Officer Edward Dearth**  
*5941 Lush LLC* as lessors of rental apartments is operating a business without a local business tax.
43. **Case 17-1714** **ALVAREZ, MARTHA STELLA – 8380 NW 25 Street**  
**Sec. 18-1(b) – Compulsory sidewalk construction and repair – Code Officer Richard Field**  
The residential property has the adjacent City sidewalk in a state of disrepair.
44. **Case 17-1765** **MEHDIABADI, HAMID – 822 NW 135 Way**  
**Sec. 17-12(7) – Exterior standards – Code Officer Carole Himmel**  
The residential property has a roof that needs to be cleaned.

45. **Case 17-1809 SASTRE REAL ESTATE LLC – 2420 NW 64 Terrace**  
**Sec. 9-51 – Junked or inoperative vehicle – Code Officer Edward Dearth**  
The residential property has inoperative vehicles parked/stored on the premises.
46. **Case 17-1810 SASTRE REAL ESTATE LLC – 2420 NW 64 Terrace**  
**Sec. 14-16(d) – Illegal parking – Code Officer Edward Dearth**  
The residential property has vehicles parked/stored on the lawn.
47. **Case 17-1824 USPA SUNRISE WEST LLC – 9280 West Commercial Boulevard B 5**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *Joy’s Liquor LLC*, BTR#16-18116 has expired.
48. **Case 17-1827 SUNRISE 55 INC – 10330-10332 NW 55 Street**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *Costa Woodwork #1 Inc.* has expired.
49. **Case 17-1828 SUNRISE 55 INC – 10330-10332 NW 55 Street**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *Acquapros*, BTR#16-23197 has expired.
50. **Case 17-1851 HINES, ANDRE – 6480 NW 24 Place**  
**16-173(b)(1) – Tree abuse – Code Officer Terrell McCombs**  
The residential property has one (1) mature canopy tree in the front yard which was improperly cut or “Hatracked” down to a five-foot stump.
51. **Case 17-1852 HINES, ANDRE – 6480 NW 24 Place**  
**Sec. 16-170 – Minimum landscaping requirement – Code Officer Terrell McCombs**  
The residential property has no approved Group “A” canopy trees existing in the front yard.
52. **Case 17-1884 ESTMOND, ESDRAS & DESRONVIL, HUGETTE ESTIMOND – 5860 NW 16 Street**  
**Sec. 14-16(d) – Illegal parking – Code Officer Edward Dearth**  
The residential property has vehicles parked/stored on the lawn and obstructing the sidewalk.
53. **Case 17-1945 SLOAN, JOHNNIE B III – 9348 NW 53 Street**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *J & B’s Grill, LLC*, BTR# 16-22470 has expired.
54. **Case 17-1951 EDELMAN, LEONARD & WHITE DAVID I – 5405 NW 102 Avenue 206**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *Green Coast Woodwork, Inc.*, BTR# 16-21722 has expired.
55. **Case 17-1965 EDELMAN, LEONARD & WHITE DAVID I – 5401 NW 102 Avenue 147**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *American Blind Industries, Inc.*, BTR# 16-18733 and 16-18734 has expired.

56. **Case 17-1967** **EDELMAN, LEONARD & WHITE DAVID I – 5401 NW 102 Avenue 138**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *Majestic Grill Parts & Accessories, Inc.*, BTR# 16-19697 has expired.
57. **Case 17-1970** **EDELMAN, LEONARD & WHITE DAVID I – 5405 NW 102 Avenue 229**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *Mr. Sulman Enterprise, Inc.*, BTR# 16-22927 has expired.
58. **Case 17-1961** **LAND TRUST FL#789 & EDELMAN, LEONARD TRUSTEE – 10791 NW 53 Street 106**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *Expertech Auto Repair Professionals, Inc.*, BTR# 16-989 has expired.
59. **Case 17-1978** **LAND TRUST FL#789 & EDELMAN, LEONARD TRUSTEE – 10758 NW 53 Street**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *E & A Wilson Painting Service, LP*, BTR# 16-5618 has expired.
60. **Case 17-1979** **LAND TRUST FL#789 & EDELMAN, LEONARD TRUSTEE – 10734 NW 53 Street**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *Print E-Solution, Inc.*, BTR# 16-23270 has expired.
61. **Case 17-2055** **LINTON, CHARLES A & LORNA H – 8660 NW 28 Street**  
**Sec. 9-51 – Junked or inoperative vehicle – Code Officer Carole Himmel**  
The residential property has a vehicle without a license tag.
62. **Case 17-2160** **MUSTAFA PROPERTIES INC – 3081-3093 NW 64 Avenue**  
**Sec. 9-31 – Proper maintenance required – Code Officer Edward Dearth**  
The commercial property has loose trash and debris throughout the parking lot.
63. **Case 17-2176** **ROYAL PALM PLAZA 6289 LLC – 6289 West Sunrise Boulevard**  
**Sec. 9-1 – Prohibited generally – Code Officer Lydia Walker**  
The commercial property has the rear of the property being maintained in such a manner as to be considered a public nuisance.
64. **Case 17-2185** **ZION CHURCH OF GOD INC – 1170 SUNSET STRIP**  
**Sec. 16-125(b) – Open storage, garbage and refuse – Code Officer Lydia Walker**  
The commercial property has junk stored inside of the dumpster enclosure.
65. **Case 17-2212** **CSA 8411 LLC – 8411 West Oakland Park Boulevard 302**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *Law Offices of Aaron Durall, Inc.*, BTR# 16-2137 and #16-21238 has expired.

66. **Case 17-2234**      **SUNRISE ON THE GREEN LLC – 4015 North University Drive 206**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *Zawi Services, Inc.*, BTR# 16-23581 has expired.
67. **Case 17-2277**      **COLON, RAQUEL – 11138 NW 36 Street**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *Akemco LLC.*, BTR# 16-17293 has expired.
68. **Case 17-2344**      **BEACH HOLDING INC – 2087-2177 North University Drive**  
**Sec. 9-1 – Prohibited generally – Code Officer Lydia Walker**  
The commercial property has the dumpster enclosure area behind 2091 N. University being maintained in an unsanitary manner and is creating a public nuisance.
69. **Case 17-2347**      **OLIVER, VINCENT & PETTIFORD, BARBARA – 2040 NW 83 Avenue**  
**Sec. 9-51 – Junked or inoperative vehicle – Code Officer Carole Himmel**  
The residential property has a vehicle without a license tags.
70. **Case 17-2601**      **CSMA FT LLC – 6281 NW 12 Street**  
**Sec. 14-16(d) – Illegal parking – Code Officer Edward Dearth**  
The residential property has vehicles parked/stored on the lawn.
71. **Case 17-2672**      **BILU ASSOCIATION LLC – 7828 NW 44 Street**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *Moment2remember*, BTR# 16-20305 has not been renewed.
72. **Case 17-2680**      **SIMPSON STATION INC – 5001 North Pine Island Road**  
**Sec. 7-50 – Penalty – Code Officer Maira Tarrau**  
The Local Business Tax Receipt for *Pine Island Victory*, BTR# 16-17085 has expired.
73. **Case 17-2719**      **SOCCER CAGE SUNRISE LLC – 5201 NW 103 Avenue**  
**Sec. 9-31 – Proper maintenance required – Code Officer Maira Tarrau**  
The commercial property has overgrown grass over six inches (6”).
74. **Case 17-2725**      **SOCCER CAGE SUNRISE LLC – 5201 NW 103 Avenue**  
**Sec. 9-31 – Proper maintenance required – Code Officer Maira Tarrau**  
The commercial property has garbage and debris all around the premises, including but not limited to landscaping debris, coconuts fronds and fruits, a piece of a concrete column, part of the monumental sign, refuse, etc.



75. Case 17-2726 **SOCCER CAGE SUNRISE LLC – 5201 NW 103 Avenue**  
**Sec. 9-1 – Prohibited generally – Code Officer Maira Tarrau**  
 The commercial property has become an eyesore for the following reasons:
1. The monumental sign outside the sport complex is not being maintained, it is stained and covered in mildew.
  2. The concrete wall by the perimeter north is covered by mildew on several areas and in need of paint.
  3. The grandstand structure is also covered in mildew and in need of paint.
  4. Grass is overgrown over six inches (6”).
  5. There is garbage and debris all around the property.
76. Case 17-2760 **SUNRISE MILLS LP – 12801 West Sunrise Boulevard 0082**  
**Sec. 7-27 – Persons required to obtain local business tax receipt – Code Officer Linda Brown**  
*Nola Cases*, is operating a business without a local business tax.

**D. REPEAT VIOLATIONS – COMMUNITY DEVELOPMENT – CODE ENFORCEMENT DIVISION**

77. Case 17-1986 **SOUTHWEST CORNER LLC – 10000 West Commercial Boulevard (Cont. from 4-17-17)**  
**Sec. 16-167 – City-initiated tree removal on private property – Code Officer Terrell McCombs.**  
 The commercial property (*C.V.S. Pharmacy*) has one (1) feature royal palm tree at front elevation and one (1) foxtail palm tree along the north side elevation that are standing dead, with other palm trees on site in decline. *This is a Repeat Violation of the Final Order Case #16-1696 that was issued & signed by the Special Magistrate on May 16, 2016.*
78. Case 17-1987 **SOUTHWEST CORNER LLC – 10000 West Commercial Boulevard (Cont. from 4-17-17)**  
**Sec. 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
 The commercial property (*C.V.S. Pharmacy*) has a number of landscape maintenance issued that include standing dead palm trees, and plants which are not permitted. *This is a Repeat Violation of the Final Order Case #16-1698, that was issued and signed by the Special Magistrate on May 16, 2016.*
79. Case 17-2171 **FADAINAZARI, ALIASGHAR & YAHYAVI, FARZANEH – 10321 Welleby Isles Lane (Cont. from 4-17-17)**  
**Sec. 14-16(a-f) – Illegal parking – Code Officer Terrell McCombs**  
 The residential property has a limousine blocking the sidewalk on ten separate days (pictures were taken). *This is a Repeat Violation of the Final Order – Finding of Fact Case #16-3678, that was issued and signed by the Special Magistrate on May 16, 2016.*
80. Case 17-2707 **2015-3 IH2 BORROWER LP – 2451 NW 63 Avenue**  
**Sec. 14-16(d) – Illegal parking – Code Officer Edward Dearth**  
 The residential property has multiple vehicles parked/stored on the lawn. *This is a Repeat Violation of the Final Order Case #16-0485, that was issued and signed by the Special Magistrate on March 21, 2016.*
81. Case 17-2708 **2015-3 IH2 BORROWER LP – 2451 NW 63 Avenue**  
**Sec. 16-165(h) – Plant material – Code Officer Edward Dearth**  
 The residential property has the swale area deficient of grass. *This is a Repeat Violation of the Final Order Case #16-0486, that was issued and signed by the Special Magistrate on March 21, 2016.*

82. Case 17-2755 **LINDSAY, ANTHONY – 5985 NW 24 Place**  
**Sec. 7-27 – Persons required to obtain local business tax receipt – Code Officer Edward Dearth**  
 The residential property “Oasis Mobile Detailing” operating without an active Local Business Tax Receipt. *This is a Repeat Violation of the Final Order Case #13-5663, that was issued and signed by the Special Magistrate on September 16, 2013.*
83. Case 17-2815 **KEY, DERON & NAGUETTI – 2390 NW 63 Terrace**  
**Sec. 16-111 – Swimming pool regulations – Code Officer Edward Dearth**  
 The residential property has the north section of the wooden fence in disrepair thus providing no safety barrier for the swimming pool. *This is a Repeat Violation of the Final Order Case #13-5273, that was issued and signed by the Special Magistrate on September 16, 2013.*

**E. IMPOSITIONS OF FINE – COMMUNITY DEVELOPMENT – BUILDING DIVISION**

84. Case 16-0893 **CAI, CHARLES R & ZHAO, WEN TAO – 2570 NW 105 Lane**  
**Sec. 105.1 – Permit Required – Structural Inspector Jamie Hudson**  
 The property has been altered by replacing windows, doors, and enclosing back patio without first obtaining the necessary permits from the Building Official.
85. Case 17-1106 **SUNRISE LAKES CONDOMINIUM PHASE 4, INC.**  
**2- 2704 NW 104 Avenue Building 183**  
**Sec. 105.1 – Permit Required – Structural Inspector Jose Sadin**  
 The property has had repairs to spalling concrete without first obtaining the necessary permits from the Building Official.
86. Case 17-1155 **AMERICANA OAK LLC – 3802 North University Drive (Cont. from 4-17-17)**  
**Sec. 105.1 – Permits Required – Structural Inspector Jose Sadin**  
 The property has been altered by performing interior alterations including but not limited to the addition/demolition of interior walls, the installation of raised platforms, glass guardrails, and an elevated DJ booth, and electrical alterations without first obtaining the necessary permits must be obtained from the Building Official.
87. Case 17-1329 **BROUSSARD, JOHN MICHAEL H/E RODRIGUEZ, JACQUELYN – 1030 SW 149 Lane**  
**Sec. 105.1 – Permit Required – Structural Inspector Jose Sadin**  
 The property has been altered by installing a new wooden fence without first obtaining the necessary permits from the Building Official.
88. Case 17-1835 **8601 SUNSET STRIP TR VIRGIL, MICHAEL TRSTEE – 8601 Sunset Strip**  
**Sec. 105.1 – Permit Required – Structural Inspector Jose Sadin**  
 The property has been altered by constructing a wooden fence on the premise without first obtaining the necessary permits from the Building Official.
89. Case 17-1871 **JC FLORIDA REAL ESTATE LLC – 8540 NW 25 Court**  
**Sec. 105.1 – Permit Required – Structural Inspector Jose Sadin**  
 The property has been altered by adding a room to the rear of the property without first obtaining the necessary permits from the Building Official.

90. Case 17-2417 **JOSEF-CHERONSKY, CHRISTOPHER H/E JOSEF-CHERONSKY, ADELINE-1334 NW 129 Way**  
**Sec. 105.1 – Permit Required – Structural Inspector Jose Sadin**  
 The property has been altered by converting a screen enclosure to a sunroom with panel glass windows without first obtaining the necessary permits from the Building Official.
91. Case 17-2434 **INDUS LLC – 12020 NW 31 Street**  
**Sec. 105.1 – Permit Required – Structural Inspector Jose Sadin**  
 The property has been altered by permanently covering a front window opening without first obtaining the necessary permits from the Building Official.
92. Case 17-2435 **INDUS LLC – 12020 NW 31 Street**  
**Sec. 110.14 – Storm Shutter Place – Structural Inspector Jose Sadin**  
 The property has shutter panels up. Panels must be removed within 15 days after a hurricane watch or a warning has been terminated by the National Weather Service.

**F. FORMAL HEARING – COMMUNITY DEVELOPMENT – BUILDING DIVISION**

93. Case 16-6658 **LOUIS, GEORGETTE PIERRE – 5962 NW 25 Court**  
**Sec. 105.1 – Permit Required – Structural Inspector Jose Sadin**  
 The property has been altered by doing interior remodeling without first obtaining the necessary permits from the Building Official.
94. Case 17-0030 **GONZALEZ, NANCY ROXANA – 8530 NW 29 Street**  
**Sec. 105.1 – Permit Required – Structural Inspector Jose Sadin**  
 The property has been altered by performing interior remodeling of bathroom and kitchen, new exterior front door, new beams on back porch, and new A/C equipment without first obtaining the necessary permits from the Building Official.
95. Case 17-0932 **MAUHI ENTERPRISE INC – 3805 North University Drive (Cont. from 4-17-17)**  
**Sec. 110.15 – 40 Year Inspection – Structural Inspector Jose Sadin**  
 The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA).
96. Case 17-1814 **SUNRISE ISLAND CONDOMINIUM ASSOCIATION 1, INC – 3905 N. Nob Hill Road**  
**Sec. 105.1 – Permit Required – Structural Inspector Jose Sadin**  
 The property has damage from spalling concrete through the building. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
97. Case 17-2473 **SHAMI LLC– 2100-2128 N. University Drive**  
**Sec. 110.15 – 40 Year Inspection – Structural Inspector Jose Sadin**  
 The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA).

98. **Case 17-2477 SHAMI LLC – 2074-2100 N. University Drive**  
**Sec. 110.15 – 40 Year Inspection – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA).
99. **Case 17-2480 LA SALLE PARK CONDOMINIUM ASSOCIATION, INC.– 1700 NW 58 Terrace Commons**  
**Sec. 110.15 – 40 Year Inspection – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA).
100. **Case 17-2606 JONES, ALAN R – 9340 NW 32 Street**  
**Sec. 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The property has damage to an exterior built-out framing around garage area and rotting door frame on the side of the house. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
101. **Case 17-2645 5900 LUSH LAKESIDE LLC –5971 NW 16 Place Building 8 Unit 6**  
**Sec. 105.1 – Permit Required – Plumbing Inspector John Giunta**  
The property has been altered by replacing plumbing fixtures in the kitchen and bathroom without first obtaining the necessary permits from the Building Official.
102. **Case 17-2661 KELLY, JESSICA NADINE KELLY, JAMES – 2410 NW 85 Avenue**  
**Sec. 110.14 – Storm Shutter Place – Structural Inspector Jose Sadin**  
The property has shutter panels up. Panels must be removed within 15 days after a hurricane watch or a warning has been terminated by the National Weather Service.
103. **Case 17-2698 BARNABY, DINO & BARNABY, ANGELIQUE R – 0900 NW 27 Street**  
**Sec. 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The property has been altered by building a structure in the backyard without first obtaining the necessary permits from the Building Official.
104. **Case 17-2705 SANCHEZ, MILAGROS –9411 Sunset Strip**  
**Sec. 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The property has been altered by adding a shed to the backyard and a concrete slab around the swimming pool without first obtaining the necessary permits from the Building Official.
105. **Case 17-2717 COGNETTI, PHILIP DAVID & CHERYL – 10191 Sunset Strip**  
**Sec. 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The property has been altered by installing a new roof without first obtaining the necessary permits from the Building Official.

**G. REDUCTIONS OF FINE – COMMUNITY DEVELOPMENT – BUILDING DIVISION**

106. **Case 14-1071 ISLAMIC FOUNDATION OF SOUTH FLORIDA, INC – 5455 NW 108 Avenue**  
**Sec. 105.1 – Permit Required – Structural Inspector Jamie Hudson**  
An outdoor shower area was installed without first obtaining the necessary permits from the Community Development - Building Division.

107. Case 16-5723 ANNIE MAMIN LLC– 10571 NW 24 Court  
**Sec. 105.1- Permit Required- Structural Inspector Jamie Hudson**  
 The property has been altered remodeling throughout the property without first obtaining the necessary permits from the Building Official.
108. Case 13-4695 A N V CORP – 4000 North University Drive (BUILDING CASE)  
**Sec. 110.15 – 40-year safety inspection - Structural Inspector Aaron Silverman**  
 The 40-year safety inspection requirements outlined in the BORA written policy must be provided to Community Development- Building Division.

**H. REDUCTIONS OF FINE – COMMUNITY DEVELOPMENT – CODE ENFORCEMENT DIVISION**

109. Case 06-0916 A N V CORP – 4000 North University Drive  
**Sec. 105.1(a) – Building Maintenance – Code Officer Terrell McCombs**  
 The commercial property has rust on some of the curbing which need to be cleaned.
110. Case 06-0917 A N V CORP – 4000 North University Drive  
**Sec. 16-142(b)(12) – Parking wheel stops – Code Officer Edward Dearth**  
 The commercial property has broken, cracked and missing curbing. Also, several wheel stops are missing.
111. Case 06-0918 A N V CORP – 4000 North University Drive  
**Sec. 16-150(4) – Lighting required – Code Officer Edward Dearth**  
 The commercial property has two light poles which are damaged and need to be repaired/replaced.
112. Case 06-0920 A N V CORP – 4000 North University Drive  
**Sec. 16-164 – Landscaping, Maintenance – Code Officer Terrell McCombs**  
 The commercial property has several large tree stumps that need to be removed.
113. Case 06-0922 A N V CORP – 4000 North University Drive  
**Sec. 17-12(6) – Exterior standards – Code Officer Terrell McCombs**  
 The commercial property has rust on the wall that surrounds to the property.
114. Case 06-0923 A N V CORP – 4000 North University Drive  
**Sec. 18-1(b) – Roads and sidewalks – Code Officer Edward Dearth**  
 The commercial property has the sidewalk that goes along NW 39 Street which was damaged from uplifted trees.
115. Case 09-2722 A N V CORP – 4000 North University Drive  
**Sec. 16-31(h) – Site plan – Code Officer Terrell McCombs**  
 The commercial property (*Vila’s Restaurant*) has changes from the approved site plan on file with Community Development.
116. Case 09-2723 A N V CORP – 4000 North University Drive  
**Sec. 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
 The commercial property (*Vila’s Restaurant*) has the striping on this property which considerably old, worn, faded and needs to be re-striped. There are oil stains, and other blemishes inside parking area which may require parking to be seal coated.

117. Case 09-2724     **A N V CORP – 4000 North University Drive**  
**Sec. 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property (*Vila’s Restaurant*) has broken concrete curbing, broken wheel stops, and potholes within the vehicular area.
118. Case 09-2725     **A N V CORP – 4000 North University Drive**  
**Sec. 16-254(d)(1) – Supplemental regulations – Code Officer Terrell McCombs**  
The commercial property has three (3) traffic control stop signs missing. One (1) along N. University Drive exit and two (2) along Grande Street exit. Also one (1) handicapped sign has broken off at the base, inside the vehicular-use disabled parking space.
119. Case 10-4378     **A N V CORP – 4000 North University Drive**  
**Sec. 6-98 – Automated external defibrillator devices required – Code Officer Edward Dearth**  
The commercial property (*Vila’s Restaurant*) does not have the required AED device as required under Sec. 6-98
120. Case 13-6795     **A N V CORP – 4000 North University Drive**  
**Sec. 16-150(4) – Lighting requirements – Code Officer Edward Dearth**  
The commercial property has parking lot security lighting not in proper working condition.
121. Case 12-0714     **SCHALOW, JOSEPH & SCHALOW MARY E. – 6541 NW 21 Court**  
**Sec. 9-31(a)(1) – Property maintenance required – Code Officer Edward Dearth**  
There are vehicle parts stored outside on the driveway.
122. Case 16-1907     **TAH 2015-1 BORROWER LLC – 6298 NW 12 Court**  
**Sec. 9-51 – Junked or inoperative vehicle – Code Officer Edward Dearth**  
The residential property has multiple vehicles without current license tags.
123. Case 16-1936     **TAH 2015-1 BORROWER LLC – 6298 NW 12 Court**  
**Sec. 14-16(d) – Illegal parking – Code Officer Edward Dearth**  
The residential property has multiple vehicles parked/stored on the lawn.
124. Case 17-0206     **BERGERON SAWGRASS PLAZA LLC – 12679-12717 West Sunrise Boulevard**  
**Sec. 9-51 – Junked or inoperative vehicle – Code Officer Maira Tarrau**  
The commercial property *Bergeron Plaza* has several inoperative vehicles in the parking lot by the southeast side of the property. *The vehicles do not have current license plates which constitutes a repeat violation of the Final Order signed and Ordered by the Special Magistrate on April 25, 2016 on case# 16-2747.*
125. Case 07-3242     **GUERRIERI, FRANK JR – 12001 NW 35 Street**  
**Sec. 4-50(a) – Registration – Code Officer Linda Brown**  
The residential property has a pit bull which is not registered with the City of Sunrise.
126. Case 07-3282     **GUERRIERI, FRANK JR – 12001 NW 35 Street**  
**17-12(7) – Exterior standards – Code Officer Linda Brown**  
The residential property has the roof in a state of disrepair which is evident by a torn/ripped blue tarp.

**I. 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.